

SHORELINES

Did you know? Any proposed development within 200 feet of the shoreline needs to follow the Chelan County Shoreline Master Program (SMP). There are currently four shoreline designations requiring buffer areas per the SMP, each with their own required setbacks. They are as follows:

- Natural
- Conservancy
- Rural
- Urban

Development is defined by the SMP as: “A use consisting of the construction or exterior alteration of structures; dredging; drilling; dumping; filling; removal of any sand, gravel, minerals or vegetation; bulkheading; driving of piling; placing of obstructions; or any project of a permanent or temporary nature which interferes with the normal public use of the surface of the waters of the state subject to Chapter 90.58 RCW at any stage of water level.”

Shoreline permits are typically required for all development. Please check with our Department to verify that your proposed development complies with Chelan County code regulations.

For more information regarding the required setbacks and regulations, please see [WAC 173-26](#), [WAC 173-27](#), [WAC 25-48](#), [WAC 222](#), [WAC 332](#), [RCW 90.58](#), and the [Chelan County Shoreline Master Program](#).

Please note that this brochure is for general information only. For more detailed information regarding your property, please contact our office. All contact information can be found on the front of this brochure.

FLOOD DEVELOPMENT REGULATIONS

Did you know? When your property is near streams and/or shorelines you may be located within a flood prone area.

Per Chelan County Code, floodway is defined as: “The channel of the river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.”

Per Chelan County Code, floodplain is defined as: “the land in the floodplain within Chelan County subject to a one percent or greater chance of flooding in any given year. Designation on flood insurance rate maps (FIRMs) always includes the letter A.”

Per Chelan County Code, development is defined as: “Any manmade change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials located within the area of special flood hazard.”

All development may require a flood development permit. See [RCW 86.16](#) and Chelan County Code, [Section 3.20](#) for the applicable regulations. Please contact our Department to verify if additional permitting is required.

CHELAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

Quick facts about:

CRITICAL AREAS



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AQUIFER RECHARGE AREAS

Did you know? Aquifer recharge areas may be triggered for all land use, subdivision, and commercial and industrial building permits. These may trigger additional requirements per the Chelan County Code. Single family residences and their appurtenant structures are exempt from these additional requirements. See [WAC 173-100](#), [WAC 173-200](#), [WAC 173-218](#), [WAC 246-272](#), [WAC 246-290](#), [RCW 70.105](#), [RCW 90.44](#), [RCW 90.48](#), [RCW 90.54](#), and the Chelan County Code, [Section 11.82](#) for the applicable code regulations.



STREAMS

Did you know? You could have streams on your property and not even realize it. A common misconception about streams are that they will have water running in them year round; however they can be seasonal or even underground. There are four types of streams in our area, each with their own required setbacks. The four types of streams are as follows:

- Type Ns
- Type Np
- Type F
- Type S

The only way to know the exact type of stream is by having a licensed professional complete a stream typing. See [WAC 222](#), [WAC 232-12](#), [RCW 76.09](#), [RCW 90.58](#), and the Chelan County Code, [Section 11.78](#) for the applicable regulations.

HABITAT

Did you know? There could be habitat areas on your property. There are two types of habitat areas listed in the code. Please be aware that if you have Class I habitat area on your property there will be additional review time and noticing to other agencies. This could also result in additional requirements for your project. See [WAC 222](#), [WAC 232-12](#), [RCW 76.09](#), [RCW 90.58](#), and the Chelan County Code, [Section 11.78](#) for the applicable regulations.

GEOLOGICALLY HAZARDOUS AREAS

Did you know? A geological site assessment may be required for all development, including but not limited to grading/excavation and construction if the property has known erodible soils or landslide hazards on the property. A site assessment will also be required if there are steep slopes within 250 feet of the property. A geological site assessment must be performed by either a qualified civil engineer or a licensed geologist in the State of Washington. The professional may determine a geotechnical report may be needed for more hazardous geological areas. There are known geologically hazardous areas throughout Chelan County. Please contact our Department to determine if these requirements apply to your property and/or proposed development. See [WAC 365-190](#) and the Chelan County Code, [Section 11.86](#) for the applicable regulations.

WETLANDS

Did you know? A wetland doesn't have to be located on your property in order to affect your project. Even if the wetland is located on a neighboring property the required setbacks can be quite large and may encroach on to your property as well. There are four categories of wetlands, each with their own required setbacks. The four types of wetlands are as follows:

- Category 1
- Category 2
- Category 3
- Category 4

The only way to find out the required setbacks is by having a licensed professional complete a wetland delineation for your property. See [WAC 173-22](#), [RCW 36.70A.030](#), and the Chelan County Code, [Section 11.80](#) for the applicable code regulations.