

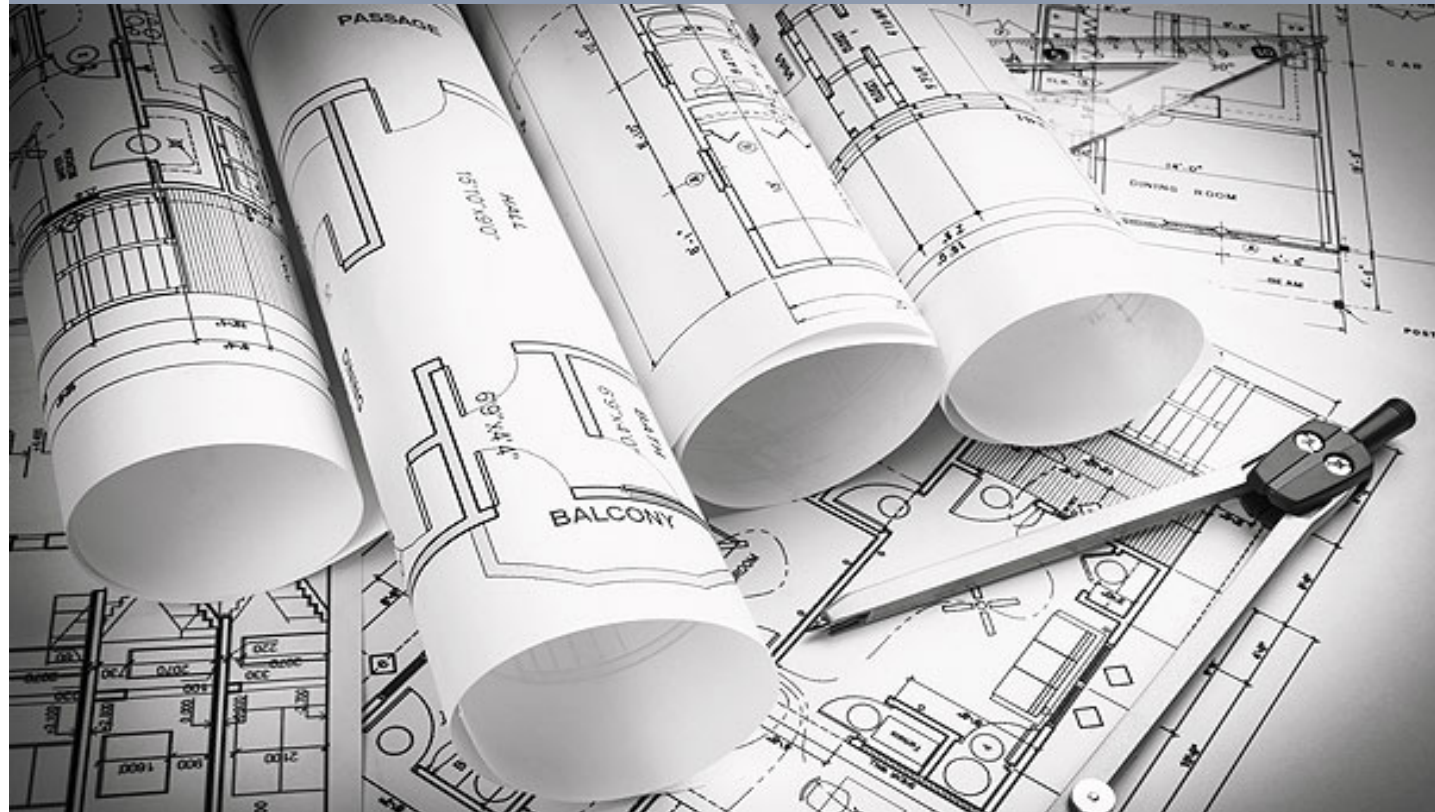
Wetland Delineations

Wetland delineations should be completed for any property in the County that has either a known wetland area, or a mapped wetland area based on our County GIS mapping system. There are four types of wetland categories, each requiring their own setbacks based on the type of project you are proposing.

A wetland delineation can be prepared by a qualified professional wetland biologist/consultant, and must be evaluated using the Eastern Washington Wetland Rating System. Please be aware that wetland delineations are valid for five years.

Because wetland delineations categorize the type of wetland and determine the required setbacks, the delineation must be completed prior to submitting a building permit. The wetland and its buffer area should be shown on the site plan to ensure that your proposed project is outside of this area. Without this information your project would be placed on hold until both the wetland delineation is completed and a revised site plan is submitted to the Department for review. This can cost you both time and money in the long run.

Streamlining Your Building Permit Submittal



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Geological Site Assessments

There are two reasons why a geological site assessment may be required for your property.

1. The property may be mapped as a known geologically hazardous area for either erodible soils, landslide hazards, or fault lines. These areas are mapped on the Chelan County GIS system and can be found on our [website](#).
2. Per Chelan County Code, Section [11.86.020\(B\)\(ii\)](#), a geological site assessment is required if there are steep slopes within 250 feet of the property.

If you find that you do need a geological site assessment done on your project, please consider any other structures that you would like to build in the next five years. Site assessments are valid for five years, and having the geologist include any future projects can save you time and money in the long run.

If you had a geological site assessment done more than five years ago then you will need to get an updated site assessment. If this is the case for your property, try reaching out to the geologist that prepared the original assessment. Usually if they are still in business they can provide you with an amendment to the original assessment. This will also save you money, rather than having a new geological site assessment completed.

The geologist uses the geological site assessment as a way to make the County, home owner, and contractor aware of any hazards on the property. They may require footing drains or additional setbacks from steeply sloped areas. Because of these additional requirements, the County cannot issue a building permit until the site assessment is complete and has been reviewed by the plans examiner. Providing this document along with your building permit submittal can streamline the review of your permit and keep it from being placed on hold.

Septic, Sewer, and Water Availability

If you are proposing any of the following projects a septic or sewer approval and a water availability letter from the purveyor of your property will be required:

- New residence or accessory dwelling unit (ADU)
- New duplex or multifamily structure
- New accessory structure that will include a bedroom and/or bathroom
- Addition and/or remodel to an existing residence or structure that will include the addition of another bedroom or bathroom

The septic approval will include both the design packet with an approval stamp from the Chelan-Douglas Health District, and the septic permit page that will include the permit number.

If your property receives water from a well, this will also be approved by the Chelan-Douglas Health District.

The sewer and water availability letters will come from the purveyor, such as the Chelan County PUD or the Lake Chelan Reclamation District. This is a one page letter stating that you have water and/or sewer connection available to your property.

Providing these documents to us at the time of permit submittal will help keep your permit from sitting on hold while the Health District reviews your septic design or waits for your well report.

Stream Typing

Whether you realize it or not, you may have streams or drainages on your property that require additional setbacks. These could be streams that you see with water running in them year round, seasonal drainages, or underground streams that you can't physically see. The streams around the county are mapped on our GIS mapping system, and can be researched by going to our [website](#). Stream typings are labeled on the [Forest Practices Application Mapping Tool](#), which is managed by the Washington State Department of Natural Resources.

If a stream shows up on your property and you feel that there is either no stream, or that the stream typing is incorrect, you can have a stream typing completed. A stream typing can be completed either by the Chelan County Department of Natural Resources by filling out a [stream typing application](#), or by hiring a licensed biologist to visit your site and write a report about their findings.

A stream typing is required prior to submittal of your building permit because the department needs to be able to verify that your proposed project is meeting the required setbacks. If you have had a stream typing completed for your property please include a copy with your submittal.

Land Use Permits

Land use permits could include anything from shoreline permits to boundary line adjustments. No matter what the land use permit may be, they need to be completed prior to the submittal of a building permit. In order to complete the zoning review the Department needs to be aware of any requirements, approvals, or new property lines in order to permit your proposed project. If the permit is submitted prior to a final determination being made on these items, it will sit on hold until the other permits are issued, and may require additional or revised documents to be submitted. Waiting until everything is completed will save you time and potentially money.