

VAR 19 004
CUP 19 004

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

GENERAL LAND USE APPLICATION FORM

Parcel Number (APN): 241829420100 Lot Size: 6.57 (Acres)
Parcel Address: 7051 US 97 City/Zip Code: Peshastin, WA 98847
Property Owner(s): Yakama Land Enterprise Zoning: RR5
Mailing Address: PO Box 1158
City/State/Zip Code: Toppenish, WA 98948
Phone: 509-548-9413 E-mail: kamc@yakamafish-nsn.gov

Applicant/Agent (if different than owner): Anne Hessburg
Company and Mailing Address: Grette Associates LLC - 151 South Worthen Street, Suite 101
City/State/Zip: Wenatchee, WA 98801 Phone: 509-663-6300
E-mail: anneh@gretteassociates.com

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 type="checkbox"/> Comprehensive Plan Text Amendment | <input type="checkbox"/> Short Plat |
| <input checked="" type="checkbox"/> Conditional Use Permit | <input checked="" type="checkbox"/> Variance (zoning or critical areas) |
| <input type="checkbox"/> Forest Practice/Conversion | <input type="checkbox"/> Zoning Text Amendment/ Map Amendment |
| | <input type="checkbox"/> Other: _____ |

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APPLICABILITY SECTION

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

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

The following attachments are required for a complete application:

- Copy of Deed or Proof of Ownership
- Supplemental Forms, if applicable
- Completed Aquifer Recharge Section, Marijuana Disclosure Section and Site Plan Checklist
- All information, documents, studies and reports demonstrating compliance with all statutory and regulatory criteria and requirements and the Chelan County Comprehensive Plan
- 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):

The applicant proposes to construct a pole building on the property to store the existing vehicles and fish traps that are currently parked on site in the elements.

Narrative attached

Please complete the following:

1. Any related files (such as Pre-Applications): CUP 2004-015
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: US 97 & Agriculture
South: Recreational
East: Recreational & Peshastin Creek
West: US 97 & Agriculture
4. What is the current use of the property? Isolated small scale business via CUP
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: CCFD 3 School District: Cascade
9. Power Service: PUD
10. Are there critical areas or critical area buffers on the property?
 Airport Overlay: _____
 Aquifer Recharge Area (see attached)
 Floodplain / Floodway 100 year & 500 year floodplain
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: Peshastin Creek
 Streams / Waterbodies: Peshastin Creek Shoreline Environment Designation: Conservancy
 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 14 (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?

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

Upon approval of the land use permits and a building permit; approximately Spring/Summer 2019

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;
- Applies **E.** The site contains highly permeable soils, which include soil types 1a, 1b and 2a under WAC 246-272-11001, Table II; ****Highly Permeable Soils:** Include soil types 1A, 1B and 2A from Table II, Soil Textural Classification, WAC 246-272-11001. 1A: Very gravely coarse sands or coarser, all extremely gravely soils. 1B: Very gravely medium sand, very gravely fine sand, very gravely very fine sand, very gravely loamy sands. 2A: Coarse sands (also includes ASTM C-33 sand).
- Does not Apply **F.** Within a sole source aquifer recharge area designated pursuant to the Federal Safe Drinking Water Act (**None currently designated in Chelan County**);

- Does not apply 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;
- Does Not Apply 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; CIA, CIB, CIC, CID, CIE, 35-60 inches (depth from surface), very gravelly sandy loam*
- Junpe: 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*
- Supplee: 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.

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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.

File(s) No. _____

- 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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ACKNOWLEDGEMENT SECTION

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

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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 approved 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.

File(s) No. _____

- 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: [Signature] Place: _____ Date: 2/26/19
Print Name: JoDe Goudy

Owner/Applicant/Agent Signature: [Signature] Place: Wenatchee Date: 2/26/19
Print Name: Anne Hessburg

Owner/Applicant/Agent Signature: [Signature] Place: Wenatchee Date: 3/1/19
Print Name: Cory Kamphaus

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DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801
TELEPHONE: (509) 667-6225 FAX: (509) 667-6475

**CONDITIONAL USE PERMIT
SUPPLEMENTAL INFORMATION**

This packet is designed to assist you in preparing your application for a Conditional Use Permit. The Planning Department recommends, but does not require, a Pre-Application meeting for Conditional Use Permit applications. The Pre-Application meetings are scheduled appointments that offer an opportunity to find out potential challenges associated with your proposal, request information on a particular aspect of your proposal, or ask any questions you may have about the conditional use application requirements prior to submittal. No vesting rights are granted to the Pre-Application materials.

The following information is required at the time of submittal. ***An incomplete application will not be processed.***

- General Land Use Application Form
- SEPA Checklist (State Environmental Policy Act) (if applicable)
- Review Criteria Answers. Please refer to Chelan County Code 11.93.040.

Within twenty-eight (28) days of receiving an application, the applicant will receive a written Determination of Completeness or a notice of Incomplete, identifying required additional information. After issuing the Determination of Completeness, a Notice of Application will be issued within fourteen (14) days. The application is then routed to all agencies with jurisdiction and surrounding properties for a fourteen (14) day review and comment period. An open record hearing date will be set before the Chelan County Hearing Examiner and the applicant and all parties of record will be notified of the date, time, and place of the hearing. Testimony regarding the proposal will be taken and the applicant will be able to provide a rebuttal to all testimony presented. Upon closing the public hearing, the Hearing Examiner will then have ten (10) working days to approve, approve with conditions, or deny the application. The Hearing Examiner decision can be appealed (CCC Chapter 14.12).

Any questions regarding this process should be directed to Chelan County Department of Community Development.

CONDITIONAL USE PERMIT REVIEW CRITERIA

The applicant has the burden of proving that the proposed use meets the criteria set forth in Chelan County Code (CCC) Chapter 11.93. The general criteria review for all Conditional Use Permits is located in Section 11.93.040, below. Specific criteria review may apply depending on the proposed land use. Each use may have specific criteria outlined in 11.93 or 11.100 which need to be addressed in this application

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11.93.040 Conditional use permit criteria.

The development standards of this title shall be used by the applicant in preparing the conditional use permit application and by the hearing examiner in determining the acceptability of permitting a conditional use in a certain location. The applicant has the burden of proving that the proposed use meets the criteria set forth in this chapter. A conditional use permit may be approved only if all of the following review criteria and any special criteria listed in this chapter are met:

- 1. All criteria required for a specified use by this chapter can be satisfied.**

See below for specific criteria associated with CCC 11.93.290 Isolated small-scale business.

- 2. A finding can be made that the design standards of the zoning district within which the lot is located, critical area regulations, and all other applicable development standards and regulations can be met.**

Accessory structures are a permitted use within the RR5 zoning district. The structure will be constructed outside all critical area buffers.

- 3. Compatibility with the adjacent uses and the protection of the character of the surrounding area.**

This pole building is a permitted use within this zoning district. It will be compatible with the surrounding residential properties and area. The structure will be set back a minimum of 125 ft from the adjacent properties and will allow for the organization of the property and protection from the elements for the existing vehicles and fish traps on site.

- 4. Detrimental impacts on the natural environment and productive use of surrounding natural resource lands can be mitigated or avoided.**

There will be no detrimental impacts on the natural environment associated with this project. The pole building will be constructed in an area currently used to park vehicles and fish traps, and is devoid of vegetation. The proposed location is outside any applicable critical area buffers.

- 5. No conditional use permit shall be issued without a written finding that:**

- A. After adequate opportunity for review and comment, all providers of water, sewage disposal, schools, and fire/police protection serving the development have issued a letter that adequate capacity exists or arrangements have been made to provide adequate services for the development.**

The proposed pole building will not require water, sewage disposal, or school district coverage. Power will be run for lighting.

- B. No county facilities will be reduced below adopted levels of service as a result of the development.**

No county facilities will be reduced below adopted levels of service as a result of this development.

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6. **The proposed use shall not result in undue adverse impacts affecting the public health, safety and welfare.**

There are no public health, safety or welfare adverse impacts associated with the construction of this pole building.

7. **A finding shall be made that adequate provisions have been provided for roads, ingress and egress, stormwater, parking and loading, domestic and irrigation water, sanitary facilities, power, fire protection, and other necessary facilities, improvements or services consistent with the requirements of Titles 11 and 15 of the Chelan County Code. Primitive or forest service roads may be considered appropriate access as provided in Section 11.88.070.**

The proposed pole building will not require the construction of additional roads, ingress and egress. Access to the pole building will be the existing driveway. Stormwater created by the pole building will be retained on site and mitigated via natural dispersion. There will be no irrigation water use, sanitary facilities or other facilities associated with the project. Power is already available on site and will be brought to the pole building for lighting use. Fire protection will be the same as is associated with the existing development on site. There are no primitive or forest service roads used to access the property.

8. **Noise, light, heat, steam, erosion, water quality, glare, odors, air pollution, smoke, wastes, dust, vibration, electrical disturbance, physical hazards and related impacts on adjacent properties and to the vicinity can be mitigated or avoided.**

There will be no heat, steam, erosion, water quality issues, smoke, wastes, vibration, electrical disturbance, physical hazards and related impacts associated with this project. The only noise, odor and air pollution will be that of the vehicles using the pole building, that are currently parked on site. Light and glare issues will be avoided via light shielding.

9. **The granting of the proposed conditional use permit is consistent and compatible with the intent, goals, objectives and policies of the comprehensive plan, and any implementing regulation.**

The existing uses on site were approved via CUP 2004-015. The approved uses will not change or expand with the construction of the proposed pole building. Therefore, this project will continue to be consistent and compatible with the intent, goals, objectives and policies of the comprehensive plan, and any implementing regulation.

10. **All conditions necessary to mitigate the impacts of the proposed use are conditions that are measurable and can be monitored and enforced.**

Mitigation will not be required for the construction of this pole building. The pole building will be constructed in an area currently used to park vehicles and fish traps, and is devoid of vegetation. The proposed location is outside any applicable critical area buffers.

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VAR 19 004

11.93.290 Isolated small-scale business.

The intent of this section is to provide for small-scale businesses in noncommercial zones per the provisions of the comprehensive plan. Businesses shall be created to export services or products and shall not be designed to service local needs. Such uses may include manufacturing/assembly, research facilities, telemarketing, online/telephone sales and services. The following minimum conditions shall apply:

- 1. A two-hundred-foot setback shall be maintained from all adjoining properties for new construction.**

When the existing business was approved via CUP 2004-015, this 200 ft setback was not a requirement. With the adoption of this condition, the Chelan County Code has made this property nonconforming and impossible to meet this requirement. The property isn't large enough to comply with this requirement, nor was it before this condition was adopted. With the approval of the associated variance, the proposed project will be compliant with this new criterion associated with an existing, permitted development.

Additionally, this pole building is permitted outright as an accessory structure in this zoning district. Only due to condition 10 of CUP 2004-015 is this amendment required. The pole building will not expand the uses on site. It will only provide storage for the existing vehicles and fish traps parked on site, in the elements.

- 2. Maximum building size shall be five thousand square feet.**

The proposed pole building will be 4,200 sq ft.

- 3. Maximum of five hundred square feet may be used for a retail component of the use.**

There will not be a retail component associated with this pole building. It will be used for storage only. There is no retail on site.

- 4. The hearing examiner may limit hours of operation or require fencing, screening and/or landscape buffers to screen outside storage or any other conditions to mitigate any adverse impact to surrounding property.**

The pole building will be constructed in an area currently used to park vehicles and fish traps, and is devoid of vegetation. The proposed location is outside any applicable critical area buffers. There will not be any hours of operation associated with this structure since it will be used only for storage.

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**VARIANCE APPLICATION
SUPPLEMENTAL INFORMATION**

This packet is designed to assist you in preparing your application for a Variance. Contact the Chelan County Department of Community Development to determine land use zoning and setbacks.

Please select from the following:

- Variance
- Riparian Variance
- Wetland Variance

At the time of submittal the following information is required at the time of submittal. **An incomplete application will not be processed.**

- General Land Use Application Form
- Review Criteria Answers

Within twenty-eight (28) days of receiving a complete application, the applicant will receive a written Determination of Completeness or a notice of Incomplete, identifying required additional information. After issuing the Determination of Completeness, a Notice of Application will be issued within fourteen (14) days. The application is then routed to all agencies with jurisdiction and surrounding properties for a fourteen (14) day review and comment period. An open record hearing date will be set before the Chelan County Hearing Examiner and the applicant and all parties of record will be notified of the date, time, and place of the hearing. Testimony regarding the proposal will be taken and the applicant will be able to provide a rebuttal to all testimony presented. Upon closing the public hearing, the Hearing Examiner will then have ten (10) working days to approve, approve with conditions, or deny the application. The Hearing Examiner decision can be appealed (CCC Chapter 14.12).

Any questions regarding this process should be directed to Chelan County Department of Community Development.

VARIANCE APPLICATION REVIEW CRITERIA

Section 11.95.010: No variance shall be granted to allow the use of property for purposes not authorized in the district in which the proposed use would be located, create lots with less than the minimum lot size required by the district, increase densities above that established for that district, or reduce/eliminate standards of other Titles of the Chelan County Code.

For any Variance the criteria of the Chelan County Code (CCC) Section 11.95.030 shall be addressed prior to application submittal.

Additionally, for a Riparian Variance the following provisions of the Chelan County Code shall be addressed prior to application submittal:

- CCC Section 11.06.020(17)
- CCC Section 11.78.230

Additionally, for a Wetland Variance the following provisions of the Chelan County Code shall be addressed prior to application submittal:

- CCC Section 11.06.020(18)
- CCC Section 11.80.120

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Yakama Nation CUP Project Description

The property is currently used as a field office for the Yakama Nation Fisheries program of the Confederated Tribes and Bands of the Yakama Nation. The property includes office space for employees and storage for vehicles and equipment used to preserve, protect, enhance and restore culturally important fish populations. This field office manages numerous projects throughout Chelan and Okanogan Counties focused on culturally important fish, including: Chinook, sockeye, steelhead, coho, Pacific lamprey, and White sturgeon.

Pursuant to the County District Use Chart, Accessory Structures are a permitted use and do not require a CUP.

Pursuant to condition 10 in CUP 2004-015, this project is an amendment to this existing, approved CUP for an isolated small scale business.

The project will entail the construction of a 35'x 120' (4,200 sq ft) pole building that will be used to store the existing vehicles and fish traps that are currently parked on site in the elements. There is no expansion of use associated with this project. The pole building will allow the Yakama Nation to better organize the property and protect the vehicles and fish traps from the elements. The structure will be a minimum of 235 ft from the OHWM of Peshastin Creek and 125 ft from the adjacent Hills property. Access to the structure will be provided by the existing driveway that connects to US 97.

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Description of proposed variance (include an explanation of the hardship).

This variance is requested to reduce the 200 ft property setback required from all property lines pursuant to Chelan County Code section 11.93.290(1). The applicant requests a setback of 125 feet from the property lines in order to make it possible for the construction of a pole building to be used for the storage of existing vehicles and fish traps onsite.

Development of an accessory structure such as this pole building for storage is an accessory, permitted use for the associated RR5 zoning district, and typically does not require a Conditional Use Permit (CUP). However, since the associated 2004 CUP was conditioned to require an amendment to the original CUP for any proposed expansion of use or structures, Chelan County Code section 11.93.290 applies and creates a hardship for any future development. Chelan County Code section 11.93.290(1) did not exist in 2004 when the original CUP was approved. Only recently is this 200 ft property setback a requirement of this type of CUP, making new development on site infeasible without the approval of this variance. If there wasn't an existing CUP onsite that required an amendment for the development of this proposed pole building, only a building permit would be required and only the underlying zoning setbacks would apply. This pole building will not expand the approved use on site. It will simply provide covered storage for vehicles and fish traps already parked on site, currently out in the elements, providing greater organization onsite and improved aesthetics for neighboring properties.

The hardship facing the property owner has multiple layers. The first layers are condition #10 of the 2004 CUP paired with Chelan County Code section 11.93.290(1) that was adopted after the approval of the 2004 CUP. Since this section of code now applies to the proposed project, the buildable portion of the property, outside this 200 ft setback, is located within a very small area within the steep slope along highway 97 and outside the front yard setback. A majority of the property lies within this new 200 ft property setback. Coupled with front yard setback and the topography (toe of the slope) along the highway, the only buildable area is a triangular, irregularly shaped area that is only 345 sq ft, with a maximum width of 10 ft. The application of the Chelan County Code and the existing topography make new development on site infeasible without the approval of this variance.

Of the 6.57 total acres (286,189.2 sq ft) of the subject property, without approval of this variance the property is not reasonably buildable for the purposes of the previously approved CUP, and there would be no reasonable additional development of the site.

Section 11.95.030(1) of the Chelan County Zoning Resolution states that no variance shall be granted unless it can be shown that all of the following conditions exist:

- 1. The variance is necessary for the preservation of a property right of the applicant substantially the same as is possessed by owners of other property in the same neighborhood or district and shall not constitute a grant or special privilege.**

Many of the surrounding properties enjoy the property rights associated with permitted development within this zoning district. Development of an accessory structure such as this pole building for storage is an accessory, permitted use for the associated RR5 zoning district, and

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typically does not require a Conditional Use Permit (CUP). However, since the associated 2004 CUP was conditioned to require an amendment to the original CUP for any proposed expansion of use or structures, Chelan County Code section 11.93.290 applies and creates a hardship for any future development. Chelan County Code section 11.93.290(1) did not exist in 2004 when the original CUP was approved. Only recently is this 200 ft property setback a requirement of this type of CUP, making new development on site infeasible without the approval of this variance. Without approval of this variance, the applicant cannot further develop their 6.57 acre property in any way. Granting this variance would preserve the owner's right to use and develop their property. This variance request will not grant a special privilege to the applicant. Any other property within this zoning district would only need a building permit for the proposed accessory structure, and only the underlying zoning setbacks would apply, rather than the additional 200 ft property setback.

2. The plight of the applicant is due to unique circumstances such as topography, lot size or shape, or size of buildings, over which the applicant has no control.

The plight of the applicant has multiple layers. The first layers are condition #10 of the 2004 CUP paired with Chelan County Code section 11.93.290(1) that was adopted after the approval of the 2004 CUP. Since this section of code now applies to the proposed project, the buildable portion of the property, outside this 200 ft setback, is located within a very small area within the steep slope along highway 97 and outside the front yard setback. A majority of the property lies within this new 200 ft property setback. Coupled with front yard setback and the topography (toe of the slope) along the highway, the only buildable area is a triangular, irregularly shaped area that is only 345 sq ft, with a maximum width of 10 ft. The application of the Chelan County Code and the existing topography make new development on site infeasible without the approval of this variance. Together these elements prevent reasonable use of the property without this variance.

3. The hardship asserted by the application is not the result of the applicant's or the owner's action.

The hardship results from the application of condition #10 of the 2004 CUP, Chelan County Code section 11.93.290(1) that was adopted after the approval of the 2004 CUP, and the topography of the property. The applicant has no control over these elements and has not caused them by their actions.

4. The authorization of the variance shall not be materially detrimental to the public welfare and safety, to the purposes of this title, be injurious to property in the same district or neighborhood in which the property is located, or be otherwise detrimental to the objectives of the comprehensive plan.

The authorization of this variance would not be materially detrimental to the public welfare and safety. The future development of a pole building for storage would not create any additional public welfare or safety issue. After project completion, the property would continue to provide important attributes to promote public welfare and safety including, fire separation for structures, access by emergency personnel and light and air movement between properties. The pole building will simply provide covered storage for vehicles and fish.

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traps already parked on site, currently out in the elements, providing greater organization onsite and improved aesthetics for neighboring properties. Because of the slope of the front of the property, the building area is lower than the road thereby providing vertical separation between the structures and the road.

The authorization of this variance would not be materially detrimental to the purposes of Title 11. In fact, the authorization of this variance would promote the goals and objectives of title 11 and the comprehensive plan.

The authorization of this variance would not be injurious to property in the same district or neighborhood in which the property is located. This application is requesting approval for the preservation of a property right the same as is enjoyed by other properties adjacent to the subject property and in the neighborhood. Development of an accessory structure such as this pole building for storage is an accessory, permitted use for the associated RR5 zoning district, and typically does not require a Conditional Use Permit (CUP). Any other property in this zoning district could develop a similar pole building without the need for a CUP or variance. The authorization of this variance would avoid injury to the applicant's property rather than cause injury to other property in the neighborhood. The authorization of this variance would not be detrimental to the objectives of the comprehensive plan.

5. The hardship asserted by the application results from the application of this title to the property.

The ultimate hardship asserted by this application has multiple layers. The first layers are condition #10 of the 2004 CUP paired with this title [Chelan County Code section 11.93.290(1)] that was adopted after the approval of the 2004 CUP. Since this section of code now applies to the proposed project, the buildable portion of the property, outside this 200 ft setback, is located within a very small area within the steep slope along highway 97 and outside the front yard setback. A majority of the property lies within this new 200 ft property setback. Coupled with front yard setback and the topography (toe of the slope) along the highway, the only buildable area is a triangular, irregularly shaped area that is only 345 sq ft, with a maximum width of 10 ft. The application of the Chelan County Code and the existing topography make new development on site infeasible without the approval of this variance.

Section 11.95.030(3) of the Chelan County Zoning Resolution states that the granting of a variance should not:

1. Be substantially based upon precedent established by illegal or nonconforming circumstances.

The applicant is not aware of any precedent based on illegal or nonconforming circumstances relevant to this proposal. The hardship is based on the applicable CUP condition, topography, and the application of the county code.

2. Be substantially based upon lack of reasonable economic return or a claim that the existing/proposed structure is too small.

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CUP 19 004
VAR 19 004

The proposed development will have no economic return and is not associated with an existing structure being too small. The application of the Chelan County Code and the existing topography make new development on site infeasible without the approval of this variance.

3. Be based on the fact that the condition for which the variance is requested, existed at the time the applicant acquired the property.

The proposal is not based on the fact that the condition for which the variance is requested, existed at the time the applicant acquired the property, rather it is based on the fact that the condition currently exists. Condition #10 of the 2004 CUP paired with Chelan County Code section 11.93.290(1) that was adopted after the approval of the 2004 CUP has created the primary hardship. This hardship/condition did not exist at the time the applicant acquired the property, and the adoption of the new problematic code was completely outside the control of the applicant.

4. Result in a de facto zone reclassification.

The proposal would not result in any changes to the requirements of the RR5 zone or change density.

5. Be substantially for the purpose of circumventing density regulations.

There would be no change in density resulting from the project.

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CHELAN COUNTY
COMMUNITY DEVELOPMENT



CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801
TELEPHONE: (509) 667-6225 FAX: (509)667-6475

NOTICE OF APPLICATION

Project File No.: CUPA 2019-001/VAR 2019-004
Project Location: 7051 US 97, Peshastin, WA; and identified by Assessor's Parcel No.: 24-18-29-420-100
Applicant/Owner: Yakama Land Enterprise
Agent: Grette Associates, LLC
Application Date: March 4, 2019
Determination of Complete Date: April 1, 2019
Notice of Application Date: April 5, 2019

Proposed Project Description: An application for a Conditional Use Permit Amendment and a Variance has been requested to vary the required 200 ft. setback from the adjacent property per CCC Section 11.93.290 and to amend CUP 2004-015 for the placement of a storage building. The amendment to CUP 2004-015 is for the construction of a 35 ft. x 120 ft. (4,200 sq. ft.) pole building for storage of vehicles and equipment used for the Yakama Nation Fisheries program. A variance is also proposed to reduce the required setback of 200 ft. from adjoining properties to 125 ft. to allow for the construction of the pole building. The parcel is zoned Rural Residential/Resource 5 (RR5).

Existing Environmental Documents: None known

SEPA Review: Exempt per WAC 197-11-800

Permits Required: Commercial Building Permit

Public Review and Comment Period: PUBLIC COMMENT ON THIS PROPOSAL IS ENCOURAGED and no action will be taken on the project until the Agency comment period ends on **April 19, 2019**. Agencies, tribes, and the public are encouraged to review and comment on the proposed project. Public comments will be accepted at any time prior to the close of the public record on project permits. Chelan County welcomes written public comment on all proposed land use actions. Comments must include your name, current address, original signature, should be as specific as possible. Any person has the right to receive notice, participate in any hearings, request a copy of the final decision and appeal the decision as provided by law. Written comments must be submitted to the Department of Community Development, 316 Washington St., Suite 301 Wenatchee, WA 98801; Attention: Emily Morgan or email Emily.Morgan@co.chelan.wa.us for additional information or to review application materials.

The complete case file on this matter is available for review during normal business hours at the offices of the Chelan County Community Development Department located at 316 Washington St., Suite 301 Wenatchee, WA 98801 Monday-Thursday between the hours of 8:00 A.M. and 5:00 P.M. and Friday between the hours of 8:00 A.M to 12 P.M. Please contact the on-call planner at (509) 667-6224 to arrange an inspection of the file.

BEFORE THE CHELAN COUNTY HEARING EXAMINER

IN THE MATTER OF)
Conditional Use Permit 2004-015)
Yakama Nation Fisheries Resource Management)

FINDINGS OF FACT,
CONCLUSIONS AND
DECISION

THIS MATTER, an application submitted by Yakama Nation Fisheries Resource Management, for the operation of an aquaculture research facility and temporary employee housing on approximately 6.57 acres of land, was decided upon, pursuant to the Chelan County Code, on this 12th day of October, 2004.

FINDINGS OF FACT

1. The applicant is requesting approval of a Conditional Use Permit for aquaculture research and temporary employee housing for the mid-Columbia Coho Reintroduction Project located on 6.57 acres of land, pursuant to Chapters 11.12.040(21) and 11.93.290 of the Chelan County Zoning Resolution.
2. Application Materials: Conditional Use Permit File Number 2004-015 in its entirety.
3. The owner of record at the time of application was Steve and Cheri Keife, 7051 Highway 97, Peshastin, WA 98847. The owner of record at the time of the public hearing was Yakama Nation Fisheries Resource Management, 10100 Peshastin-Mill Road, Peshastin, WA 98847.
4. The site is generally located generally located south of and adjacent to Highway 97, approximately 1.4 miles south of the intersection of Highways 2 & 97, within Section 29, Township 24 North, Range 18 East W.M. in Chelan County, Washington and more commonly known as 7051 Highway 97, Peshastin. The subject site is identified as Tax Parcel Number 24-18-29-420-100.
5. The current use of the property is a single-family residence with associated accessory structures.
6. The existing structures on site consist of a 4-bedroom, 3-bath, 2518 square foot single-family residence with attached 2 car garage (960 square feet), a small well house, four (4) 192 square foot accessory structures, 720 square foot detached garage and 480 square foot detached garage.
7. The subject parcel is outside of any identified Urban Growth Area.
8. Neighborhood Characteristics:
Property to the North: Agricultural and Highway 97 – Commercial Agricultural (AC) and Rural Residential/Resource 5 (RR5)
Property to the South: Residential – Rural Residential/Resource 5 (RR5)
Property to the East: Agricultural – Commercial Agriculture (AC)
Property to the West: Agricultural and fruit stand – Commercial Agricultural (AC)
9. Primary access to the property is from Highway 97 via an existing residential driveway. The applicant will need to update the existing access permit through the Washington State Department of Transportation and make any improvements necessary to the approach.

10. FEMA maps identify both a 100 and 500 year flood plain on site, associated with Peshastin Creek, east of and adjacent to the subject parcel.
11. The subject parcel is identified as being located within 1000 feet of soil types with 45-65% slopes. The subject site is within approximately 630 feet of said steep slopes; however, no additional structures are proposed.
12. Chelan County Critical Areas Maps and the National Wetlands Inventory Maps do not identify any wetlands on site.
13. Chelan County critical Areas Maps identify the subject parcel as being within in a designated Fish & Wildlife Habitat Conservation Area established territory.
14. Chelan County Shoreline Master Program Maps identify the site as having a Conservancy shoreline designation.
15. No known cultural resources are on the site. In the event that cultural materials are encountered, work will be halted and the Washington State Office of Archaeological and Historical Services will be notified.
16. Domestic water is currently available through an existing on-site well.
17. Irrigation water is provided by the Peshastin Irrigation District.
18. The subject site is served by an existing on-site sewage disposal system, Chelan/Douglas Health District Permit # 03-1AT4B-0187.
19. The Chelan County PUD serves the subject site for power.
20. The proposal is within the service area of Fire District #6.
21. The subject site is located within the Cascade School District.
22. Noise and Visual Impacts: Compliance with WAC 173-80 shall be met. Compliance with the maximum building height for the Rural residential/Resource 5 (RR5) zone district (35 feet). No impacts are anticipated.
23. The applicant has submitted an Aquifer Recharge Area Disclosure Form and has determined that aquifer recharge protection measures do not apply.
24. The application materials were submitted to the Chelan County Department of Building/Fire Safety and Planning on June 29, 2004, and determined to be complete by default on July 27, 2004.
25. The Notice of Application was published, posted on site and mailed to property owners/taxpayers within 300 feet of the property on August 5, 2004, with a public comment period that ended August 19, 2004.
26. No comments or letters from the public, in support or opposition of, were received as a result of the issuance of the Notice of Application.
27. The subject property is within the study area of the Chelan County Comprehensive Plan and is designated as Rural Residential/Resource 5 (RR5).
28. The Chelan County Code and Zoning Map identifies the subject property within the Rural Residential/Resource 5 (RR5) zoning district. Chapter 11.12.040 identifies New Development of Isolated Small Scale Business as a Conditional Use Permit when in accordance with Chapter 11.93.240 (Conditional Use Permits, New Development of Isolated Small Scale Business).

29. Chelan County Zoning Resolution Title 11 provides review criteria and performance standards for conditional uses. The applicant has the burden of proof that the proposed use meets the criteria set forth in the Chapter.
30. Chapter 11.93.290 minimum condition # 2 states, "Maximum building size shall be five thousand (5000) square feet. This section refers to structure size as cumulative.
31. An Administrative Interpretation was issued for the Yakama Nations regarding the proposed use of the property, at the request of legal counsel for the applicant, Don Dimmitt, on August 3, 2004. This interpretation was not appealed.
32. The design standards of the RR5 zoning district within which the lot is located; critical area regulations; and all other applicable development standards and regulations can be met.
33. The type and intensity of use is compatible with the adjacent uses. The proposal does not impact the character of the surrounding area.
34. Detrimental impacts on the natural environment and productive use of surrounding natural resource lands can be mitigated or avoided.
35. The proposal does not result in undue adverse impacts effecting the public health, safety and welfare.
36. Adequate provisions have been provided for roads, ingress and egress, stormwater, parking and loading, domestic and irrigation water, sanitary facilities, power, fire protection, and other necessary facilities, improvements or services consistent with the requirements of Title 11 and Title 15 Chelan County Code.
37. The conditions necessary to mitigate the impacts of the proposed use are conditions that are measurable and can be monitored and enforced.
38. Permit Procedures: Compliance with Chelan County Development Permit Procedures and Administration (Title 14) has been adhered to.
39. Chelan County Development Standards, Title 15, provides criteria and performance standards for development applications, and the proposal shall adhere to such criteria and performance standards.
40. Level of Service Standards: Adequate capacity for water, sewage disposal, schools, and fire/police protection serving the development exists or arrangements have been made to provide adequate services for the development. No county facilities will be reduced below adopted levels of service as a result of the development.
41. Review Agency Comments: The Notice of Application was referred to the Washington State Department of Fish & Wildlife, Washington State Department of Ecology, Washington state Department of Transportation, Chelan County Fire Marshal, Chelan County Public Works, Fire District No. 6, Chelan/Douglas Health District, Washington State Historical Preservation Office, Chelan County PUD, and the Yakama Nation. These agencies were notified on August 5, 2004. Comments were due on August 19, 2004.
42. A Determination of Non-significance (DNS) was issued on August 27, 2004. The comment period ended on September 13, 2004. The lead agency determined that there were no probable significant adverse impacts that could not be satisfactorily mitigated by compliance with all applicable local, state and federal land use regulations.

43. **Public Hearing:** A public hearing was held upon legal notice on September 27, 2004. Public testimony was taken at this hearing and was considered by the Hearing Examiner in rendering this decision. Testimony was given by: Don Dimmitt, Counsel for applicant, Keely Merdock, Fisheries Biologist (both in support), and Warren Hills, area property owner in opposition to the proposal. Concerns expressed were in regards to property values, continued use of Peshastin Creek by surrounding properties, and potential for expansion of the facility.
44. The Planning Department Staff Report was entered into the record and considered by the Hearing Examiner.
45. Any Conclusion of Law that is more correctly a Finding of fact is incorporated herein as such by this reference.

CONCLUSIONS

1. The proposal, as conditioned, is consistent with the Chelan County Comprehensive Plan.
2. The proposal, as conditioned, is consistent with Title 11, Zoning Resolution, of the Chelan County Code.
3. The proposal, as conditioned, is consistent with Title 14, Development Permit Procedures and Administration, of the Chelan County Code.
4. The proposal, as conditioned, is consistent with Title 15, Development Standards, of the Chelan County Code.
5. This project, as conditioned, is compatible with adjacent uses and will not harm or change the character of the surrounding area.
6. The proposal, as conditioned, is not injurious to the general public health, safety, welfare comfort and convenience or to the area adjoining the proposal.
7. It has been determined that, as conditioned the proposal does not have a probable significant adverse impact on the environment and that an environmental impact statement (EIS) is not required.
8. The authorization of the Conditional Use Permit, as conditioned, will not be materially detrimental to the purposes of the Chelan County Code or otherwise detrimental to the public interest.
9. As conditioned, the proposal does not create a public nuisance.
10. Any Finding of Fact that is more correctly a Conclusion of Law is incorporated herein as such by this reference.

DECISION

Based upon the above noted Findings of Fact and Conclusions, CUP 2004-015 is hereby APPROVED, subject to the stipulations and conditions noted below. All conditions imposed herein shall be binding on the "Applicant," which terms shall include the owner or owners of the property, heirs, assigns and successors.

The decision of the Hearing Examiner is final and conclusive unless appealed in writing to the Chelan County Superior Court within twenty one (21) days after the issuance of the written decision. Appeals, by means of Land Use Petition, must be timely filed pursuant to RCW 36.70C.040 and Chelan County Code 1.61.160.

Chelan County Code 1.24A provides that within five (5) working days after the public hearing any party of record may petition the Hearing Examiner for a re-opening of the hearing. The Hearing Examiner has discretion whether or not to re-open the hearing to re-consider new testimony or new evidence that was unavailable at the time of the original hearing.

Chelan County Code 1.24B provides that any party of record may file a written request for reconsideration with the Department of Building/Fire Safety & Planning. The request must be filed within (10) days of the decision. The request shall specifically set forth alleged errors of fact, law or procedure as set forth in the Hearing Examiner's written decision. The request may also include direction to a specific issue that was inadvertently omitted from the Hearing Examiner's decision.

CONDITIONS

CHELAN COUNTY BUILDING/FIRE SAFETY AND PLANNING:

1. All conditions imposed herein shall be binding on the applicant which terms shall include the owner or owners of the property, heirs, assigns and successors. This Conditional Use Permit shall run with the land.
2. The project shall be developed substantially in conformance with the application and site plan of record on file with the Chelan County Planning Department, except as modified herein.
3. Permitted activities shall be in conformance with all applicable local, State and Federal regulations, statutes, rulings or requirements.
4. Chelan County Development Standards Title 15 criteria and performance standards for development applications shall be met.
5. The applicant shall meet all local, State and Federal regulations and requirements and is responsible for securing any and all State and Federal agency permits and licenses, as may be required.
6. Exterior lighting shall not illuminate or project beyond the property boundaries. The applicant shall install shielding or similar devices to reduce and/or remove light glare beyond the property lines.
7. The applicant shall comply with WAC 173-60 regarding noise.
8. If any Native American grave site(s) or archaeological/cultural resources are found all construction/excavation shall stop immediately and the owner/developer shall immediately notify the Chelan County Planning Department and the Washington State Office of Archaeology and Historic Preservation.
9. The proposed expansion shall not reduce City, County or State facilities below adopted levels of service as a result of the development.
10. Any proposed expansion of use or structures shall require an amendment to this Conditional Use Permit and appropriate building permits as required by Chelan County Building and Fire Safety.

11. Critical areas are identified on site. The applicant shall show diligence in protecting the identified critical areas associated with Peshastin Creek. No further encroachment of use or structures shall be allowed into the riparian buffer. Any future expansion of use and/or structure will require, at a minimum and not limited to, a geo-hazard site assessment, flood plain determination, and any applicable shoreline permits as a result of the Conservancy Shoreline designation.

CHELAN COUNTY FIRE MARSHAL:

12. The proposal/project shall conform to all applicable requirements of the Uniform Fire Code and Uniform Building Codes administered by the Chelan County Fire Marshal.
13. To verify compliance with prescribed regulations, which are consistent with nationally recognized standards and good practices a Plans Analysis shall be performed on existing structures so as to provide for the safeguard of life and property from the hazards of fire, explosion, and panic.
14. The applicant shall submit a detailed floor plan, with dimensions and square footage of all rooms of the main structure intended to be used as the office/residence.
15. After completion of proposed Commercial Building, the applicant shall apply for a Fire and Life Safety Occupancy Permit from the Chelan County Department of Building and Fire Safety. Upon satisfactory completion occupancy will be granted.
16. Annually there after a Fire and Life Safety Inspections will be performed to verify continual compliance of the conditions of approval and to renew the required Certificate.

CHELAN COUNTY PUBLIC WORKS DEPARTMENT:

- 17 The applicant shall meet Washington State Department of Transportation access requirements.

WASHINGTON STATE DEPARTMENT OF TRANSPORTATION:

18. The applicant shall update the current access connection permit and make any necessary improvements to the approach.

WASHINGTON STATE DEPARTMENT OF ECOLOGY:

19. No water right records associated with this property were found in the Central Regional Office. Any ground water development proposal that will withdraw water in excess of 5,000 gallons per day for single or group domestic supply, or for industrial purpose, or for the irrigation of more than ½ acre of lawn or non-commercial garden will require a permit from the Department of Ecology. The stated withdrawal rates of 0.14 to 0.25 cfs will exceed the 5,000 gallon per day permit exemption limit. The proponents are advised to submit a water right application to Ecology for the proposed action.
20. Any surface water diversion will require application to the Department of Ecology for a water right permit.
21. An application for a wastewater discharge permit must be files 189 days before discharge of wastewater from an incubation facility which proposes to use disinfectants, anti-biotics or other chemicals.

Approved this ~~16~~ day of October, 2004

CHELAM COUNTY HEARING EXAMINER



Andrew L. Kottkamp

Chelan County Assessor

Property Search Results > 31416 YAKAMA LAND ENTERPRISE for Year 2018 - 2019

Property

Account

Property ID:	31416	Legal Description:	T 24N R 18EWM S 29 NWSE BA# 2003-072 LOT A-B 6.5700 ACRES
Geographic ID:	241829420100	Agent Code:	
Type:	Real	Land Use Code:	11
Tax Area:	48 - 228 F6 CD2 H1	DFL:	N
Open Space:	N	Remodel Property:	N
Historic Property:	N	Section:	29
Multi-Family Redevelopment:	N	Legal Acres:	6.5700
Township:	24N		
Range:	18EWM		

Location

Address:	7051 US HWY 97 PESHASTIN, WA 98847	Map ID:	3PDRN04R02
Neighborhood:	Cycle 3 Peshastin/Dryden div 4 RES		
Neighborhood CD:	3PDRN04R01		

Owner

Name:	YAKAMA LAND ENTERPRISE	Owner ID:	56865
Mailing Address:	PO BOX 1158 TOPPENISH, WA 98948	% Ownership:	%
		Exemptions:	EX

Taxes and Assessment Details

Values

Taxing Jurisdiction

Owner: YAKAMA LAND ENTERPRISE
 % Ownership: 100.000000000000%
 Total Value: \$0
 Tax Area: 48 - 228 F6 CD2 H1

Levy Code	Description	Levy Rate	Appraised Value	Taxable Value	Estimated Tax
110001	County Road General	1.2228586407	\$0	\$0	\$0.00
010170	Chelan County	1.0790044470	\$0	\$0	\$0.00
155001	Veteran's Relief	0.0112500000	\$0	\$0	\$0.00
160001	Mental Health	0.0250000000	\$0	\$0	\$0.00
657201	Cemetery No 2	0.0693264466	\$0	\$0	\$0.00
656601	Fire No 6 General	0.4718096166	\$0	\$0	\$0.00
692101	Hospital No 1 General	0.2116645645	\$0	\$0	\$0.00
692110	Hospital No 1 Bond	0.2028422012	\$0	\$0	\$0.00
692150	Hospital No 1 EMS	0.4241823235	\$0	\$0	\$0.00
644001	Regional Library	0.3599372778	\$0	\$0	\$0.00
671101	Port General	0.2348064267	\$0	\$0	\$0.00
654161	Cascade SD 228 General	1.1847100552	\$0	\$0	\$0.00
654170	Cascade SD 228 Bond	1.6660356609	\$0	\$0	\$0.00
654175	Cascade SD 228 Cap Proj	0.1304516613	\$0	\$0	\$0.00
652001	State School Refund	0.0000000000	\$0	\$0	\$0.00
652003	State School 2	0.7445728587	\$0	\$0	\$0.00
652005	State School	1.9979083818	\$0	\$0	\$0.00
107001	Flood Control Zone	0.0587082062	\$0	\$0	\$0.00
Total Tax Rate:			10.0950687687		
				Taxes w/Current Exemptions:	\$0.00
				Taxes w/o Exemptions:	\$0.00

Improvement / Building

Improvement #1: RESIDENTIAL State Code: 11 2518.0 sqft Value: \$0
 Exterior Wall: WOOD SIDING Fireplace: Single 2 Story
 Fireplace: Single 2 Story Heating/Cooling: Baseboard Panel
 Number of Bathrooms: 2 Number of Bedrooms: 4

Type	Description	Class CD	Sub Class CD	Year Built	Area
MA	Main	AVERAGE	2 STY	1939	2518.0
GAR-ATT	Attached Garage	AVERAGE	2 STY	1939	744.0
DECK	Open Wood Deck	AVERAGE	2 STY	1939	338.0
LS	LUMP SUM	AVERAGE	2 STY	1939	0.0

Improvement #2: RESIDENTIAL State Code: 11 0.0 sqft Value: \$0
 Type Description Class CD Sub Class CD Year Built Area
 GAR-DET Detached Garage FAIR 1 STY 1998 720.0

Improvement #3: RESIDENTIAL State Code: 11 0.0 sqft Value: \$0
 Type Description Class Sub Year Area

GP-BLD Pole Type Garage/Bldg CD LOW 1 STY Built 1939 448.0

Improvement #4: RESIDENTIAL State Code: 11 700.0 sqft Value: \$0
 Exterior Wall: Wood Siding

Type	Description	Class CD	Sub Class CD	Year Built	Area
MA	Main	FAIR	1 STY	1939	700.0

Sketch

Property Image



IMPROVEMENT SURVEY RECORD

Address of Property: 2112 S. 11th St. City: Phoenix, AZ 85006

Map Reference: 11-11-11-11-11-11

Improvement Description: Pole Type Garage/Bldg

Area: 700.0 sqft

Value: \$0

Year Built: 1939

Class: FAIR

Sub Class: 1 STY

State Code: 11

Parcel ID: 11-11-11-11-11-11

Assessor's Office: Maricopa County Assessor's Office

Assessor: [Name]

Date: [Date]

Scale: 1" = 10'

Notes: [Handwritten notes and signatures]

Land Survey Record

Total Acres in Parcel = AC

Total Acres in Township = AC TOTAL DATE

1st Class Location Area @ Per. AC. =

2nd Class Location Area @ Per. AC. =

STANDARD SIZE FRUIT TREES

To. Assesed 1-3 4-6 7-10 11-15 16-25 26-35

Apple-1st C.	AC @	AC @	AC @	AC @	AC @	AC @
Apple-2nd C.						
Cherry						
Peach						
Plum						
Other						

Total for Appraisal AC @ =

Subtotal =

TOTAL ORCHARD VALUE =

To. Assesed **SEMIWARP TREES**

Apple-1st C.	AC @	AC @	AC @	AC @	AC @
Apple-2nd C.					
Cherry					
Peach					
Plum					
Other					

Total for Appraisal AC @ =

Subtotal =

TOTAL ORCHARD VALUE =

LAND

Building Site AC @ = 7.65

Water Front S.F. @ S.D. @ =

Improved Water AC @ 1/2 Acre AC @ =

Unimproved Site AC @ 1/2 Acre AC @ =

Highway & Gravel AC @ Water AC @ =

TOTAL APPRAISED VALUE OF PARCEL = 7.85

NOTES





Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RES 2.5K	RESIDUAL \$2500/A	5.5700	242629.20	0.00	0.00	\$0	\$0
2	SV 50K	SITE VALUE \$50,000	1.0000	43560.00	0.00	0.00	\$0	\$0

Roll Value History

Deed and Sales History

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Sale Price	Excise Number	Deed Number
1	09/16/2004	W	Warranty Deed		YAKAMA LAND ENTERPRISE				0	2183242
2	08/25/2003	Q	Quit Claim Deed	HILLS LOREN	KEIFE STEPHEN				0	2153019
3	08/25/2003	REF	Conversion Code Only	BLA 2003-072					0	2153018
4	06/06/2000	W	Warranty Deed		STEPHEN & CHERI KEIFE				0	2075313
5	03/04/1957	Q	Quit Claim Deed		THOMAS R MILLER	565	8		0	
6	07/26/2001	REF	Conversion Code Only	SURVEY		42	29		0	
7	09/17/2004	W	Warranty Deed					\$248,000.00	12468200	2183242
8	06/06/2000	W	Warranty Deed					\$225,000.00	10613601	2075313

Payout Agreement



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RETURN TO:
LAND TITLE COMPANY
P.O. BOX 1726
WENATCHEE WA 98807-1726

4/2669LA

124682

REAL ESTATE EXCISE TAX
PAID \$ 444.40
Chelan County Treasurer
D. E. Griggs, C.P.A.
By [Signature] Deputy

STATUTORY WARRANTY DEED

Grantors: Stephen R. Keife and Cheri Anne Keife, husband and wife.
Grantee: Yakama Land Enterprise, an Enterprise of Yakama Nation.
Legal Desc. (abbrev.): A portion of Section 29, Township 24 North, Range 18, E.W.M., Chelan County, Washington. Additional legal on Page 3, Exhibit "A".
Tax Parcel No.: 24 18 29 420 100.

THE GRANTORS, Stephen R. Keife and Cheri Anne Keife, husband and wife, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, convey and warrant to Yakama Land Enterprise, an Enterprise of Yakama Nation, the GRANTEE, the following described real estate situated in the County of Chelan, State of Washington, to-wit:

Legal description is attached hereto as Exhibit "A" and incorporated herein by this reference.

SUBJECT TO covenants, conditions, agreements, waivers, future assessments, reservations, easements, and restrictions, if any, of record or apparent upon the premises and SUBJECT TO matters relating to water and water rights and rights of way for necessary facilities for the distribution of water and right of entry for repair and maintenance.

STATUTORY WARRANTY DEED - 1

CHANCEY C. CROWELL
Attorney at Law
925 Fifth Street, Suite B
Post Office Box 2866
Wenatchee, WA 98807-2866
(509) 667-9377



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DATED this 13th day of SEPT-2004, 2004.

Stephen R Keife
Stephen R. Keife

Cheri Anne Keife
Cheri Anne Keife

STATE OF WASHINGTON)
) ss.
County of Chelan)

I certify that I know or have satisfactory evidence that Stephen R. Keife and Cheri Anne Keife, husband and wife, are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 13th day of September, 2004.

Lori R. Auger

LORI R. AUGER
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES 03-16-08

Notary Public in and for the
State of Washington, residing
at E. Wenatchee

~~LORI R. AUGER
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES 03-16-08~~

My Commission Expires: 3/16/08

STATUTORY WARRANTY DEED - 2

CHANCEY C. CROWELL
Attorney at Law
925 Fifth Street, Suite B
Post Office Box 2866
Wenatchee, WA 98807-2866
(509) 667-9377

EXHIBIT A LEGAL DESCRIPTION

That portion of the South half of Section 29, Township 24 North, Range 18, E.W.M., Chelan County, Washington, described as Parcel "AB" in Chelan County Boundary Line Adjustment No. 2003-072, recorded August 25, 2003, under Auditor's No. 2153018, and more particularly described as follows: Commencing at the intersection of the North line of the Northwest quarter of the Southeast quarter of Section 29, Township 24 North, Range 18, E.W.M., Chelan County, Washington, with the East line of Blewett Pass Highway, running thence East along the North line of the said Northwest quarter of the Southeast quarter of the said section a distance of 195 feet, more or less, to Peshastin Creek; thence Southerly along Peshastin Creek to a point 20 rods South of the North line of the said Northwest quarter of the Southeast quarter of the said section; thence West a distance of 250 feet, more or less, to the East line of Blewett Pass Highway; thence Northerly along the East line of the said Blewett Pass Highway to the Place of Beginning,

ALSO all the portion of the North 655 feet of the East 250 feet of the Northeast quarter of the Southwest quarter of Section 29, Township 24 North, Range 18, E.W.M., Chelan County, Washington, lying Southerly of the Southeastern boundary of PSH #97 (Blewett Pass Highway), EXCEPT for a road right of way over and across and along the Easterly boundary of said previously described parcel, 12 feet wide,

AND that portion of the Northeast quarter of the Southwest quarter of Section 29, Township 24 North, Range 18, E.W.M., Chelan County, Washington, described as follows:

Beginning at the Northeast corner of the said Northeast quarter of the Southwest quarter; thence along the East line of the said subdivision South $00^{\circ}24'21''$ East 655.00 feet to the Southeast corner of that parcel currently owned by Thomas Miller as recorded with the Chelan County Auditor's Office under #518181 and the Point of Beginning of this description; thence continuing along the said East line South $00^{\circ}24'21''$ East 391.05 feet; thence leaving the said East line South $89^{\circ}11'29''$ West 539.20 feet to the Southeasterly right of way line of State Highway 97 and a point on a curve whose tangent bears North $28^{\circ}30'58''$ East; thence along the said curve to the right 462.67 feet through a central angle of $05^{\circ}52'53''$ to the South line of the said Thomas Miller property; thence along the said South line North $89^{\circ}11'29''$ East 295.08 feet to the Point of Beginning and the end of this description,

ALSO that portion of the Northwest quarter of the Southeast quarter of Section 29, Township 24 North, Range 18, E.W.M., Chelan County, Washington, described as follows:

Beginning at the center quarter corner of the said Section 29; thence South $00^{\circ}24'21''$ East 330.01 feet along the center of section line to the South line of the North 20 rods of the said Northwest quarter of the Southeast quarter and the Point of Beginning of this description; thence continuing along the said center of section line South $00^{\circ}24'21''$ East 110.00 feet; thence leaving the said center of section line North $72^{\circ}07'53''$ East 241.08 feet to the centerline of Peshastin Creek; thence along the said centerline North $10^{\circ}08'13''$ East 40.00 feet to the South line of the said North 20 rods of the Northwest quarter of the Southeast quarter; thence along the said South line South $89^{\circ}11'28''$ West 237.29 feet to the Point of Beginning and the end of this description,

EXCEPT that portion of the Northeast quarter of the Southwest quarter of Section 29, Township 24 North, Range 18, E.W.M., Chelan County, Washington, described as follows:

Beginning at the North quarter corner of the said Section 29; thence South $00^{\circ}24'21''$ East 3296.27 feet along the centerline of the said Section 29 to a 5/8 Inch rebar as shown on that record of survey as filed with the Chelan County Auditor's Office in Book 42 of Surveys, Pages 28 and 29, and the Point of Beginning of this description; thence continuing along the said center of section line South $00^{\circ}24'21''$ East 391.05 feet to a point South $00^{\circ}24'21''$ East 1046.04 feet from the center quarter corner of the said Section 29; thence South $89^{\circ}11'29''$ West 300.00 feet; thence North $36^{\circ}56'20''$ East 494.56 feet to the Point of Beginning and the end of this description.

2183242
Page: 3 of 3
09/16/2004 04:07P
Chelan Co., WA
D \$ 21.00
LAND TITLE CO

11.93.290 Isolated small-scale business.

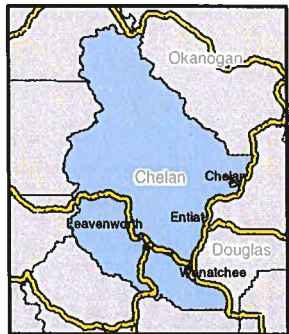
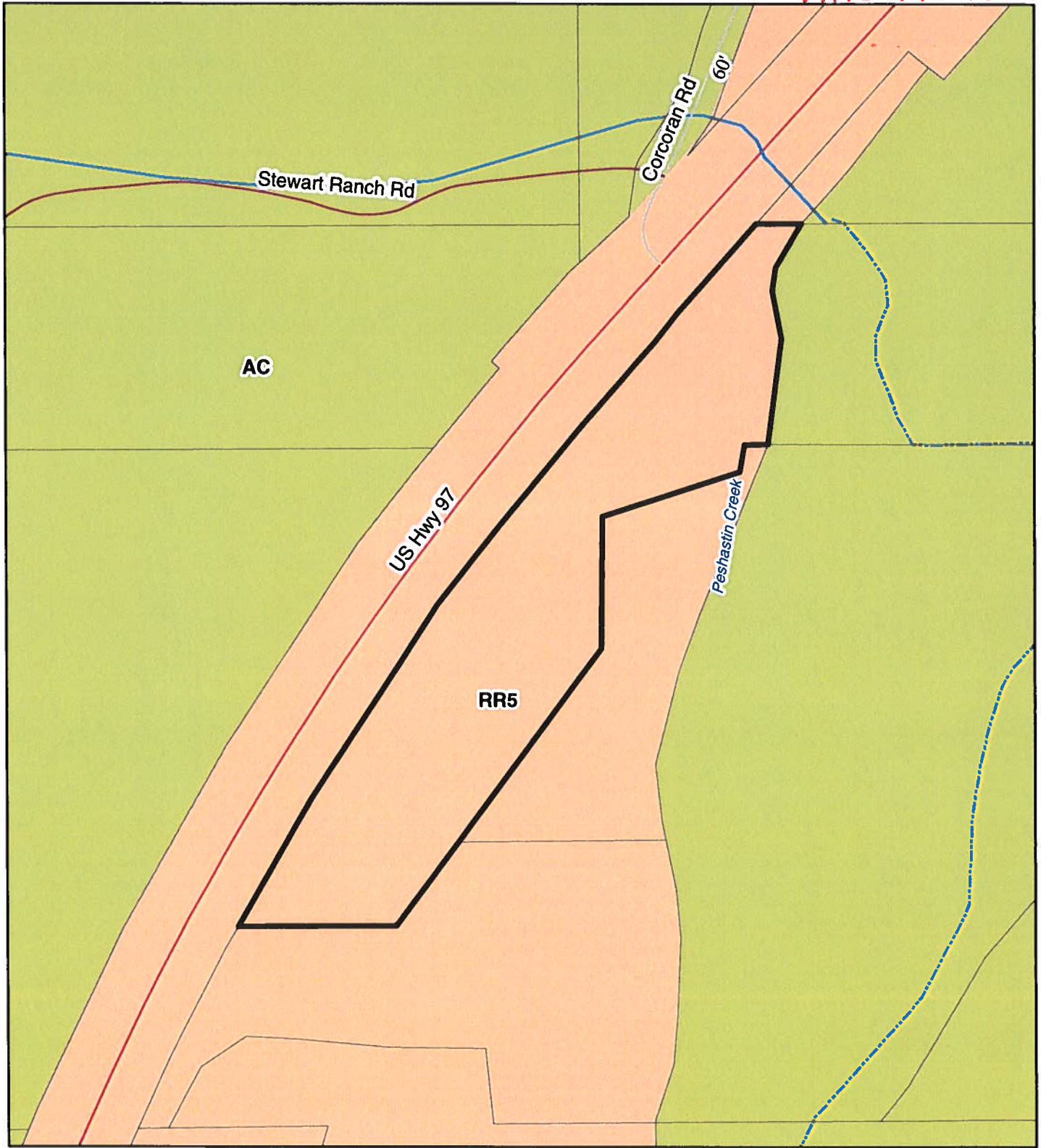
The intent of this section is to provide for small-scale businesses in noncommercial zones per the provisions of the comprehensive plan. Businesses shall be created to export services or products and shall not be designed to service local needs. Such uses may include manufacturing/assembly, research facilities, telemarketing, online/telephone sales and services. The following minimum conditions shall apply:

- (1) A two-hundred-foot setback shall be maintained from all adjoining properties for new construction.
- (2) Maximum building size shall be five thousand square feet.
- (3) Maximum of five hundred square feet may be used for a retail component of the use.
- (4) The hearing examiner may limit hours of operation or require fencing, screening and/or landscape buffers to screen outside storage or any other conditions to mitigate any adverse impact to surrounding property. (Res. 2011-86 (Att. A) (part), 10/4/11: Res. 2007-98 (part), 7/2/07: Res. 2002-8 (part), 1/15/02: Res. 2001-60 (part), 4/17/01: Res. 2000-129 (part), 10/17/00. Formerly 11.93.270).

14.98.075 Adjoining land.

“Adjoining land” means a lot or parcel that shares all or part of a common lot line with another lot or parcel of land. (Res. 2012-78 (part), 8/14/12).

CUP 19 004
VAR 19 004



Zoning

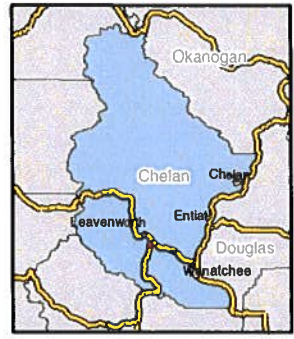
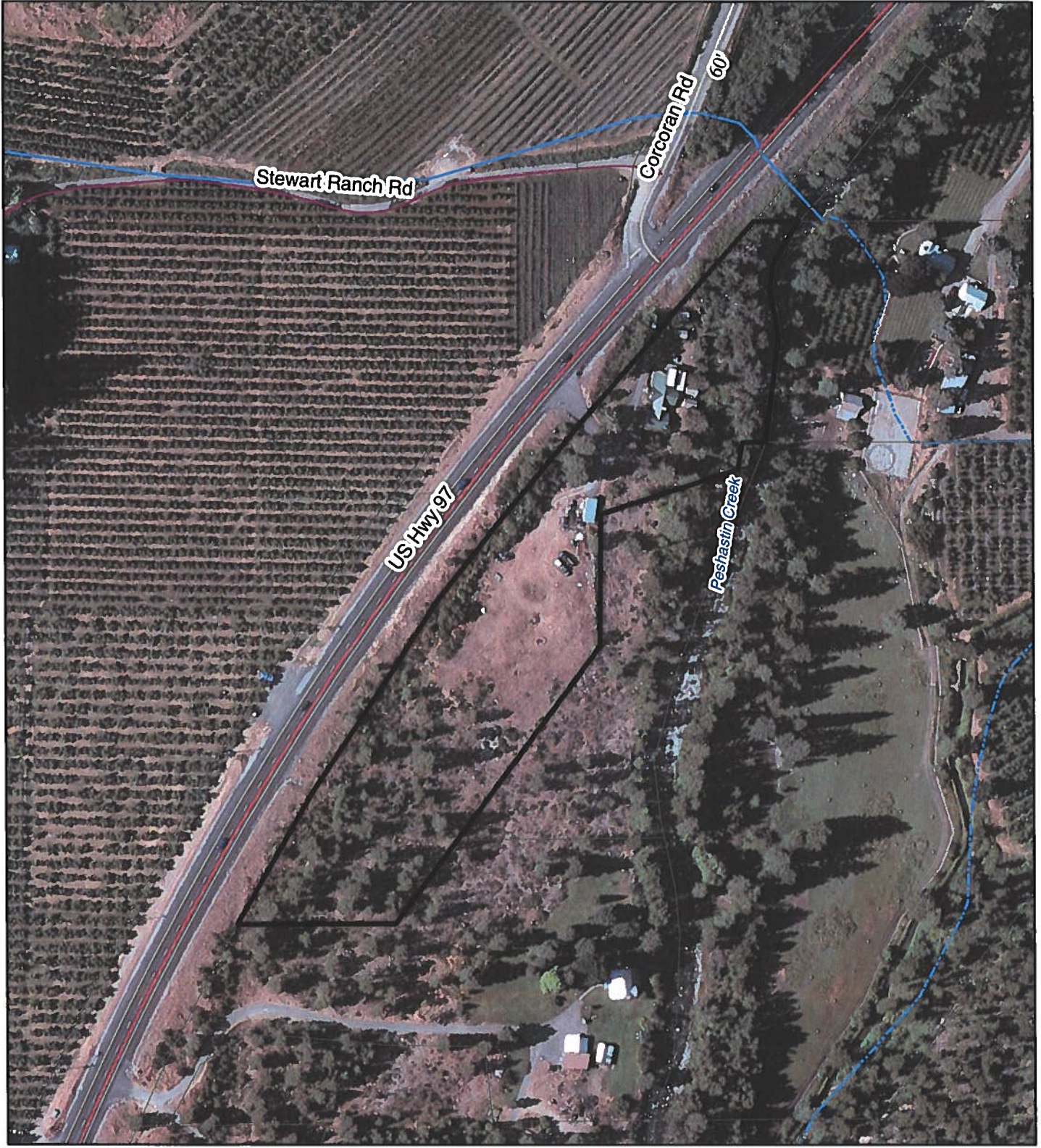
03/04/2019

CUP 19-004 / VAR 19-004

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VAR 19 004
CUP 19 004



Aerial

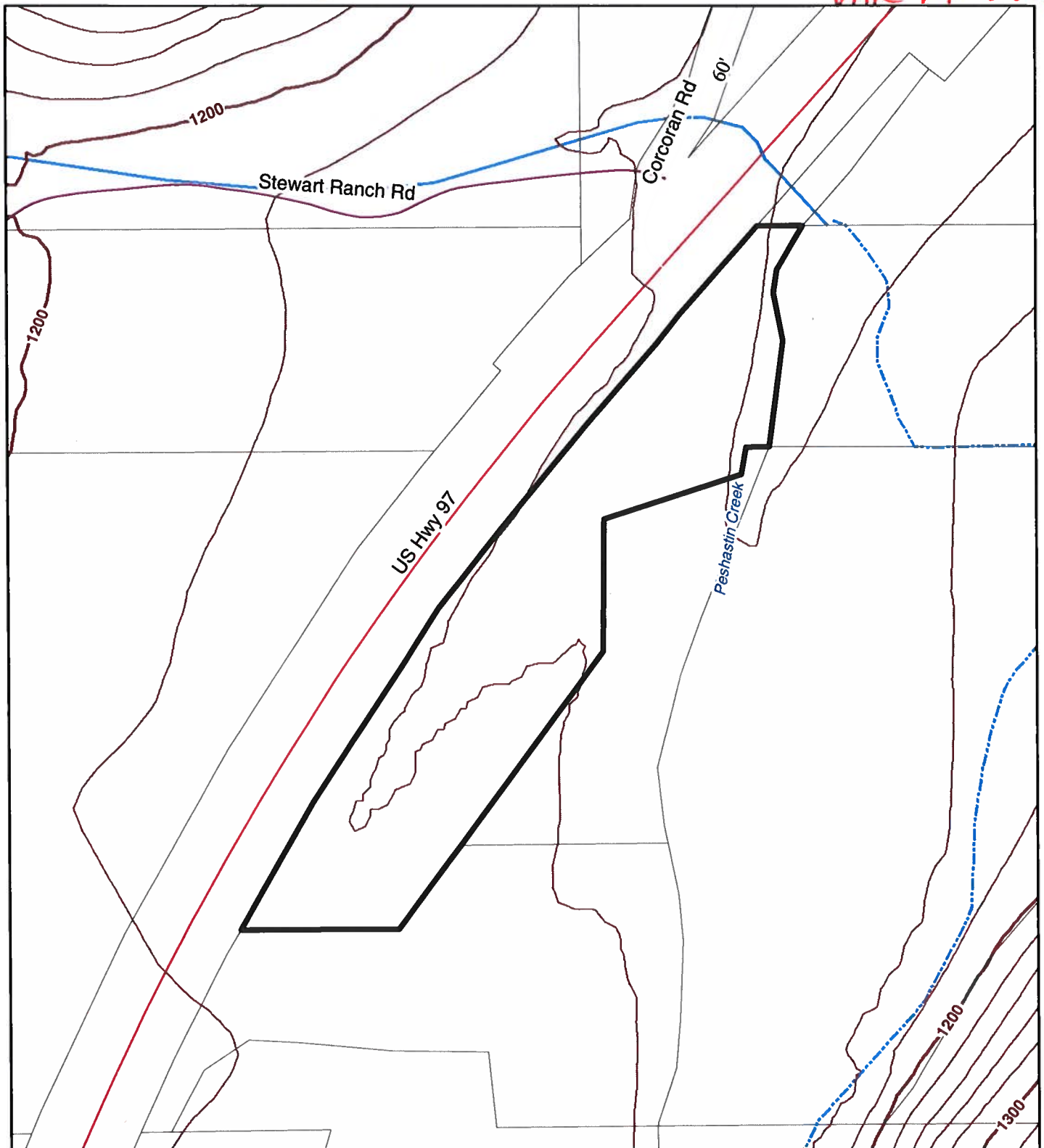
03/04/2019

CUP 19-004 / VAR 19-004

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CUP 19 004
VAR 19 004



Contours

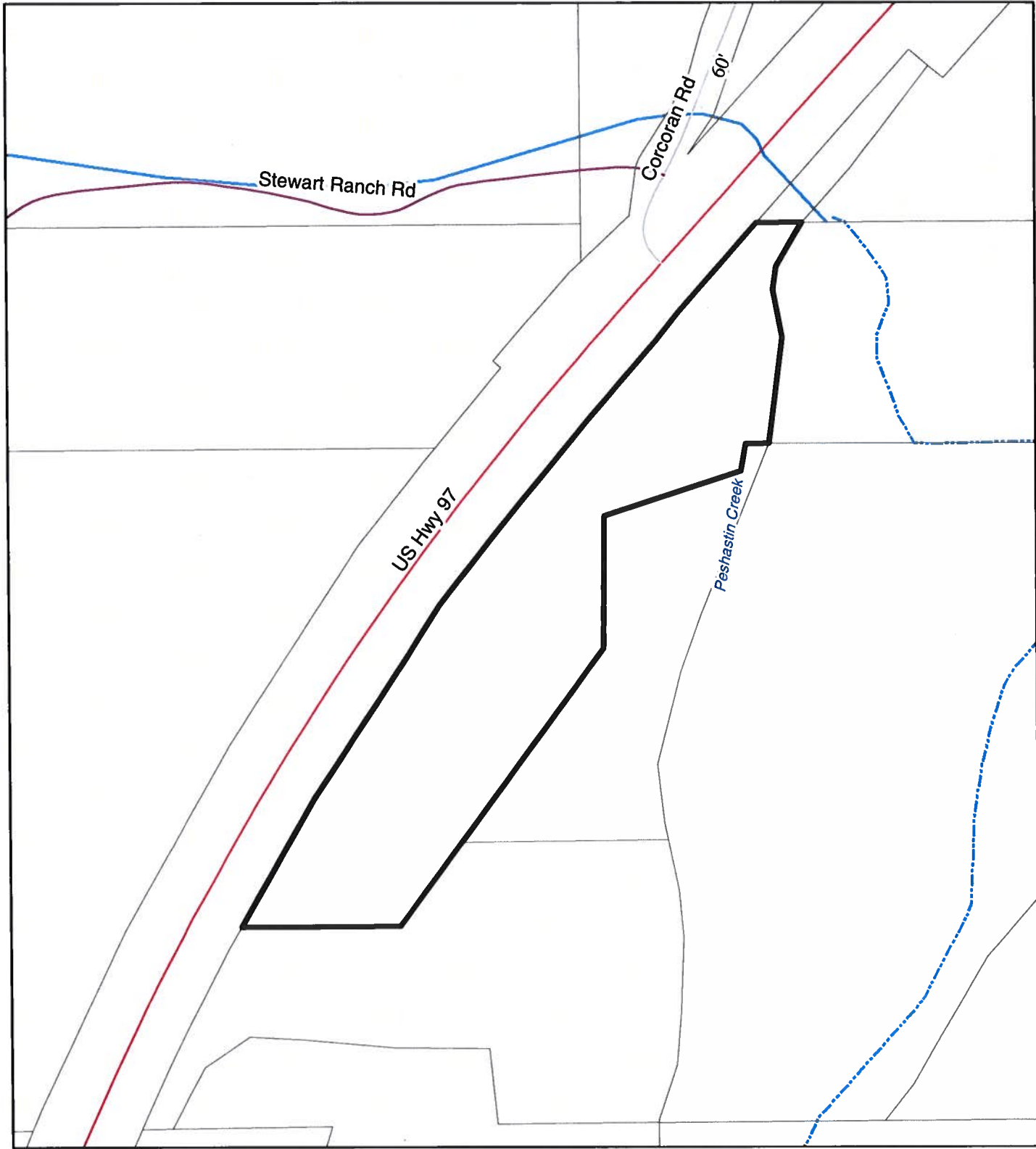
03/04/2019

CUP 19-004 / VAR 19-004

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CUP 19- 004
VAR 19- 004



Wetlands

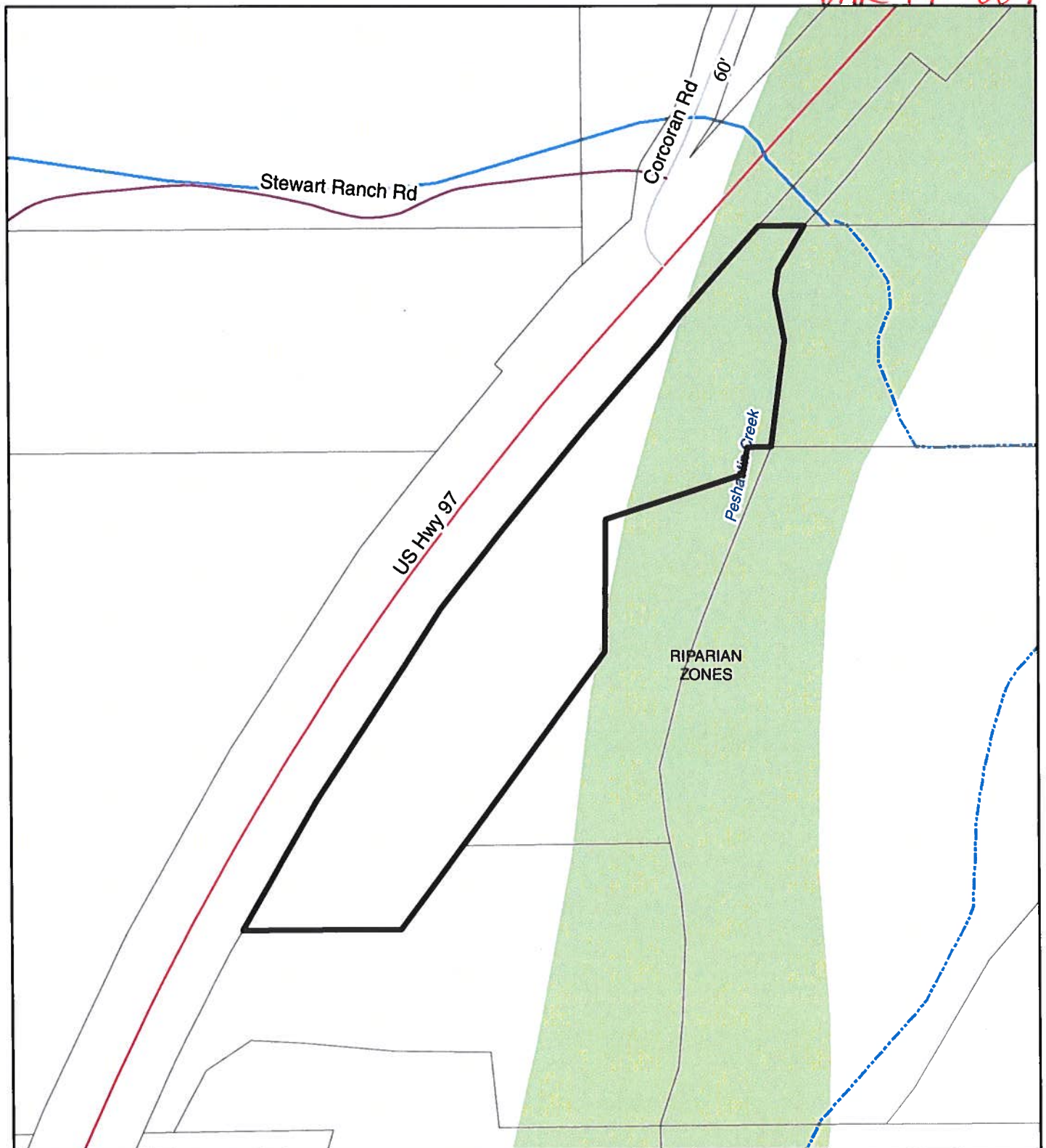
03/04/2019

CUP 19-004 / VAR 19-004

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CUP 19-004
VAR 19-004



Class I & II Habitat

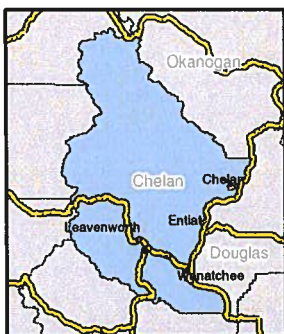
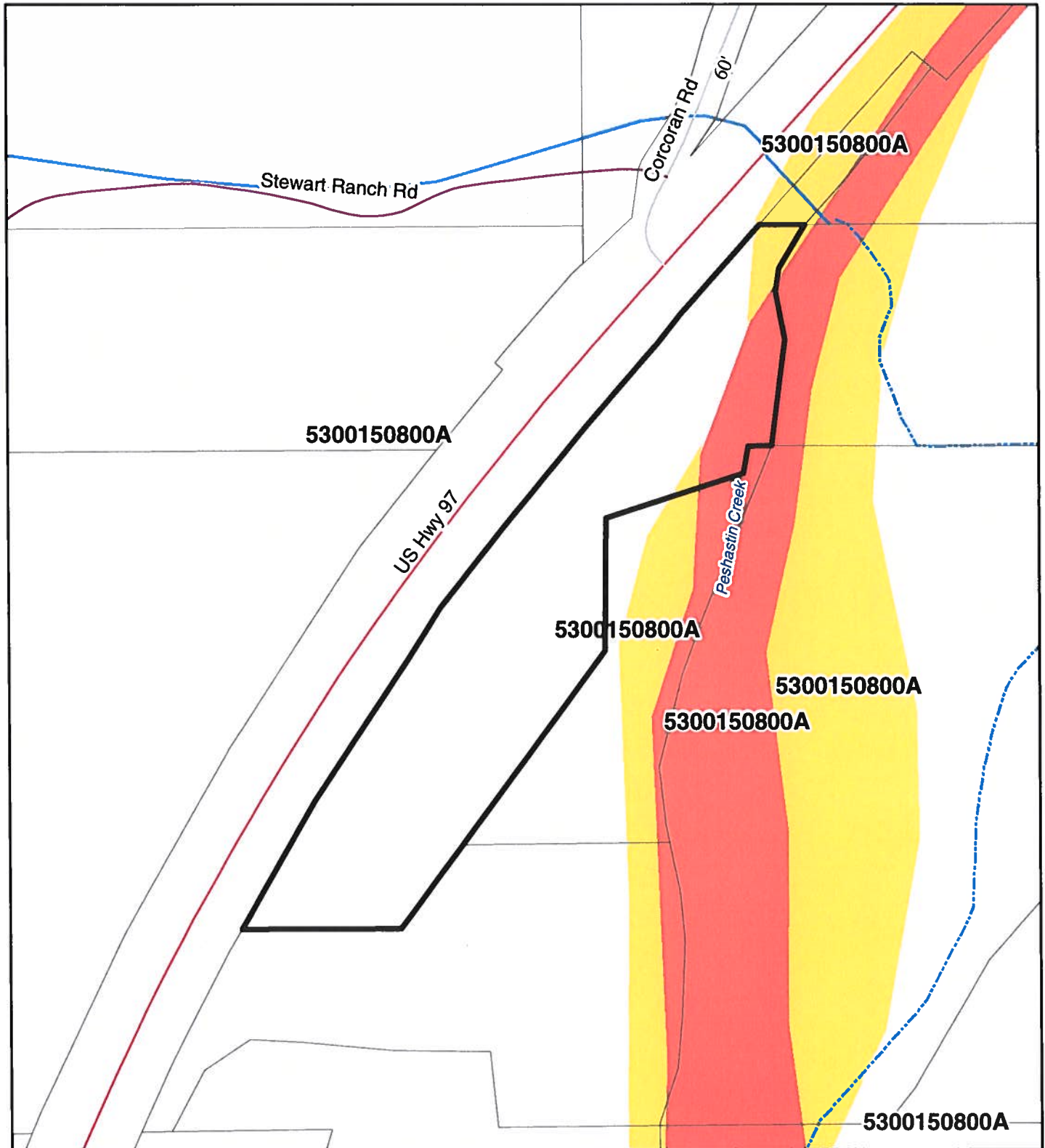
03/04/2019

CUP 19-004 / VAR 19-004

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CUP 19 - 004
VAR 19. 004

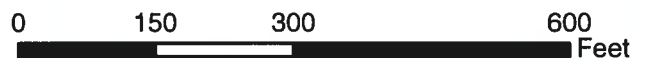


FEMA Flood Zones

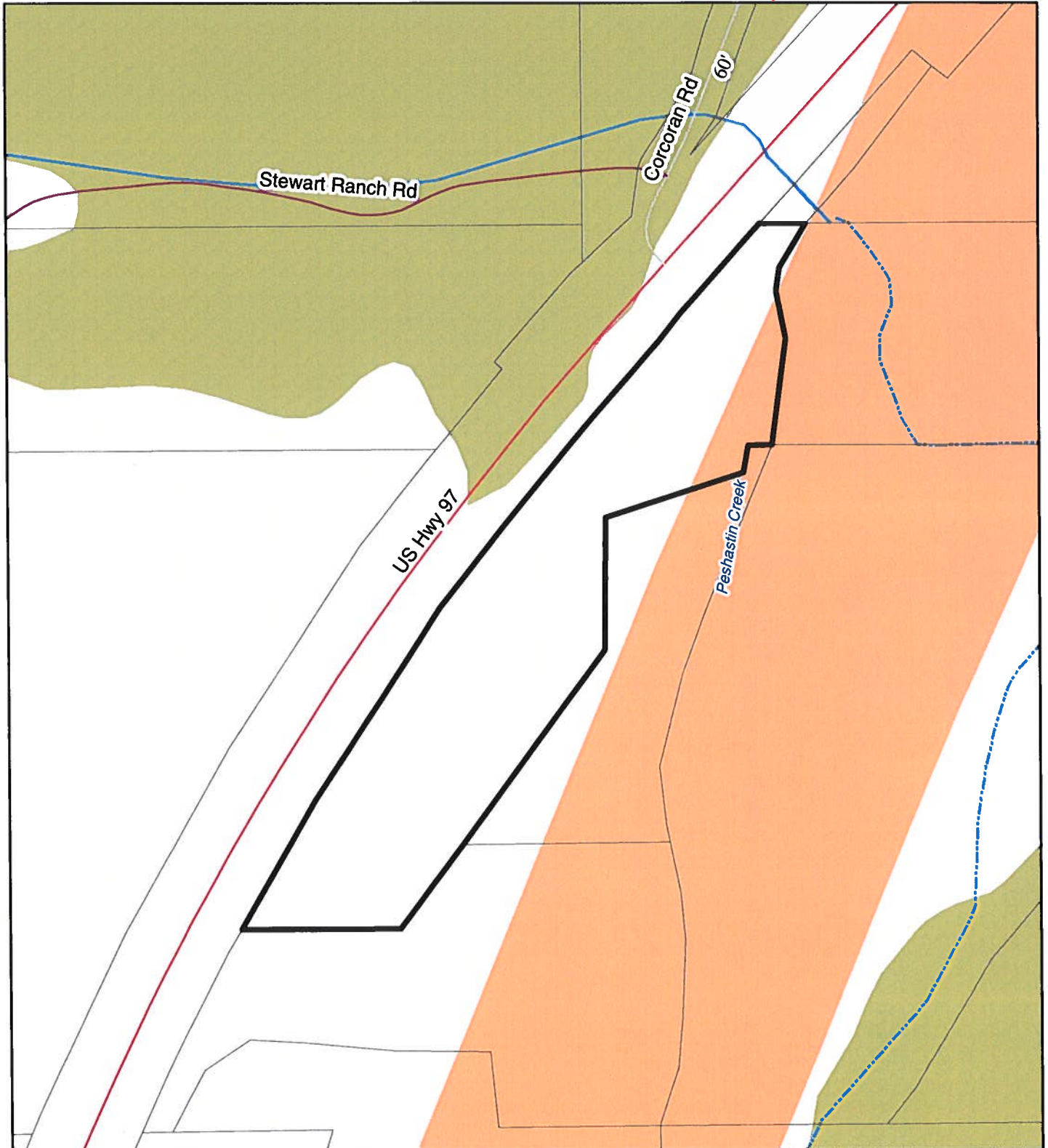
03/04/2019

CUP 19-004 / VAR 19-004

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CUP 19-004
VAR 19-004

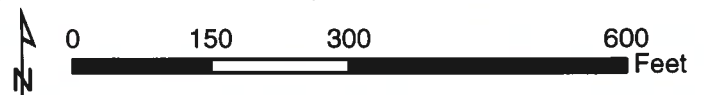


Geological Hazards

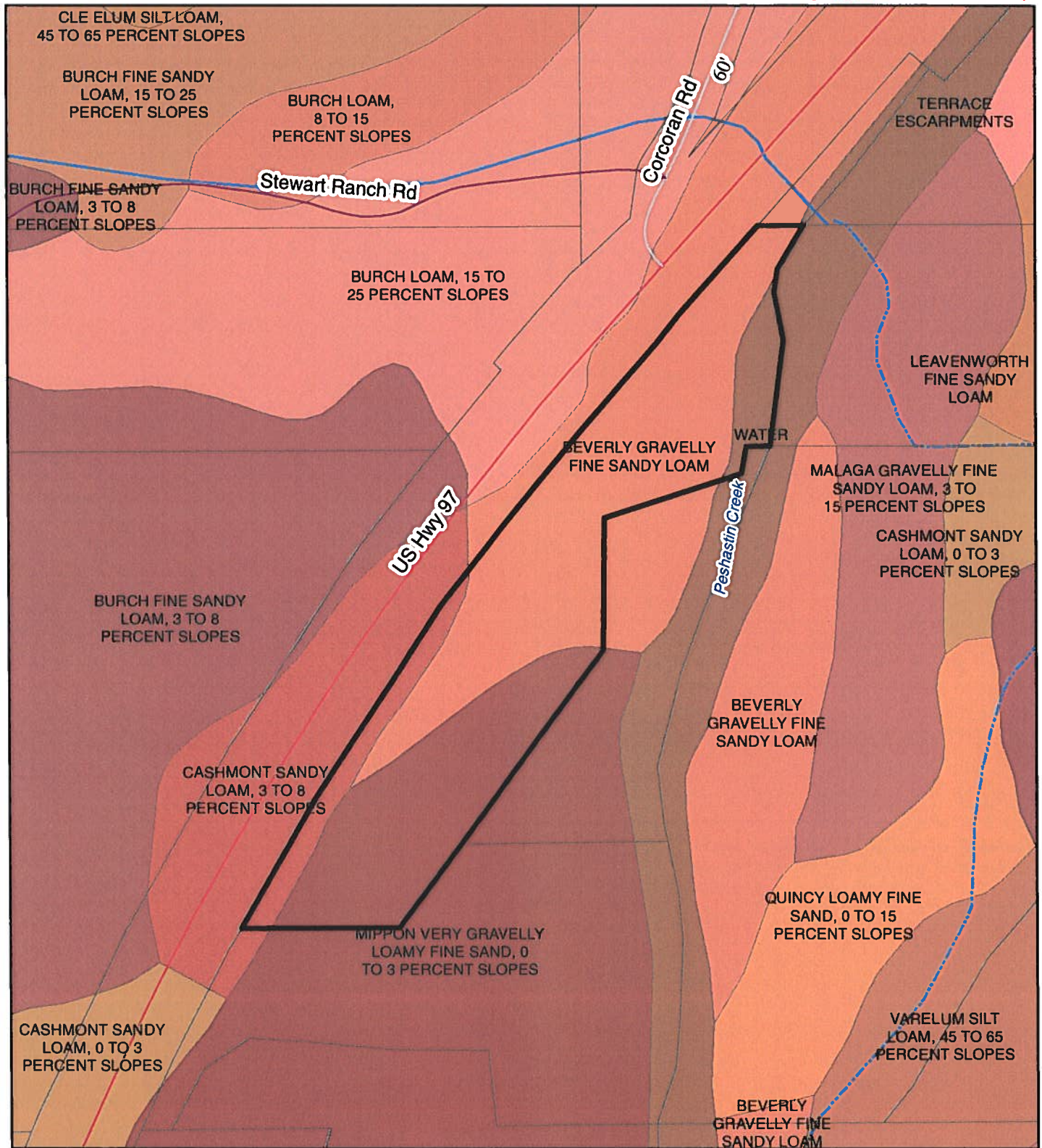
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CUP 19-004 / VAR 19-004

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CUP 19-004
VAR 19-004

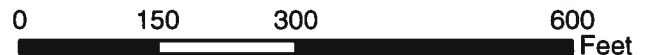


Soils

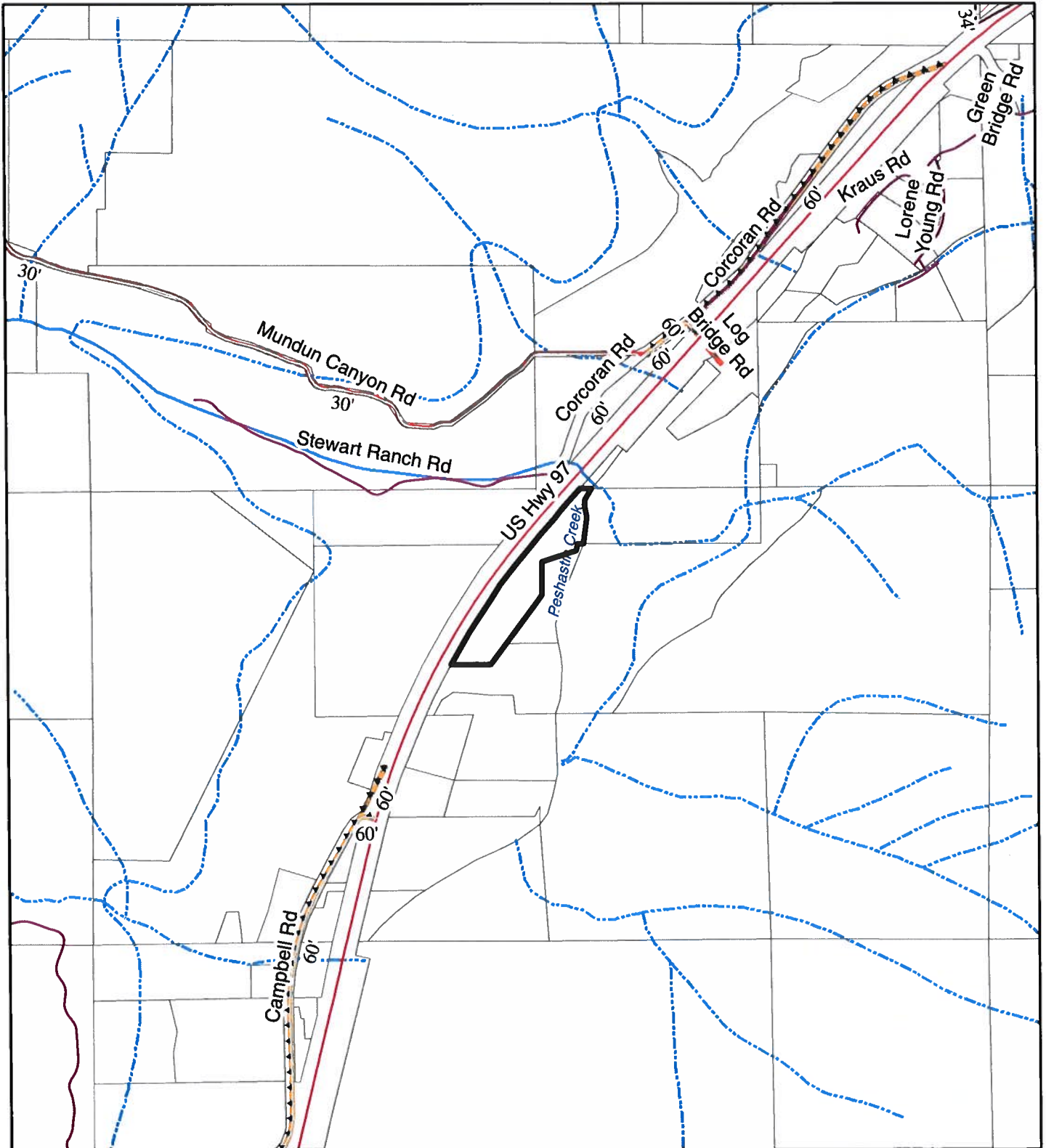
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CUP 19-004 / VAR 19-004

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CUP 19-004
VAR 19-004



Vicinity

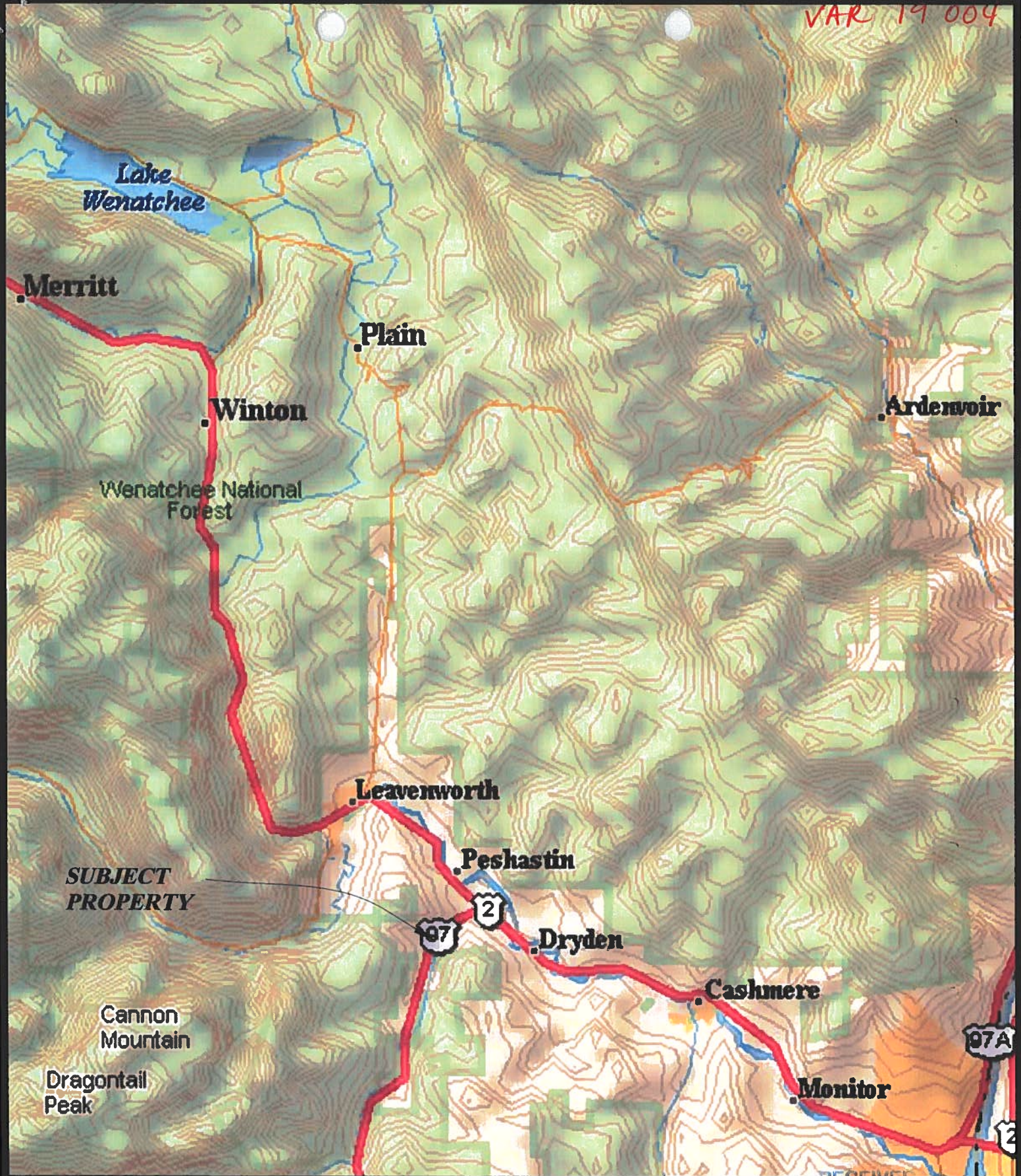
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CUP 19-004 / VAR 19-004

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VAR 19 004



**SUBJECT
PROPERTY**

PURPOSE: AMENDMENT TO EXISTING CUP FOR ISOLATED SMALL SCALL BUSINESS FOR THE CONSTRUCTION OF A STORAGE STRUCTURE.

ADJACENT PROPERTY OWNERS:

- ① PATSY HILLS
912 HALL ROAD
WENATCHEE, WA 98801
- ② FORTUITY LLC
8153 HALL ROAD
CASHMERE, WA 98815

VICINITY MAP



LAT: 47.5446 N; LONG: -120.6152 W

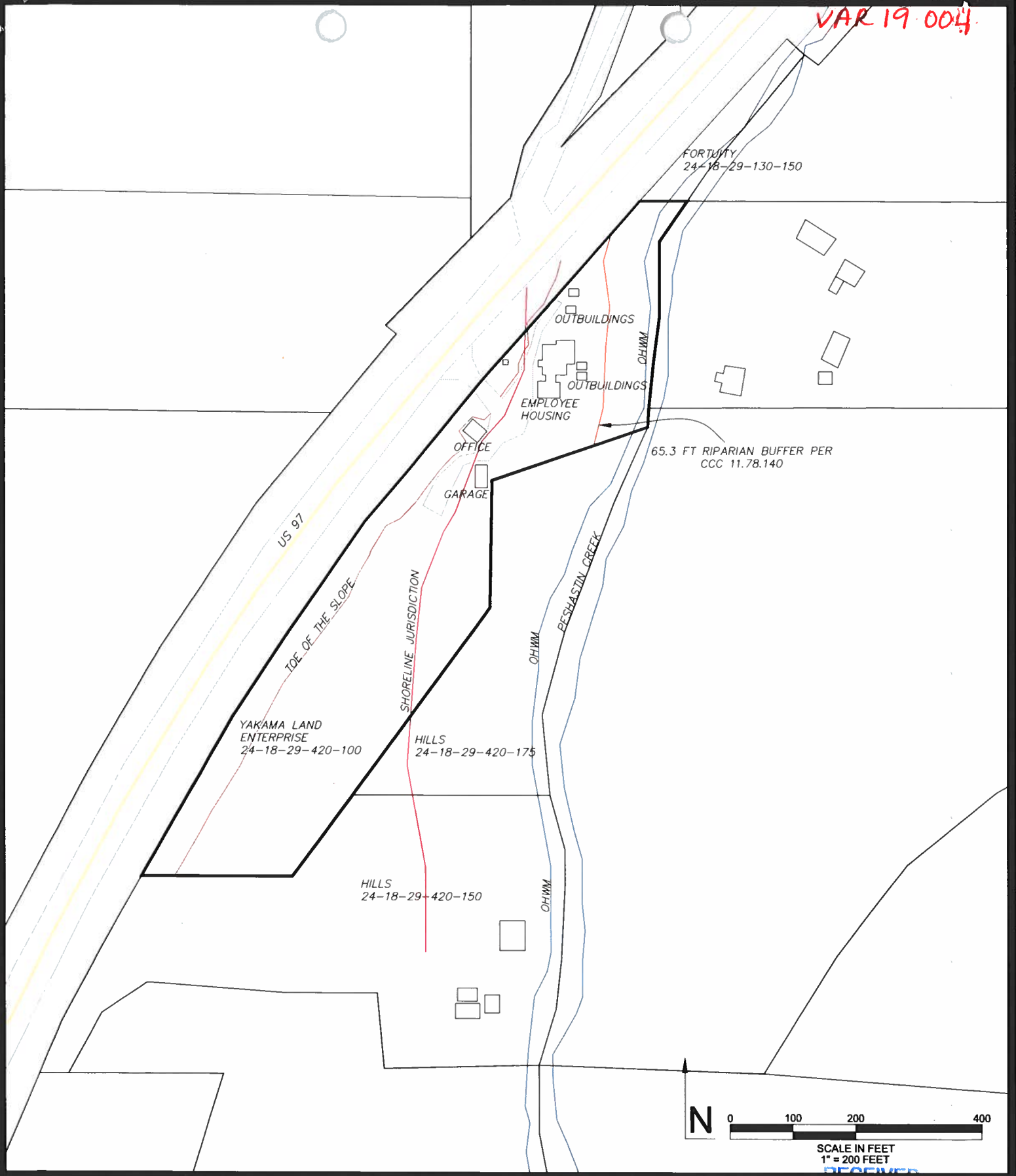
ADJACENT TO: PESHASTIN CREEK
7051 US 97
PESHASTIN, WA 98847

COUNTY OF: CHELAN
STATE: WA
APPLICATION BY: YAKAMA NATION

COMMUNITY DEVELOPMENT

SHEET NO. 1 OF 3 DATE: 12/17/18

VAR 19 004



PURPOSE: AMENDMENT TO EXISTING CUP FOR ISOLATED SMALL SCALL BUSINESS FOR THE CONSTRUCTION OF A STORAGE STRUCTURE.

ADJACENT PROPERTY OWNERS:

- 1 PATSY HILLS
912 HALL ROAD
WENATCHEE, WA 98801
- 2 FORTUITY LLC
8153 HALL ROAD
CASHMERE, WA 98815

EXISTING CONDITIONS



Grette Associates LLC
ENVIRONMENTAL CONSULTANTS

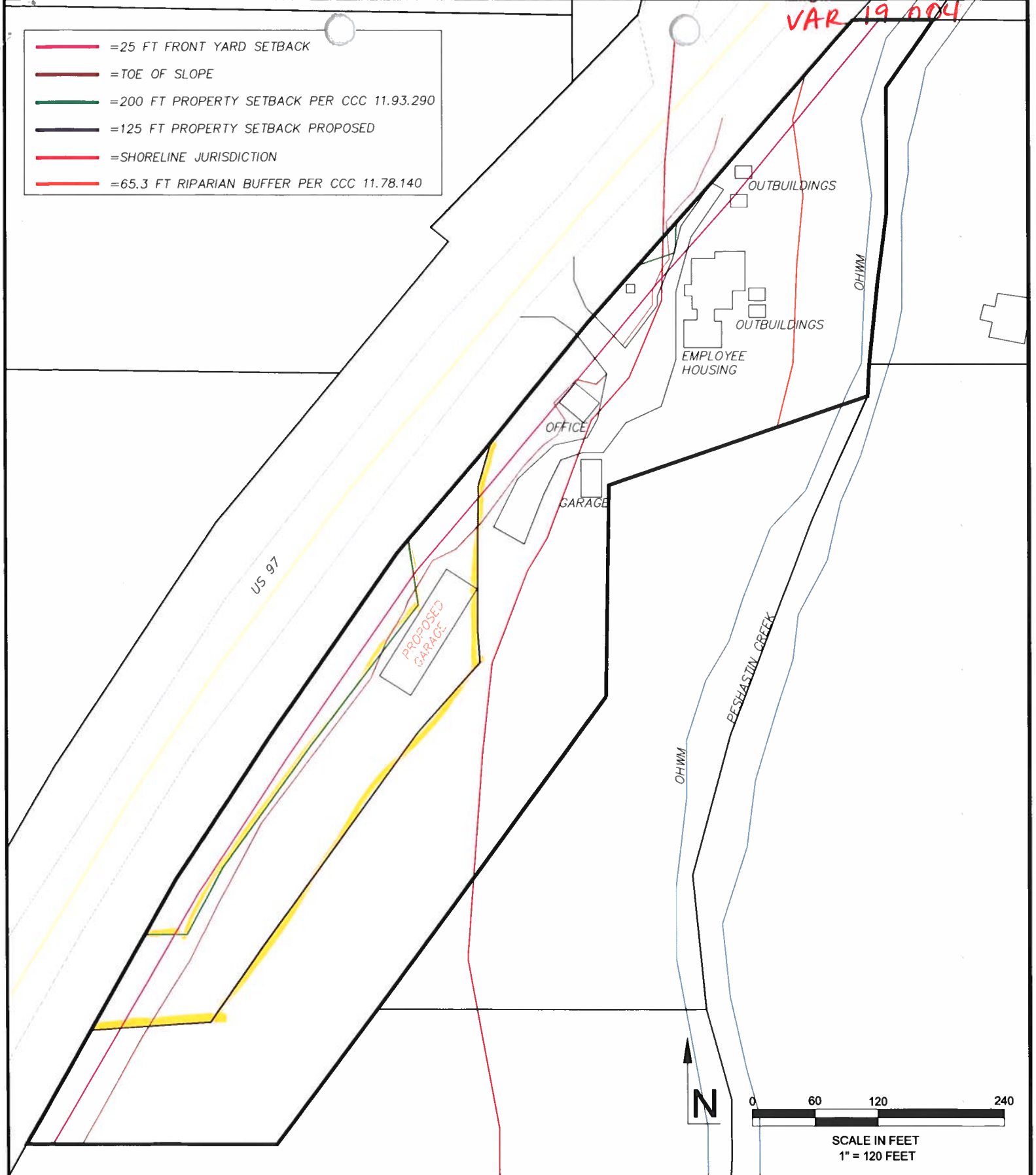
ADJACENT TO: PESHASTIN CREEK
7051 US 97
PESHASTIN, WA 98847

COUNTY OF: CHELAN
STATE: WA
APPLICATION: CHELAN COUNTY
COMMUNITY DEVELOPMENT

SHEET NO. 2 OF 3 DATE: 12/17/18

VAR 19 004

- =25 FT FRONT YARD SETBACK
- =TOE OF SLOPE
- =200 FT PROPERTY SETBACK PER CCC 11.93.290
- =125 FT PROPERTY SETBACK PROPOSED
- =SHORELINE JURISDICTION
- =65.3 FT RIPARIAN BUFFER PER CCC 11.78.140



PURPOSE: AMENDMENT TO EXISTING CUP FOR ISOLATED SMALL SCALL BUSINESS FOR THE CONSTRUCTION OF A STORAGE STRUCTURE.

ADJACENT PROPERTY OWNERS:

- ① PATSY HILLS
912 HALL ROAD
WENATCHEE, WA 98801
- ② FORTUITY LLC
8153 HALL ROAD
CASHMERE, WA 98815

PROPOSED CONDITIONS



ADJACENT TO: PESHASTIN CREEK
7051 US 97
PESHASTIN, WA 98847

COUNTY OF: CHELAN
STATE: WA
APPLICATION BY: YAKOMA NATION

COMMUNITY DEVELOPMENT
SHEET NO. 3 OF 3 DATE: 12/17/18

RECEIVED

VAR 19 004 2019