



Chelan County Planning Commission

Chair: Cherié Warren Vice Chair: Doug England

Commissioners District 1: Tammy Donaghue, James Wiggs, Nik Moushon

Commissioners District 2: Cherié Warren, Ken Hembery, Nelson Brinckerhoff

Commissioners District 3: Christopher Willoughby, Jesse Redell, Doug England

Meeting Agenda

Wednesday, August 26, 2026 at 6:30 PM

Chelan County Community Development

**400 Douglas Street,
Wenatchee WA, 98801**

Or via Zoom - details listed below:

Join Zoom Meeting

Meeting ID: 810 6912 0880

Passcode: 382631

<https://us02web.zoom.us/j/81069120880?pwd=zGhpe2HlnwMqLYTsdY5Rko20gFtgDR.1>

Meeting to Order

I. Administrative

- A.** Review/Approval of Minutes from August 12, 2026 Planning Commission Meeting.

II. Public Comment Period

- A.** Comment for any matters not identified on the agenda (limit 2 minutes per person)

III. Old Business

IV. New Business

Workshops:

ZTA 26-163 Co-living Housing – add new definition to Title 14 and revise district use charts in Sections 11.22 and 11.23

ZTA 26-164 STEP Housing – add new definitions to Title 14 and revise district use charts in Sections 11.22 and 11.23 and add new section 11.88.300

ZTA 26-191 Two Accessory Dwelling Units in UGAs – revised district use charts in Sections 11.22 and 11.23

Stehekin Community Plan

Hearings:

CPA 26-007 Heart for Homes request to change the comprehensive plan designation from RI to RC

CPA 26-026 G & B Properties East, LLC request to change the comprehensive plan designation from RR5 to RC

CPA 26-041 Campbell request to change the comprehensive plan designation from RR5 to RR2.5

CPA 26-048 HMJD-Collins, LLC request to change the comprehensive plan designation from RR5 and RR10 to RR2.5

CPA 26-054 Hellickson request to change the comprehensive plan designation from FC to RR10

CPA 26-060 McMahon request to change the comprehensive plan designation from RR10 to RR2.5

CPA 26-063 Sanderson request to change the comprehensive plan designation from RR10 to RR5

CPA 26-067 WA DNR request to change the comprehensive plan designation from RR20 to RR10

V. Discussion, at the Chair's discretion

VI. Adjournment *Meeting will go no longer than 8:30 PM.*

Materials available on the Community Development website

Any person may join this meeting via Zoom Video conference, of which the link is provided on the Chelan County Website. A Copy of the Agenda may be reviewed online

<https://www.co.chelan.wa.us/community-development/pages/planning-commission>

Chelan County has been recording Planning Commission meetings which will continue to be accessible on the Community Development Planning Commission web page shortly after the meeting takes place.

**Next Regular Meeting
September 9th, 2026 at 6:30 PM**

** All Planning Commission meetings and hearings are open to the public.*

Chapter 11.22
PESHASTIN URBAN GROWTH AREA

11.22.030. Permitted, accessory and conditional uses (portion).

Land Uses	R-1	R-2	R-3	C-D	C-H	I	I-C	P-U
RESIDENTIAL USES								
Accessory Dwelling, Detached	PRM ⁴	PRM ⁴	PRM ⁴	CUP ⁴			CUP	CUP
Accessory Dwelling, Attached	PRM ⁴	PRM ⁴	PRM ⁴					

¹ In existing single-family residences only, as of July 1, 2008.

² Indoor facility only.

³ Per Section [11.88.170\(4\)](#) in any district that permits single-family residences, the renting of rooms to not more than two boarders, roomers, or lodgers is permitted as an accessory use.

⁴ 2 ADUs per lot. Refer to CCC 11.88.200 (2) – (8), WAC 365-196-880 (2)(h) and WAC 365-196-875(2) for all other development standards.

Chapter 11.23
MANSON URBAN GROWTH AREA

11.23.030 District Use Chart (portion)

Table 9.1 – District Use Chart							
Use/Activity	UR1	UR2	UR3	CT	CD	MLI	UP
Accessory Dwelling Unit	A ²	A ²	A ²				

A² 2 ADUs per lot. Refer to CCC 11.88.200 (2) – (8), WAC 365-196-880 (2)(h) and WAC 365-196-875(2) for development standards.

THANK YOU

We have received your amendment submission. Please allow 1-3 business days for review. Please keep the Submittal ID as your receipt and for any future questions. We will also send an email receipt to all contacts listed in the submittal.

Submittal ID: 2026-S-13073

Submittal Date Time: 07/20/2026

Submittal Information

Jurisdiction	Chelan County
Submittal Type	60-day Notice of Intent to Adopt Amendment
Amendment Type	Comprehensive Plan Amendment

Amendment Information

Brief Description

Proposed code amendments to Chelan County Code Chapters 11.22 and 11.23 in order to allow construction of two accessory dwelling units per lot in single family residential zones.

- Yes, this is a part of the 10-year periodic update schedule, required under RCW 36.70A.130.
- Yes, this is action includes changes to Urban Growth Boundaries.

Planning Commissions Date 07/22/2026

Planning Commissions Date 08/26/2026

Anticipated/Proposed Date of Adoption 12/31/2026

Categories

Submittal Category

Comprehensive Plan

Attachments

Attachment Type	File Name	Upload Date
Comprehensive Plan Amendment - Draft	ZTA 26-191 SEPA EC.docx	07/20/2026 01:13 PM
Comprehensive Plan Amendment - Draft	ZTA 26-191 - Signed SEPA DNS.pdf	07/20/2026 01:13 PM
Comprehensive Plan Amendment - Draft	ZTA 26-191 ADUs in UGAs Draft1.pdf	07/20/2026 01:13 PM

Contact Information

Prefix Ms.
First Name Deanna
Last Name Walter
Title Director
Work (509) 667-6225
Cell
Email deannac.walter@co.chelan.wa.us

☐ Yes, I would like to be contacted for Technical Assistance.

Certification

☒ I certify that I am authorized to submit this Amendment for the Jurisdiction identified in this Submittal and all information provided is true and accurate to the best of my knowledge.

Full Name Ashley Fernandez
Email ashley.fernandez@co.chelan.wa.us



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

**SEPA NOTICE ISSUANCE OF
DETERMINATION OF SIGNIFICANCE (DNS)**

Pursuant to Title 14, Development Permit Procedures & Administration Section 14.08.030, Determination of Completeness, Chelan County Board of County Commissioners Resolution No. 2004-16, as amended.

Project Description: Proposed code amendments to Chelan County Code Chapters 11.22 and 11.23 in order to allow construction of two accessory dwelling units per lot in single family residential zones.

File Number: ZTA 26-191
Parcel Number: N/A
Parcel Address: N/A
Owner/Applicant: Chelan County
316 Washington St. Ste. 301
Wenatchee, WA 98801

Lead Agency: Chelan County Community Development

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). The decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request. Pursuant to WAC 197-11-800(1)(b) the proposed development is not exempt from environmental review.

This DNS is issued under WAC 197-11-340(2), and the comment period will end at 5:00 p.m. on August 8, 2026.

Responsible Official: Deanna Walter – SEPA Responsible Official
Address: Chelan County Community Development
316 Washington St, Suite 301
Wenatchee, WA 98801
Phone: (509) 667-6225

Signature: Deanna Walter **Date:** 7.20.2024



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

TO: Chelan County Planning Commission
FROM: Chelan County Community Development
HEARING DATE: August 26, 2026
FILE NUMBER: ZTA 2026-191 Accessory Dwelling Units in Urban Growth Areas

RECOMMENDED MOTION

The Chelan County Planning Commission may make a motion to recommend approval or denial to the Chelan County Board of County Commissioners of the proposed Development Regulation Text Amendments, pursuant to Chelan County Code Section 14.10.050. Suggested Findings of Fact and Conclusions of Law, which may be modified, are included in this staff report.

Staff finds that the proposed Development Regulation Text Amendment to revise Chelan County Code Sections 11.22 and 11.23 to amend the District Use Charts for the Peshastin and Manson Urban Growth Areas to allow two Accessory Dwelling Units per single family lot, complies with Chelan County Countywide Planning Policies and the Growth Management Act based upon the findings of fact and conclusions of law contained within the staff report.

GENERAL INFORMATION

Applicant	Chelan County
Planning Commission Notice of Hearing Published	August 15, 2026
Planning Commission Hearing	August 26, 2026
60-day State agency review	Initiated July 20, 2026
SEPA Determination	June 29, 2026

SEPA Environmental Review

A Determination of Non-Significance was issued under WAC 107-11-340 for ZTA 2026-191 on June 29, 2026 (Attachment 1). The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). The decision was made after a review of a completed environmental checklist and other information on file with the lead agency.

Agency Comments:

None received to date. (If received prior to hearing, will be Attachment 2)

Public Comment:

None received to date. (If received prior to hearing, will be Attachment 2)

60-Day Notice

Sent to Department of Commerce July 9, 2026 (Letter of acknowledgement included as Attachment 3).

PROJECT DESCRIPTION – ZTA 2026-163

The proposed zone text amendment would revise the District Use Charts for the Peshastin and Manson Urban Growth Areas to allow two accessory dwelling units in each lot zoned for single family residential development.

The changes would also provide development standards for the construction of these accessory dwelling units.

COMPREHENSIVE PLAN

Chelan County conducts an annual review of development regulation text amendments for compliance with the adopted Comprehensive Plan. The Comprehensive Plan represents the long-term vision for future land uses and development. For the county-initiated text amendments, the merits of the requested change must be demonstrated as being consistent with adopted goals and policies. In this case, the proposed amendments are required by House Bill 1337, a preemptive state law.

The following Comprehensive Plan goals and policies are relevant to the proposed request for ZTA 2026-191:

Goal LU 1: Residential designations shall provide for an adequate supply of land to accommodate the housing needs and strategies outlined by the comprehensive plan. Implementation regulations shall provide for a variety of residential opportunities to serve a full range of income levels.

Policy LU 1.5: Encourage infill of vacant and underdeveloped land in existing residential areas within urban growth areas and rural communities, such as LAMIRDs.

Policy LU 5.3: Implementation regulations should be designed to ensure that urban densities outlined in the comprehensive plan can be accommodated in urban growth areas.

Policy LU 1.3: Develop innovative regulatory strategies that create developer incentives to provide affordable housing to low- and moderate-income households.

Policy LU 5.7: Require developments within Urban Growth Areas to connect (sic) to public water and sewer systems, if available at the site. If public water or sewer service is not available, encourage use of community water and sewer systems over individual water wells and septic systems.

Policy LU 5.11: Promote infill of vacant, partially used, and underutilized land as an important aspect of the efficient development of urban growth.

Goal H 1: Encourage the availability of affordable housing to all economic segments of the population of the county.

Policy H 1.1: Encourage communities within the County to provide a fair share of affordable housing to low- and moderate-income households by promoting a balanced mix of diverse housing types.

Goal H 2: Promote a variety of residential densities and housing types.

Policy H 2.2: Encourage development of housing types that meet the needs of the elderly, physically challenged, mentally impaired, and special needs segments of the population (e.g., congregate care facilities).

Policy H 2.3: Where appropriate, provide for higher density residential housing developments within existing residential communities and urban growth areas, where adequate infrastructure and services can be provided.

Goal H 4: Support regulatory changes and economic programs that promote affordable housing options.

REVIEW CRITERIA

The proposal was analyzed based on existing code provisions and past practices or when readily available, within existing County resources. Additionally, agency and public comment play a role in understanding potential impacts to surrounding land uses, impacts to rural character, and how the amendment may serve the general public's interest.

Pursuant to Chelan County Code (CCC) Section 14.13.040, the following review criteria were used to evaluate the proposed amendments:

1. *The amendment is necessary to resolve a public land issue or problem [\(CCC 14.13.040\(1\)\)](#) (code amendment)*

Finding of Fact:

Chelan County, along with the rest of Washington State is experiencing a shortage of affordable housing for its low- and moderate-income residents. Engrossed House Bill 1337, the legislation requiring local agencies provide for two accessory dwelling units per residential lot, was designed to address this issue in part. The passage of EHB 1337 would allow for more diverse housing types in typically single-family residential areas, that could be provided as a lower cost alternative.

Conclusion: The amendment is necessary to resolve a public land use issue or problem.

2. *The amendment is consistent with goals of the Growth Management Act, Chapter 36.70A RCW. [\(CCC 14.13.040\(2\)\)](#). (code amendment) The amendment complies with or supports...county-wide planning policies. [\(CCC 14.13.040\(3\)\)](#) (code amendment)*

Finding of Fact: RCW 36.70A.020 describes 13 planning goals to guide the adoption of comprehensive plans and development regulations for counties and cities planning under the Growth Management Act. These goals include, but are not limited to:

(4) Housing. Plan for and accommodate housing affordable to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

Allowing two accessory dwelling units per single family lot in urban growth areas would provide the opportunity for the provision of a variety of housing types which could be more affordable to low- and moderate-income residents.

Conclusion: The proposal is consistent with the goals of the Growth Management Act and any applicable county-wide planning policies.

3. *The amendment complies with or supports comprehensive plan goals and policies...* ([CCC 14.13.040\(3\)](#)) (code amendment)

Finding of Fact: The proposed amendments to the development regulations would support numerous goals and policies within the Land Use and Housing Elements of the Comprehensive Plan by providing options for a variety of housing types that would target low- and middle-income residents.

Conclusion: The proposed amendments support the Chelan County comprehensive plan goals and policies.

4. *The amendment does not adversely affect lands designated as resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated;* [CCC 14.13.040\(4\)](#) (code amendment)

Finding of Fact: The amendment would allow for the development of alternative housing types in the Urban Growth Areas of Peshastin and Manson. Resource land of long term commercial significance are typically found outside of urban growth areas and any proposed development would be required to comply with the provisions of the County's Critical Areas regulations.

Conclusion: This amendment would not adversely affect lands designated as resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.

5. *The development regulation amendment is based on sound land use planning practices and would further the general public health, safety and welfare.* ([CCC 14.13.040 \(5\)](#)) (code amendment)

Finding of Fact: The amendment is required by the passage of EHB 1337 which becomes preemptive at the adoption of the comprehensive plan periodic update due December 31, 2026.

Conclusion: The proposed amendment serves the interests of the general public, including public health, safety, and welfare.

FINDINGS OF FACT

1. Chelan County adopted Title 14, Development Permit Procedures and Administration outlining provisions relating to the amendment of the Development Regulations consistent with RCW 36.70A. The County followed the procedures required for amendment of the development regulations.
2. The requirements of RCW 43.21C, the State Environmental Policy Act, and WAC 197-11, SEPA Rules, have been satisfied. To comply with the requirements of the State Environmental Policy Act for environmental review of a non-project action, the County, as lead agency issued a Determination of Non-significance on June 29, 2026.
3. The required State agency review with the Department of Commerce (COM) and other State agencies, pursuant to RCW 36.70A.106 was initiated on July 9, 2026.

4. A request for amendments to Chelan County Code was initiated by the county to comply with the provisions of EHB 1337.

CONCLUSIONS OF LAW

1. The amendment to the Chelan County development regulations are consistent with the requirements of the Growth Management Act (RCW 36.70A), Chelan County Comprehensive Plan and County-Wide Planning Policies.
2. The amendment is necessary to address a public land use issue or problem.
3. The amendments do not adversely affect designated resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.
4. Reviewing agencies and the general public were given an opportunity to comment on the proposed amendments.
5. The amendments are consistent with Chelan County Code Title 14 Development Permit Procedures and Administration.
6. The requirements of RCW 43.21C, the State Environmental Policy Act and WAC 197-11 SEPA Rules have been satisfied.
7. The adoption of this amendment is in the best interest of the public and furthers the health, safety, and welfare of the citizens of Chelan County.

ATTACHMENTS

1. SEPA Determination
2. Agency and Public Comments (none at time of staff report issuance)
3. 60-day Review Acknowledgment Letter from WA Dept. of Commerce
4. Proposed Code Amendment



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

TO: Chelan County Planning Commission
FROM: Chelan County Community Development
HEARING DATE: August 26, 2026
FILE NUMBER: ZTA 2026-164 STEP Housing Text Amendment

RECOMMENDED MOTION

The Chelan County Planning Commission may make a motion to recommend approval or denial to the Chelan County Board of County Commissioners of the proposed Development Regulation Text Amendments, pursuant to Chelan County Code Section 14.10.050. Suggested Findings of Fact and Conclusions of Law, which may be modified, are included in this staff report.

Staff finds that the proposed Development Regulation Text Amendment to add definitions for Emergency housing, indoor, Emergency shelter, indoor, Permanent supportive housing and Transitional housing and amending the District Use Charts for Peshastin and Manson urban growth areas, given file number ZTA 2026-164, and further adding new language to Chelan County Code Section 11.88, complies with Chelan County Countywide Planning Policies and the Growth Management Act based upon the findings of fact and conclusions of law contained within the staff report.

GENERAL INFORMATION

Applicant	Chelan County
Planning Commission Notice of Hearing Published	August 15, 2026
Planning Commission Hearing	August 26, 2026
60-day State agency review	Initiated July 9, 2026
SEPA Determination	June 29, 2026

SEPA Environmental Review

A Determination of Non-Significance was issued under WAC 107-11-340 for ZTA 2026-164 on June 29, 2026 (Attachment 1). The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). The decision was made after a review of a completed environmental checklist and other information on file with the lead agency.

Agency Comments:

None received to date. (If received prior to hearing, will be Attachment 2)

Public Comment:

None received to date. (If received prior to hearing, will be Attachment 2)

60-Day Notice

Sent to Department of Commerce July 9, 2026 (Letter of acknowledgement included as Attachment 3).

PROJECT DESCRIPTION – ZTA 2026-163

During the 2026 regular session, the Washington State Legislature passed Engrossed Substitute House Bill (EHSB) 2266 which was intended to “increase housing supply and advance fair housing by requiring these housing types to be permitted in urban areas on the same terms as other types of lodging and residential development.”

The subject zoning text amendment is the local implementation of this legislation which becomes pre-emptive as of December 31, 2026. The proposal is to add 4 new definitions to Title 14: Emergency Shelter, indoor, Emergency Housing, indoor, Permanent Supportive housing, and Transitional housing and also to amend Title 11, Sections 11.22 and 11.23 to add these housing types to the district use charts for the Peshastin and Manson urban growth areas. The revision to the code would allow outright emergency housing and emergency shelters in any zone where hotels are allowed and to allow permanent supportive and transitional housing in any zone which allows residential development and hotels.

Optional language included in the legislation proposed in this amendment, would require the sponsor or manager of emergency shelters or housing to provide additional information regarding the operation of the shelter, after permit issuance prior to certificate of occupancy.

COMPREHENSIVE PLAN

Chelan County conducts an annual review of development regulation text amendments for compliance with the adopted Comprehensive Plan. The Comprehensive Plan represents the long-term vision for future land uses and development. For the county-initiated text amendments, the merits of the requested change must be demonstrated as being consistent with adopted goals and policies.

The following Comprehensive Plan goals and policies are relevant to the proposed request given file number ZTA 2026-164:

Goal H 1: Encourage the availability of affordable housing to all economic segments of the population of the county.

Policy H 1.1: Encourage communities within the County to provide a fair share of affordable housing to low- and moderate-income households by promoting a balanced mix of diverse housing types.

Goal H 2: Promote a variety of residential densities and housing types.

Policy H 2.2: Encourage development of housing types that meet the needs of the elderly, physically challenged, mentally impaired, and special needs segments of the population (e.g., congregate care facilities).

Policy H 2.3: Where appropriate, provide for higher density residential housing developments within existing residential communities and urban growth areas, where adequate infrastructure and services can be provided.

Goal H 4: Support regulatory changes and economic programs that promote affordable housing options.

REVIEW CRITERIA

The proposals were analyzed based on existing code provisions and past practices or when readily available, within existing County resources. While each proposed amendment may or may not have met all the criteria, the proposals must be weighed by their individual and collective impacts. Additionally, agency and public comment play a role in understanding potential impacts to surrounding land uses, impacts to rural character, and how the amendment may serve the general public's interest.

Pursuant to Chelan County Code (CCC) Section 14.13.040, the following review criteria were used to evaluate the proposed amendments:

1. *The amendment is necessary to resolve a public land issue or problem* ([CCC 14.13.040\(1\)](#)) (code amendment)

Finding of Fact:

Chelan County, along with the rest of Washington State is experiencing a shortage of affordable housing for its low- and moderate-income residents. Engrossed Substitute House Bill 2266 was designed to address this issue in part. As described by the adopted legislation, emergency and transitional housing is needed to serve populations that are particularly vulnerable to the existing housing market.

Supplemental, Transitional, and emergency housing options that target low- and moderate-income individuals, help to alleviate the pressure on housing availability and affordability.

Conclusion: The amendments are necessary to resolve a public land use issue or problem.

2. *The amendment is consistent with goals of the Growth Management Act, Chapter 36.70A RCW.* ([CCC 14.13.040\(2\)](#)) (code amendment) *The amendment complies with or supports...county-wide planning policies.* ([CCC 14.13.040\(3\)](#)) (code amendment)

Finding of Fact: RCW 36.70A.020 describes 13 planning goals to guide the adoption of comprehensive plans and development regulations for counties and cities planning under the Growth Management Act. These goals include, but are not limited to:

(4) Housing. Plan for and accommodate housing affordable to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

Conclusion: The proposal is consistent with the goals of the Growth Management Act and any applicable county-wide planning policies.

3. *The amendment complies with or supports comprehensive plan goals and policies...* ([CCC 14.13.040\(3\)](#)) (code amendment)

Finding of Fact: The proposed amendments to the development regulations would support numerous goals and policies within the Land Use and Housing Elements of the

Comprehensive Plan by providing options for a variety of housing types that would target low- and middle-income residents.

Conclusion: The proposed amendments support the Chelan County comprehensive plan goals and policies.

4. *The amendment does not adversely affect lands designated as resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated; [CCC 14.13.040\(4\)](#) (code amendment)*

Finding of Fact: The amendment would allow for the development of alternative housing types in the Urban Growth Areas of Peshastin and Manson.

Conclusion: This amendment would not adversely affect lands designated as resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.

5. *The development regulation amendment is based on sound land use planning practices and would further the general public health, safety and welfare. [\(CCC 14.13.040 \(5\)\)](#) (code amendment)*

Finding of Fact: The amendment is required by the passage of ESHB 2266 which becomes preemptive at the adoption of the comprehensive plan periodic update due December 31, 2026.

Conclusion: The proposed amendment serves the interests of the general public, including public health, safety, and welfare.

FINDINGS OF FACT

1. Chelan County adopted Title 14, Development Permit Procedures and Administration outlining provisions relating to the amendment of the Development Regulations consistent with RCW 36.70A. The County followed the procedures required for amendment of the development regulations.
2. The requirements of RCW 43.21C, the State Environmental Policy Act, and WAC 197-11, SEPA Rules, have been satisfied. To comply with the requirements of the State Environmental Policy Act for environmental review of a non-project action, the County, as lead agency issued a Determination of Non-significance on June 29, 2026.
3. The required State agency review with the Department of Commerce (COM) and other State agencies, pursuant to RCW 36.70A.106 was initiated on July 9, 2026.
4. A request for amendments to Chelan County Code was made by Chelan County to comply with the provisions of ESHB 2266.

CONCLUSIONS OF LAW

1. The amendment to the Chelan County development regulations are consistent with the requirements of the Growth Management Act (RCW 36.70A), Chelan County Comprehensive Plan and County-Wide Planning Policies.
2. The amendment is necessary to address a public land use issue or problem.
3. The amendments do not adversely affect designated resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.
4. Reviewing agencies and the general public were given an opportunity to comment on the proposed amendments.

5. The amendments are consistent with Chelan County Code Title 14 Development Permit Procedures and Administration.
6. The requirements of RCW 43.21C, the State Environmental Policy Act and WAC 197-11 SEPA Rules have been satisfied.
7. The adoption of this amendment is in the best interest of the public and furthers the health, safety, and welfare of the citizens of Chelan County.

ATTACHMENTS

1. SEPA Determination
2. Agency and Public Comments (none at time of staff report issuance)
3. 60-day Review Acknowledgment Letter from WA Dept. of Commerce
4. Proposed Code Amendment

STEP Housing

14.98.646 "Emergency housing, indoor" means temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that is intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement.

14.98.647 "Emergency shelter, indoor" means a facility that provides a temporary shelter for individuals or families who are currently homeless. Emergency shelter may not require occupants to enter into a lease or an occupancy agreement. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations.

14.98.1399 "Permanent supportive housing" is subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident's health status, and connect the resident of the housing with community-based health care, treatment, or employment services. Permanent supportive housing is subject to all of the rights and responsibilities defined in chapter 59.18 RCW.32 33.

14.98.1873 "Transitional housing" means a project that provides housing and supportive services to homeless persons or families for up to two years and that has as its purpose facilitating the movement of homeless persons and families into independent living.

Peshastin District Use Chart

Land Uses	R-1	R-2	R-3	C-D	C-H	I	I-C	P-U
RESIDENTIAL USES								
Accessory Dwelling, Detached	PRM	PRM	PRM	CUP			CUP	CUP
Accessory Dwelling, Attached	PRM	PRM	PRM					
Accessory Structure, Residential 1,500 Square Feet or Less	PRM	PRM	PRM	ACC	ACC		ACC	
Accessory Structure, Residential Greater than 1,500 Square Feet	ACC	ACC	ACC	ACC	ACC		ACC	
Bed and Breakfast	CUP	CUP	CUP	PRM ¹	PRM ¹			
Boarding	ACC	ACC	ACC	ACC ¹	ACC ¹			
Caretaker's Residence				ACC	ACC	ACC	ACC	ACC
Condominiums—Residential (Full-Time Ownership)		PRM	PRM	PRM	PRM		CUP	

[illegible]

Land Uses	R-1	R-2	R-3	C-D	C-H	I	I-C	P-U
Public/Private Corporate, Regional Headquarters, Admin. Offices for Commercial, Industrial, Noncommercial Uses				PRM	PRM	PRM	PRM	CUP
Recycling Center						PRM	CUP	CUP
Telecommunication Facilities (Cell Towers)				CUP	CUP	CUP	CUP	CUP
Trade/Vocational School				CUP	CUP	PRM	PRM	CUP
Utility Uses/Structures					CUP	PRM	PRM	CUP
Wastewater Treatment Facilities						PRM	CUP	CUP
AGRICULTURAL USES								
Agricultural Uses	PRM	PRM	PRM			PRM	PRM	
Agriculturally Related Industry					PRM	PRM	PRM	
Agricultural Processing Facility						PRM	PRM	
Agriculture Building	PRM	PRM	PRM	PRM	PRM	PRM	CUP	PRM
Animal Clinic, Hospital				CUP	CUP	CUP	CUP	
Commercial Composting								
Farm Equipment Sales/Service				PRM	PRM	PRM	PRM	
Feed Lot								
Feed Store				PRM	PRM	PRM	PRM	
Food Processing, Canning, Packing Greater Than 5,000 sq. ft.					CUP	PRM		
Food Processing, Canning, Packing Less Than 5,000 sq. ft.				CUP	PRM	PRM	PRM	
Home Fruit Stand	ACC	ACC	ACC	PRM	PRM	PRM	PRM	
Horse Boarding/Training, Riding Stable								
Kennels, Commercial					PRM	PRM	PRM	
Kennels, Hobby	ACC	ACC	ACC	ACC	ACC		ACC	
Livestock, Commercial								
Livestock/Poultry for Personal Use Only	ACC	ACC	ACC		ACC			
Nursery, Commercial/Retail/Wholesale	CUP	CUP	CUP	PRM	PRM	PRM	PRM	
Poultry, Commercial								
Slaughterhouse								
COMMERCIAL USES								
Accessory Structure, Commercial				ACC	ACC	ACC	ACC	
Arts and Crafts, Antique Sales				PRM	PRM		PRM	
Auto Towing—Secured					CUP	PRM		
Bakery, Retail				PRM	PRM	PRM	PRM	
Big Box Retail					PRM			

Land Uses	R-1	R-2	R-3	C-D	C-H	I	I-C	P-U
Off-Premises Signs, 18 Square Feet or Less With No Lighting				PRM	PRM	PRM	PRM	
Off-Premises Signs, Larger Than 18 Square Feet or With Lighting				CUP	CUP	CUP	CUP	
Boat Sales and Service				PRM	PRM	PRM	PRM	
Brewery				CUP	CUP	CUP	CUP	
Business Offices				PRM	PRM	PRM	PRM	
Car Rental					PRM	PRM	PRM	
Car Wash					CUP	CUP	CUP	
Catering	ACC	ACC	ACC	PRM	PRM	PRM	PRM	
Commercial Copiers/Printers				PRM	PRM	PRM	PRM	
Clinic, Medical, Dental, Etc.				PRM	PRM	PRM	PRM	CUP
Condominium, Time Share/Fractional Ownership			CUP	PRM	PRM			
Convenience Store, Excluding Fuel Sales		CUP	CUP	PRM	PRM	PRM	PRM	
Convenience Store, Including Fuel Sales					PRM	PRM	PRM	
Cultural and/or Historical Facilities	CUP	CUP	CUP	PRM	PRM			PRM
Drive-Up Food Service, Includes Coffee Stands				PRM	PRM	PRM	PRM	
Dry Cleaners, Laundromats				PRM	PRM	PRM	PRM	
<u>Emergency Housing, Indoor</u>				<u>PRM</u>	<u>PRM</u>			
<u>Emergency Shelter, Indoor</u>				<u>PRM</u>	<u>PRM</u>			
Farmer's Market				PRM	PRM	PRM	PRM	PRM
Financial/Lending Institution (Bank, Etc.)				PRM	PRM	PRM	PRM	
Funeral Home/Crematorium				PRM	PRM	PRM	PRM	
Gas/Service Station					PRM	PRM	PRM	
Grocery Store				PRM	PRM	PRM	PRM	
Hardware/Garden Store—Lumber Yard				PRM	PRM	PRM	PRM	
Heating and Plumbing Sales and Services				PRM	PRM	PRM	PRM	
Hotels/Motels/Lodging Facilities				PRM	PRM	PRM	PRM	
Manufactured Home, Sales					PRM	PRM		
Merchandise, Furniture, Home Furnishings, Department Retail Sales and Service				PRM	PRM	PRM	PRM	
Microbrewery, Small Scale; 250,000 Gallons/Year or Less				CUP	CUP	CUP	CUP	
Mini-Storage				ACC	PRM	PRM	ACC	
Mobile Food Service					PRM	PRM	PRM	
Museums, Art Galleries				PRM	PRM	PRM	PRM	PRM
Newspaper Publishing				PRM	PRM	PRM	PRM	

Land Uses	R-1	R-2	R-3	C-D	C-H	I	I-C	P-U
Office Supplies and Equipment				PRM	PRM	PRM	PRM	
Parking Lots/Garages—Commercial or Public				PRM	PRM	PRM	PRM	PRM
Permanent Supportive Housing	PRM	PRM	PRM	PRM	PRM			
Personal Services (Barber, Salon, Etc.)	CUP	CUP	CUP	PRM	PRM	PRM	PRM	
Pet Services	CUP	CUP	CUP	PRM	PRM	PRM	PRM	
Pharmacies				PRM	PRM	PRM	PRM	
Professional Services (Lawyer, Psychiatrist, Etc.)	CUP	CUP	CUP	PRM	PRM	PRM	PRM	
Repair Services, Electronics/Appliances	CUP	CUP	CUP	PRM	PRM	PRM	PRM	
Restaurant				PRM	PRM	PRM	PRM	PRM
Retail—Textiles, Sporting Goods				PRM	PRM	PRM	PRM	
Retail Stores				PRM	PRM	PRM	PRM	
RV Sales and Service					PRM	PRM	PRM	
Short-Term Rentals Tier 1 or Tier 2				PRM	PRM			
Short-Term Rentals Tier 3				PRM	PRM			
Taverns, Bars, Cocktail Lounges				PRM	PRM	PRM	PRM	
Tractor, Trailer Sales					PRM	PRM	PRM	
Transitional Housing	PRM	PRM	PRM	PRM	PRM			
Truck Stops					CUP	CUP		
Vehicle Repair, Service Shops and Auto Sales				PRM	PRM	PRM	PRM	
Video Rental		CUP	CUP	PRM	PRM	PRM	PRM	
Winery	ACC	CUP	ACC	PRM	PRM	PRM	PRM	
Winery, Small Scale	ACC	CUP	ACC	PRM	PRM	PRM	PRM	
INDUSTRIAL USES								
Above/Below Ground Storage of Critical Material					ACC	ACC	ACC	
Accessory Structure, Industrial					ACC	ACC	ACC	
Airports and Supporting Aviation Activities						CUP	CUP	CUP
Apparel Manufacture				PRM	PRM	PRM	PRM	
Asphalt Paving Plant								
Bakery, Wholesale				PRM	PRM	PRM	PRM	
Beverage Industry				PRM	PRM	PRM	PRM	
Building/Construction Materials, Manufacture/Assembly/Fabrication Lumber Yard					PRM	PRM		
Bulk Fuel Distributor						PRM		
Cement/Concrete Plant								
Chemical, Pharmaceuticals, Cosmetics Manufacture/Processing/Packaging						PRM	CUP	

Land Uses	R-1	R-2	R-3	C-D	C-H	I	I-C	P-U
Communications, TV/Radio Stations, Telephone Exchanges				PRM	PRM	PRM	PRM	
Construction Contractor's Yards				CUP	PRM	PRM		
Controlled Atmosphere (CA) Storage					PRM	PRM		
Electronic Product Manufacture/Assembly				PRM	PRM	PRM	PRM	
Fabricated Metal Products, Sheet Metal, Welding				PRM	PRM	PRM	PRM	
Furniture Products Manufacture/Assembly				CUP	PRM	PRM	PRM	
Glass Products Manufacture/Assembly				CUP	PRM	PRM	PRM	
Hardware Products Manufacture/Assembly				CUP	PRM	PRM	PRM	
Hazardous Waste Storage, On-Site				ACC	ACC	ACC	ACC	
Hazardous Waste Treatment, On-Site								
Heliports					CUP	CUP	CUP	ACC
Leather Products Manufacture/Assembly								
Machinery/Heavy Equipment Manufacture/Assembly						PRM	PRM	
Manufactured Homes, Travel Trailers, Campers, Manufacture/Assembly/Fabrication						PRM	PRM	
Medical/Scientific Research, Product Manufacture/Assembly				PRM	PRM	PRM	PRM	
Mineral Extraction, Crushing, Screening, Etc.								
Paper Products Manufacture/Assembly								
Paperboard Containers Manufacture								
Parcel Delivery Service, Packaging, Crating				PRM	PRM	PRM	PRM	
Plastic Products Manufacture/Assembly						PRM	PRM	
Prefabricated Wood Products								
Printing, Publishing, Binding				PRM	PRM	PRM	PRM	
Rendering Plants								
Research and Development, Nonmedical				PRM	PRM	PRM	PRM	
Rubber Products								
Technology Centers				PRM	PRM	PRM	PRM	
Technology Storage Facilities				PRM	PRM	PRM	PRM	
Vehicle, Boat Building						PRM	PRM	
Warehousing, Storage				ACC	ACC	PRM	ACC	
Wrecking/Junk Yard								
RECREATIONAL USES								
Arboretums and Gardens	PRM	PRM	PRM	PRM	PRM	PRM	PRM	PRM
Bowling Alleys				PRM	PRM			
Drive-In Theater								

Land Uses	R-1	R-2	R-3	C-D	C-H	I	I-C	P-U
Exercise Facility			CUP	PRM	PRM	PRM	PRM	
Golf Course	CUP	CUP	CUP					PRM
Driving Range								
Gun/Sportsmen's Club				PRM ²	PRM	PRM	PRM ²	PRM
Miniature Golf				PRM	PRM		PRM	PRM
Mini-Casinos, Game, Card Rooms				PRM	PRM	PRM	PRM	
Playfields	CUP	CUP	CUP	PRM	PRM	PRM	PRM	CUP
Parks and Recreation Facilities	CUP	CUP	CUP	PRM	PRM	PRM	PRM	CUP
Racetrack/Speedway (Horse, Mini-Sprint, Etc.)								
Recreational Vehicle Park or Tent Campground					CUP			CUP
Roller/Ice-Skating Rink				PRM	PRM		PRM	PRM
Theaters				PRM	PRM		PRM	CUP
Trail Systems	CUP	CUP	CUP	PRM	PRM	PRM	PRM	CUP

¹ In existing single-family residences only, as of July 1, 2008.

² Indoor facility only.

³ Per Section [11.88.170\(4\)](#) in any district that permits single-family residences, the renting of rooms to not more than two boarders, roomers, or lodgers is permitted as an accessory use.

Manson District Use Chart

Table 9.1 – District Use Chart

USE/ACTIVITY	UR1	UR2	UR3	CT	CD	MLI	UP
Accessory Dwelling Unit	A	A	A				
Accessory Buildings, Agricultural	A	A	A	A	A	A	
Accessory Uses to Permitted Uses	A	A	A	A	A	A	A
Fences	P	P	P	P	P	P	P
Recreation/Tourist Uses				P			
Signs	A	A	A	A	A	A	A
Adult Family Home	P	P	P				
<u>Permanent Supportive Housing</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		
<u>Transitional Housing</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		
Bed and Breakfast (3 or Fewer Rooms)	A	A	A		P		

Table 9.1 – District Use Chart

USE/ACTIVITY	UR1	UR2	UR3	CT	CD	MLI	UP
<u>Emergency Shelter, Indoor</u>				<u>P</u>	<u>P</u>		
<u>Emergency Housing, Indoor</u>				<u>P</u>	<u>P</u>		
Caretaker Dwelling Unit					P	P	
Detached Garages	P	P	P				
Duplex Dwellings		P	P				
Guest Inn—4 to 6 Rooms			CUP		P		
Home-Based Business							
Home Occupations	A	A	A				
In-Home Daycare	A	A	A				
Mobile/Manufactured Home Park			CUP				
Multifamily Dwellings (Apartments)			P				
Private Greenhouses	P	P	P				
Dependent Care Housing	CUP	CUP	CUP				
Residential Dwelling Units, Above Ground Floor				A	P	A	
Boarding House	P	P	P				
Single-Family Dwelling	P	P	P				
Single-Family Dwelling, as of December 31, 2017, excluding parcels adjacent to Wapato Way				P ¹	P ¹		
Accessory Uses That Support, Promote or Sustain Agricultural Operations							
Agricultural Uses	P	P	P				
Agricultural Worker Housing, Off-Site							
Agricultural Worker Housing, Permanent	A	P	P				
Agricultural Worker Housing, Temporary							
Agriculturally Related Industry				CUP	CUP	P	
Agricultural Processing Facility						P	
Agricultural Support Services							
Animal Boarding Facilities				CUP			
Kennels							
Farm Visit, U-Pick and Rent-A-Tree Operation	P	P	P				
Roadside Stands, Nursery Greater Than 1,500 sq. ft. Retail							
Roadside Stands, Nursery Less Than 1,500 sq. ft. Retail				P	P		
Winery Less Than 1,500 sq. ft. of Retail Space				P	P	P	
Winery Greater Than 1,500 sq. ft. of Retail Space				P	P	P	

Table 9.1 – District Use Chart

USE/ACTIVITY	UR1	UR2	UR3	CT	CD	MLI	UP
Farm/Agricultural Supply Sales				P	P	P	
Agricultural Theme Market							
Airport/Heliport, Single Engine Crop Dusting/Spraying						CUP	
Commercial Amusement/Recreational Facilities				P	P		
Commercial Feedlot							
Short-Term Rentals Tier 1 or Tier 2	P ¹	P ¹	P ¹	A ¹	A ¹		
Short-Term Rentals Tier 3				P ¹	P ¹		
Lodging Facilities				P	P		
Neighborhood-Oriented Commercial				P	P		
Restaurants and Drinking Establishments				P	P		
Restaurants and Drinking Establishments, Less Than 1,500 sq. ft.				P	P	P	
Tavern					P		
Chemical, Fuel or Fertilizer Distribution, Sales, Bulk Storage						P	
Contractor Storage Yard						P	
Explosives Manufacture and Storage							
Farm Equipment/Machinery Sales and Service						P	
Hazardous Waste Treatment/Storage Facilities, Off-Site							
Heliport, Temporary Emergency and Forest-Related Management Support	P	P	P	P	P	P	P
Inert Waste Site						CUP	
Junkyard/Auto Wrecking Yard/Impound Yard							
Machine Shop—Artisan Goods (behind retail frontage)				CUP	CUP		
Manufacturing, Assembly, Fabrication of Artisan Goods				CUP	CUP	P	
Mineral Extraction, Long-Term							
Mineral Extraction, Short-Term							
Mini Storage						P	
Portable Sawmills and Chippers, Log Sorting and Storage Temporary Installation							
Recycling Inert Waste						CUP	
Remote Industrial Use							
Research Facilities					P	P	
Rock Crusher, Temporary Placement							
Rock Crushing, Sorting, Batching of Concrete or Asphalt							

Table 9.1 – District Use Chart

USE/ACTIVITY	UR1	UR2	UR3	CT	CD	MLI	UP
Sanitary Landfill							
Short-Term Stockpiling of Inert Waste							
Transportation/Shipping Terminal						P	
Vehicle Sales					P	P	
Veterinarian/Animal Hospital—Small animal					P	P	
Warehousing						P	
Wholesale Trade					P	P	
Stockpiling of Sand and Gravel, Etc.							
Retail Sales				P	P		
Retail Trade Serving Industrial Uses						P	
Developed Open Space	P	P	P	P	P	P	P
Educational Institutions, Public or Private	CUP	CUP	CUP				CUP
Educational/Administrative Facilities Associated with Permitted Use	A	A	A	A	A	A	A
Parking Garage				P	P	P	
Parking Lots				P	P	P	
Public Facilities, High Impact	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Public Facilities, Low Impact	P	P	P	P	P	P	P
Recreational Vehicle Park/Campground, Major				P			CUP
Recreational Vehicle Park/Campground, Minor				P			CUP
Schools, Business, Technical or Trade (L)				P	P	P	
Utilities, High Impact	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Utilities, Low Impact	P	P	P	P	P	P	P
Swimming Pools	P	P	P	P	P		P
Churches and Religious Facilities	CUP	CUP	CUP	CUP	CUP	CUP	P
Daycare Center/Preschool	CUP	CUP	CUP	P	P	A	
Food and Beverage Services				P	P	P	P
Personal and Professional Services				P	P	P	
Places of Public and Private Assembly				P	P	P	P
Service Station, Including Automotive Repair				P	P	P	
Cemetery	CUP	CUP	CUP	A	A		P

P¹ = Permitted with Standards

OPTIONAL

11.88.300 Emergency Shelter, Indoor and Emergency Housing, Indoor

For any indoor emergency shelter or indoor emergency housing, the sponsor or managing agency of the property must certify in writing that it has, between the date the permit application was approved and the date the certificate of occupancy was issued:

- (1) Provided the name, if any, of the facility and the name and headquarters address of the managing entity;
- (2) Provided a description of any other programs operating in the building and copies of the applicable licenses and certifications held by the program;
- (3) Notified residents within 500 feet of the indoor emergency shelter or indoor emergency housing;
- (4) Conducted more than one community meeting;
- (5) Designated at least one point of contact authorized to make decisions and take corrective action in the case of an emergency, and provided at least one telephone number to be used in emergencies; and
- (6) Provided documentation of the sponsor's or managing agency's operational policies or procedures for:
 - (A) Promoting and addressing health and safety inside the building and in areas immediately adjacent to the building;
 - (B) Admissions, including a description of the populations the project will serve and potential sources of referral;
 - (C) Program exit or transfer;
 - (D) Handling complaints and grievances from occupants;
 - (E) Health, fire, safety, and occupancy; and
 - (F) Staffing to provide services and resources to the population being served comparable to standard or customary practices for the particular type of housing being provided. The staffing policy or procedure may include, but is not limited to, the number of staff or volunteers present during daytime and nighttime operations, staff or volunteer training, and other processes to provide services and resources to the populations being served.

THANK YOU

We have received your amendment submission. Please allow 1-3 business days for review. Please keep the Submittal ID as your receipt and for any future questions. We will also send an email receipt to all contacts listed in the submittal.

Submittal ID: 2026-S-13020

Submittal Date Time: 07/09/2026

Submittal Information

Jurisdiction	Chelan County
Submittal Type	60-day Notice of Intent to Adopt Amendment
Amendment Type	Comprehensive Plan Amendment

Amendment Information

Brief Description

Proposed code amendments to Peshastin and Mason development regulations to allow Supportive, Temporary, Emergency housing in UGA.

☐ Yes, this is a part of the 10-year periodic update schedule, required under RCW 36.70A.130.

☒ Yes, this is action includes changes to Urban Growth Boundaries.

Planning Commissions Date 07/22/2026

Board of County Commissioners Date 09/02/2026

Anticipated/Proposed Date of Adoption 12/31/2026

Categories

Submittal Category

Comprehensive Plan

Attachments

Attachment Type	File Name	Upload Date
Comprehensive Plan Amendment - Draft	ZTA 26-164 STEP Housing Draft1.pdf	07/09/2026 02:59 PM
SEPA Materials	ZTA 26-164 Signed SEPA DNS.pdf	07/09/2026 03:00 PM
SEPA Materials	ZTA 26-164 SEPA Checklist.docx	07/09/2026 03:00 PM

Contact Information

Prefix	Ms.
First Name	Deanna
Last Name	Walter
Title	Director
Work	(509) 667-6225
Cell	
Email	deannac.walter@co.chelan.wa.us

☒ Yes, I would like to be contacted for Technical Assistance.

Certification

☒ I certify that I am authorized to submit this Amendment for the Jurisdiction identified in this Submittal and all information provided is true and accurate to the best of my knowledge.

Full Name	Ashley Fernandez
Email	ashley.fernandez@co.chelan.wa.us



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

**SEPA NOTICE ISSUANCE OF
DETERMINATION OF SIGNIFICANCE (DNS)**

Pursuant to Title 14, Development Permit Procedures & Administration Section 14.08.030, Determination of Completeness, Chelan County Board of County Commissioners Resolution No. 2004-16, as amended.

Project Description: Proposed code amendments to Chelan County Code Titles 7,11,12 and 14.

File Number: ZTA 25-248
Parcel Number: Countywide
Parcel Address: N/A
Owner/Applicant: Chelan County
316 Washington St. Ste. 201
Wenatchee, WA 98801

Lead Agency: Chelan County Community Development

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). The decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request. Pursuant to WAC 197-11-800(1)(b) the proposed development is not exempt from environmental review.

This DNS is issued under WAC 197-11-340(2), and the comment period will end at 5:00 p.m. on July 18, 2026.

Responsible Official: Deanna Walter – SEPA Responsible Official
Address: Chelan County Community Development
316 Washington St, Suite 301
Wenatchee, WA 98801
Phone: (509) 667-6225

Signature: Deanna Walter **Date:** 6/29/26

Co-living Housing

14.98.403 “Co-living housing” means a residential development with sleeping units that are independently rented and lockable and provide living and sleeping space, and residents share kitchen facilities with other sleeping units in the building.

Peshastin District Use Chart (residential portion)

11.22.030 Permitted, accessory and conditional uses

Land Uses	R-1	R-2	R-3	C-D	C-H	I	I-C	P-U
RESIDENTIAL USES								
Accessory Dwelling, Detached	PRM	PRM	PRM	CUP			CUP	CUP
Accessory Dwelling, Attached	PRM	PRM	PRM					
Accessory Structure, Residential 1,500 Square Feet or Less	PRM	PRM	PRM	ACC	ACC		ACC	
Accessory Structure, Residential Greater than 1,500 Square Feet	ACC	ACC	ACC	ACC	ACC		ACC	
Bed and Breakfast	CUP	CUP	CUP	PRM ¹	PRM ¹			
Boarding ³	ACC	ACC	ACC	ACC ¹	ACC ¹			
Caretaker's Residence				ACC	ACC	ACC	ACC	ACC
Condominiums—Residential (Full-Time Ownership)		PRM	PRM	PRM	PRM		CUP	
Assisted Living Facility	PRM	PRM	PRM	PRM	PRM			
Convalescent Home/Nursing Home		CUP	CUP	PRM	PRM			
Daycare Center, Preschool	CUP	CUP	CUP	PRM	PRM	PRM	PRM	PRM
Daycare Home	ACC	ACC	ACC	ACC ¹	ACC ¹			
Duplex Dwelling	PRM	PRM	PRM	PRM	PRM		CUP	
Foster Home/Group Home	ACC	ACC	ACC	ACC ¹	ACC ¹			
Home Occupation	ACC	ACC	ACC	ACC ¹	ACC ¹			
Home-Based Business	CUP	CUP	CUP	CUP ¹	CUP ¹			
Manufactured Home, Designated	PRM	PRM	PRM					
Manufactured/Mobile Home Park		PRM	PRM					
Manufactured Home	PRM	PRM	PRM					
Mobile Home								
Modular Home	PRM	PRM	PRM					
Multifamily Dwelling		PRM	PRM	PRM	PRM		CUP	
<u>Co-living Housing</u>		<u>PRM</u>	<u>PRM</u>	<u>PRM</u>	<u>PRM</u>			

Land Uses	R-1	R-2	R-3	C-D	C-H	I	I-C	P-U
Single-Family Dwelling	PRM	PRM	PRM					
Existing Single-Family Dwelling as of July 1, 2008				PRM	PRM			

Manson District Use Chart

11.23.030 District use Chart

Table 9.1 – District Use Chart

USE/ACTIVITY	UR1	UR2	UR3	CT	CD	MLI	UP
Accessory Dwelling Unit	A	A	A				
Accessory Buildings, Agricultural	A	A	A	A	A	A	
Accessory Uses to Permitted Uses	A	A	A	A	A	A	A
Fences	P	P	P	P	P	P	P
Recreation/Tourist Uses				P			
Signs	A	A	A	A	A	A	A
Adult Family Home	P	P	P				
Bed and Breakfast (3 or Fewer Rooms)	A	A	A		P		
Caretaker Dwelling Unit					P	P	
Detached Garages	P	P	P				
Duplex Dwellings		P	P				
Guest Inn—4 to 6 Rooms			CUP		P		
Home-Based Business							
Home Occupations	A	A	A				
In-Home Daycare	A	A	A				
Mobile/Manufactured Home Park			CUP				
Multifamily Dwellings (Apartments)			P				
<u>Co-living Housing</u>			<u>P</u>				
Private Greenhouses	P	P	P				
Dependent Care Housing	CUP	CUP	CUP				
Residential Dwelling Units, Above Ground Floor				A	P	A	
Boarding House	P	P	P				
Single-Family Dwelling	P	P	P				
Single-Family Dwelling, as of December 31, 2017, excluding parcels adjacent to Wapato Way				P ¹	P ¹		

11.23.030 District use Chart

Table 9.1 – District Use Chart

USE/ACTIVITY	UR1	UR2	UR3	CT	CD	MLI	UP
Accessory Uses That Support, Promote or Sustain Agricultural Operations							
Agricultural Uses	P	P	P				
Agricultural Worker Housing, Off-Site							
Agricultural Worker Housing, Permanent	A	P	P				
Agricultural Worker Housing, Temporary							
Agriculturally Related Industry				CUP	CUP	P	
Agricultural Processing Facility						P	
Agricultural Support Services							
Animal Boarding Facilities				CUP			
Kennels							
Farm Visit, U-Pick and Rent-A-Tree Operation	P	P	P				
Roadside Stands, Nursery Greater Than 1,500 sq. ft. Retail							
Roadside Stands, Nursery Less Than 1,500 sq. ft. Retail				P	P		
Winery Less Than 1,500 sq. ft. of Retail Space				P	P	P	
Winery Greater Than 1,500 sq. ft. of Retail Space				P	P	P	
Farm/Agricultural Supply Sales				P	P	P	
Agricultural Theme Market							
Airport/Heliport, Single Engine Crop Dusting/Spraying						CUP	
Commercial Amusement/Recreational Facilities				P	P		
Commercial Feedlot							
Short-Term Rentals Tier 1 or Tier 2	P ¹	P ¹	P ¹	A ¹	A ¹		
Short-Term Rentals Tier 3				P ¹	P ¹		
Lodging Facilities				P	P		
Neighborhood-Oriented Commercial				P	P		
Restaurants and Drinking Establishments				P	P		
Restaurants and Drinking Establishments, Less Than 1,500 sq. ft.				P	P	P	
Tavern					P		
Chemical, Fuel or Fertilizer Distribution, Sales, Bulk Storage						P	
Contractor Storage Yard						P	
Explosives Manufacture and Storage							
Farm Equipment/Machinery Sales and Service						P	

11.23.030 District use Chart

Table 9.1 – District Use Chart

USE/ACTIVITY	UR1	UR2	UR3	CT	CD	MLI	UP
Hazardous Waste Treatment/Storage Facilities, Off-Site							
Heliport, Temporary Emergency and Forest-Related Management Support	P	P	P	P	P	P	P
Inert Waste Site						CUP	
Junkyard/Auto Wrecking Yard/Impound Yard							
Machine Shop—Artisan Goods (behind retail frontage)				CUP	CUP		
Manufacturing, Assembly, Fabrication of Artisan Goods				CUP	CUP	P	
Mineral Extraction, Long-Term							
Mineral Extraction, Short-Term							
Mini Storage						P	
Portable Sawmills and Chippers, Log Sorting and Storage Temporary Installation							
Recycling Inert Waste						CUP	
Remote Industrial Use							
Research Facilities					P	P	
Rock Crusher, Temporary Placement							
Rock Crushing, Sorting, Batching of Concrete or Asphalt							
Sanitary Landfill							
Short-Term Stockpiling of Inert Waste							
Transportation/Shipping Terminal						P	
Vehicle Sales					P	P	
Veterinarian/Animal Hospital—Small animal					P	P	
Warehousing						P	
Wholesale Trade					P	P	
Stockpiling of Sand and Gravel, Etc.							
Retail Sales				P	P		
Retail Trade Serving Industrial Uses						P	
Developed Open Space	P	P	P	P	P	P	P
Educational Institutions, Public or Private	CUP	CUP	CUP				CUP
Educational/Administrative Facilities Associated with Permitted Use	A	A	A	A	A	A	A
Parking Garage				P	P	P	
Parking Lots				P	P	P	
Public Facilities, High Impact	CUP	CUP	CUP	CUP	CUP	CUP	CUP

11.23.030 District use Chart

Table 9.1 – District Use Chart

USE/ACTIVITY	UR1	UR2	UR3	CT	CD	MLI	UP
Public Facilities, Low Impact	P	P	P	P	P	P	P
Recreational Vehicle Park/Campground, Major				P			CUP
Recreational Vehicle Park/Campground, Minor				P			CUP
Schools, Business, Technical or Trade (L)				P	P	P	
Utilities, High Impact	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Utilities, Low Impact	P	P	P	P	P	P	P
Swimming Pools	P	P	P	P	P		P
Churches and Religious Facilities	CUP	CUP	CUP	CUP	CUP	CUP	P
Daycare Center/Preschool	CUP	CUP	CUP	P	P	A	
Food and Beverage Services				P	P	P	P
Personal and Professional Services				P	P	P	
Places of Public and Private Assembly				P	P	P	P
Service Station, Including Automotive Repair				P	P	P	
Cemetery	CUP	CUP	CUP	A	A		P



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We have received your submitted amendment. Please allow 1-3 business days for review. Please keep the Submittal ID as your receipt and for any future questions. We will also send an email receipt to all contacts listed in the submittal.

Submittal ID: 2026-S-13019

Submittal Date and Time: Jul 9, 2026, 12:00:00 AM

Submittal Information

Jurisdiction:

Chelan County (0400)

Submittal Type:

60-day Notice of Intent
to Adopt Amendment

Amendment Type:

Comprehensive Plan Amendment

Amendment Information

Brief Description

Proposed code amendments to Chelan County code titles 11 & 14. COUNTYWIDE

☐ **Yes, this is a part of the 10-year periodic update schedule, required under RCW 36.70A.130.**

☒ **Yes, this action includes changes to Urban Growth Boundaries?**

Planning Commissions Date 07-22-2026

Board of County Commissioners Date

09-02-2026

Anticipated/Proposed 12-31-2026
Date of Adoption

Categories

Submittal Category	
Comprehensive Plan	

Attachments

Attachment Type	File Name	Uploaded Date
Comprehensive Plan Amendment - Draft	ZTA 26-163 Co-living Housing DRAFT1.pdf	7/9/26, 2:48 PM
SEPA Materials	ZTA 26-163 Signed SEPA DNS.pdf	7/9/26, 2:49 PM
SEPA Materials	ZTA 26-163 SEPA Checklist.docx	7/9/26, 2:50 PM
Public Notice	column_affidavit_av572x3flnWmcfn8y82p.pdf	7/9/26, 2:50 PM

Contact Information

Prefix Ms.
First Name Deanna
Last Name Walter
Title Director
Work Phone (509) 667-6225
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Email deannac.walter@co.chelan.wa.us

☐ Yes. This is a consultant.



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

TO: Chelan County Planning Commission
FROM: Chelan County Community Development
HEARING DATE: August 26, 2026
FILE NUMBER: ZTA 2026-163 Co-living Housing Text Amendment

RECOMMENDED MOTION

The Chelan County Planning Commission may make a motion to recommend approval or denial to the Chelan County Board of County Commissioners of the proposed Development Regulation Text Amendments, pursuant to Chelan County Code Section 14.10.050. Suggested Findings of Fact and Conclusions of Law, which may be modified, are included in this staff report.

Staff finds that the proposed Development Regulation Text Amendment to add a definition for Co-living housing and amend the district use charts for Peshastin and Manson urban growth areas, given file number ZTA 2026-163, complies with Chelan County Countywide Planning Policies and the Growth Management Act based upon the findings of fact and conclusions of law contained within the staff report.

GENERAL INFORMATION

Applicant	Chelan County
Planning Commission Notice of Hearing Published	August 15, 2026
Planning Commission Hearing	August 26, 2026
60-day State agency review	Initiated July 9, 2026
SEPA Determination	June 29, 2026

SEPA Environmental Review

A Determination of Non-Significance was issued under WAC 107-11-340 for ZTA 2026-163 on June 29, 2026 (Attachment 1). The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). The decision was made after a review of a completed environmental checklist and other information on file with the lead agency.

Agency Comments:

None received to date. (If received prior to hearing, will be Attachment 2)

Public Comment:

None received to date. (If received prior to hearing, will be Attachment 2)

60-Day Notice

Sent to Department of Commerce July 9, 2026 (Letter of acknowledgement included as Attachment 3).

PROJECT DESCRIPTION – ZTA 2026-163

During the 2024 regular session, the Washington State Legislature passed Engrossed Substitute House Bill (EHSB) 1998 which was intended to “legalize inexpensive housing choices through co-living housing; adding a new section to chapter 36.70A RCW; and creating a new section.”

The subject zoning text amendment is the local implementation of this legislation which became pre-emptive as of December 31, 2025. The proposal is to add a new definition to Title 14 for Co-living housing and to amend Title 11, Sections 11.22 and 11.23 to add Co-living housing to the district use charts for the Peshastin and Manson urban growth areas. The revision to the code would allow Co-living housing outright in any zone that allows 6 or more multi-family dwelling units per lot including mixed use zones.

COMPREHENSIVE PLAN

Chelan County conducts an annual review of development regulation text amendments for compliance with the adopted Comprehensive Plan. The Comprehensive Plan represents the long-term vision for future land uses and development. For the county-initiated text amendments, the merits of the requested change must be demonstrated as being consistent with adopted goals and policies.

The following Comprehensive Plan goals and policies are relevant to the proposed request for ZTA 2026-163:

Goal LU 1: Residential designations shall provide for an adequate supply of land to accommodate the housing needs and strategies outlined by the comprehensive plan. Implementation regulations shall provide for a variety of residential opportunities to serve a full range of income levels.

Policy LU 1.4: Except as provided for by the Rural Element, new residential development which requires urban services and facilities must be located within urban growth areas or LAMIRDs.

Policy LU 1.5: Encourage infill of vacant and underdeveloped land in existing residential areas within urban growth areas and rural communities, such as LAMIRDs.

REVIEW CRITERIA

The proposals were analyzed based on existing code provisions and past practices or when readily available, within existing County resources. While each proposed amendment may or may not have met all the criteria, the proposals must be weighed by their individual and collective impacts. Additionally, agency and public comment play a role in understanding potential impacts to surrounding land uses, impacts to rural character, and how the amendment may serve the general public’s interest.

Pursuant to Chelan County Code (CCC) Section 14.13.040, the following review criteria were used to evaluate the proposed amendments:

1. *The amendment is necessary to resolve a public land issue or problem* ([CCC 14.13.040\(1\)](#)) (code amendment)

Finding of Fact:

Chelan County, along with the rest of Washington State is experiencing a shortage of affordable housing for its low- and moderate-income residents. ESHB 1998 was designed to address this issue in part. As described by the adopted legislation, Co-living housing provides options for people looking for an alternative to the traditional single-family residence or apartment which may be financially out of reach. Co-living housing generally provides low cost living situations which are particularly suitable for seniors on a fixed income, individuals moving from homelessness to secure housing, workforce housing where residents may not be in the area on a year-round basis, students and other populations for whom the co-living housing model may be preferable and affordable.

Housing options that target low- and moderate-income individuals, help to alleviate the pressure on housing availability and affordability.

Conclusion: The amendments are necessary to resolve a public land use issue or problem.

2. *The amendment is consistent with goals of the Growth Management Act, Chapter 36.70A RCW. [\(CCC 14.13.040\(2\)\).](#) (code amendment) The amendment complies with or supports...county-wide planning policies. [\(CCC 14.13.040\(3\)\)](#) (code amendment)*

Finding of Fact: RCW 36.70A.020 describes 13 planning goals to guide the adoption of comprehensive plans and development regulations for counties and cities planning under the Growth Management Act. These goals include, but are not limited to:

(2) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

Co-living housing options would only be permitted in urban growth areas through this action, thereby not contributing to sprawl.

(4) Housing. Plan for and accommodate housing affordable to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

Providing an option for Co-living housing serves to promote a variety of housing types.

Conclusion: The proposal is consistent with the goals of the Growth Management Act and any applicable county-wide planning policies.

3. *The amendment complies with or supports comprehensive plan goals and policies... [\(CCC 14.13.040\(3\)\)](#) (code amendment)*

Finding of Fact: The proposed amendments to the development regulations would support numerous goals and policies within the Land Use and Housing Elements of the Comprehensive Plan by providing options for a variety of housing types that would target low- and middle-income residents.

Conclusion: The proposed amendments support the Chelan County comprehensive plan goals and policies.

4. *The amendment does not adversely affect lands designated as resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated; [CCC 14.13.040\(4\)](#) (code amendment)*

Finding of Fact: The amendment would allow for the development of new housing types in the urban growth areas of Peshastin and Manson. Co-living housing would primarily be located in multi-family and mixed-use zones when constructed. All proposed developed would be required to comply with relevant critical area regulations.

Conclusion: This amendment would not adversely affect lands designated as resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.

5. *The development regulation amendment is based on sound land use planning practices and would further the general public health, safety and welfare. [\(CCC 14.13.040 \(5\)\)](#) (code amendment)*

Finding of Fact: The amendment is required by the passage of ESHB 1998 which became preemptive as of 12/31/25.

Conclusion: The proposed amendment serves the interests of the general public, including public health, safety, and welfare.

FINDINGS OF FACT

1. Chelan County adopted Title 14, Development Permit Procedures and Administration outlining provisions relating to the amendment of the Development Regulations consistent with RCW 36.70A. The County followed the procedures required for amendment of the development regulations.
2. The requirements of RCW 43.21C, the State Environmental Policy Act, and WAC 197-11, SEPA Rules, have been satisfied. To comply with the requirements of the State Environmental Policy Act for environmental review of a non-project action, the County, as lead agency issued a Determination of Non-significance on June 29, 2026.
3. The required State agency review with the Department of Commerce (COM) and other State agencies, pursuant to RCW 36.70A.106 was initiated on July 9, 2026.
4. A request for amendments to Chelan County Code was made by Chelan County to comply with the provisions of ESHB 1998.

CONCLUSIONS OF LAW

1. The amendment to the Chelan County development regulations are consistent with the requirements of the Growth Management Act (RCW 36.70A), Chelan County Comprehensive Plan and County-Wide Planning Policies.
2. The amendment is necessary to address a public land use issue or problem.
3. The amendments do not adversely affect designated resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.
4. Reviewing agencies and the general public were given an opportunity to comment on the proposed amendments.
5. The amendments are consistent with Chelan County Code Title 14 Development Permit Procedures and Administration.
6. The requirements of RCW 43.21C, the State Environmental Policy Act and WAC 197-11 SEPA Rules have been satisfied.

7. The adoption of this amendment is in the best interest of the public and furthers the health, safety, and welfare of the citizens of Chelan County.

ATTACHMENTS

1. SEPA Determination
2. Agency and Public Comments (none at time of staff report issuance)
3. 60-day Review Acknowledgment Letter from WA Dept. of Commerce
4. Proposed Code Amendment



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

**SEPA NOTICE ISSUANCE OF
DETERMINATION OF SIGNIFICANCE (DNS)**

Pursuant to Title 14, Development Permit Procedures & Administration Section 14.08.030, Determination of Completeness, Chelan County Board of County Commissioners Resolution No. 2004-16, as amended.

Project Description: Proposed code amendments to Chelan County Code Titles 11 and 14.

File Number: ZTA 26-163
Parcel Number: Countywide
Parcel Address: N/A
Owner/Applicant: Chelan County
316 Washington St. Ste. 201
Wenatchee, WA 98801

Lead Agency: Chelan County Community Development

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). The decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request. Pursuant to WAC 197-11-800(1)(b) the proposed development is not exempt from environmental review.

This DNS is issued under WAC 197-11-340(2), and the comment period will end at 5:00 p.m. on July 18, 2026.

Responsible Official: Deanna Walter – SEPA Responsible Official
Address: Chelan County Community Development
316 Washington St, Suite 301
Wenatchee, WA 98801
Phone: (509) 667-6225

Signature: Deanna Walter **Date:** 6/29/26

DRAFT



July 2026
Chelan County Comprehensive Plan



Stehekin Community Plan

Appendix to the 2026–2046 Chelan County Comprehensive Plan

Prepared for Chelan County

July 2026
Chelan County Comprehensive Plan

Stehekin Community Plan

Appendix to the 2026–2046 Chelan County Comprehensive Plan

Prepared for
Chelan County Natural Resources Dept.
411 Washington Street, Suite 201
Wenatchee, WA 98801

Prepared by
Anchor QEA
14 N Wenatchee Ave Ste 139
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1 Introduction and Plan Framework

The Stehekin Community Plan provides a framework to guide land use, development, and public investment in a way that reflects the community's priorities and the unique conditions of the Stehekin Valley. Developed in coordination with Chelan County, partner agencies, and community members, the Plan outlines a shared vision for maintaining a viable, year-round community while recognizing the area's limited infrastructure, environmental constraints, and predominant public land ownership. As a supplement to the *Chelan County Comprehensive Plan*, it is intended to inform decision-making, support coordination among agencies, and help ensure that future actions align with the long-term needs and character of Stehekin.

1.1 Purpose and Authority

The purpose of this Plan is to guide decision-making for the Stehekin community in the years to come. It is intended to be reviewed on a regular basis and remain aligned with the community's vision, including:

- Community Engagement
- Community Priorities
- Goals and Policies

This Plan acknowledges the importance of critical local services and infrastructure, such as the local school, post office, power utility, and daily ferry service and freight barge, as well as the effects of the National Park Service (NPS) policies and decisions on the Stehekin community.

This Plan will be adopted by the Chelan Board of County Commissioners and Planning Commission as an appendix to the *Chelan County Comprehensive Plan*. It supplements Chelan County's Comprehensive Plan with detailed, specific guidance tailored to Stehekin's distinct social, economic, and environmental context. It provides clear policy direction and strategic guidance for land use, interagency partnerships, and public and private investment, serving as both an advocacy tool for the community and a coordination framework for the stewards and agencies who shape Stehekin's future.

1.2 Community Vision

The Stehekin Community Plan exists to support Stehekin's future as a viable, year-round community anchored by permanent and long-term residents and families, and essential community services.

The Stehekin Community Plan outlines the goals that the community has identified to be in their best interest and which support the community priorities in Section 3 of this Plan. Goals of the Plan are as follows:

1. Support the year-round community, including essential community services for permanent and long-term residents and families, and sustain services available to visitors of the valley.

2. Consider zoning alternatives that support the appropriate use of land throughout the community and preserve or increase the existing viable private land base to enable the community to continue to thrive.
3. Proactively work toward long-term measures that address and respond to fire, floods and other natural disasters.
4. Continue to conserve, protect, and maintain scenery and natural resources in the community.
5. Facilitate the adequate provision of public services that align with the needs of the community.

Documenting community priorities, values, and long-term goals informs future decision-making in the Stehekin Valley to remain grounded in a shared vision beyond short-term pressures. By proactively guiding near- and long-term decisions, the Plan helps ensure that choices at every level reflect the community's vision of Stehekin as a safe, resilient, and sustainable place to live and recreate.



1.3 Planning Context

1.3.1 Background

Stehekin developed as a small valley community at the head of Lake Chelan in Chelan County, Washington. The community pre-dates the establishment of the Lake Chelan National Recreation Area (LCNRA) in the North Cascades National Park Service Complex (1968) and has long consisted of private residences, small-scale agriculture, recreation services, and resource-based livelihoods. The valley was located within a trade route between coastal indigenous Tribes and interior Tribes but was not permanently occupied until the late 1800s, when settlement occurred in response to mining, timber harvest, trapping, and early tourism.

The first sail of the “Lady of the Lake” on Lake Chelan was in 1900 to access the mines located in the valley, which initiated land claims and some of the initial homesteads in the area. In 1927, Lake Chelan was dammed and raised 21 feet, which marked the end of the Field Hotel, an elegant tourist destination at the head of the lake. Today, the Stehekin Landing acts as the point of entry for visitors arriving by watercraft.

Stehekin is accessible only by air, boat, or foot; the nearest road access is approximately 18 miles away. Two primary roads (Stehekin Valley Road and Company Creek Road) provide internal access and are managed and maintained by the NPS. Road standards vary, and steep terrain presents evacuation and emergency response challenges. Public infrastructure includes a hydroelectric power plant, distribution lines, visitor facilities, campgrounds, bridges, maintenance facilities, and housing. A 100,000-gallon water tank and hydrants serve the Stehekin Landing area. Water sources include private groundwater wells, Lake Chelan, and the Stehekin River.

Fire protection is provided by Chelan County Fire District #10 (formed in 2006), with support from NPS and other agencies. Fire District #10 encompasses the Stehekin Valley and shoreline down-lake to Lucerne.

The planning area is surrounded by the Glacier Peak Wilderness, the LCNRA, and the Lake Chelan Sawtooth Wilderness, reflecting Stehekin's embedded relationship within a largely federal land management framework. Governance and services involve coordination among Chelan County, Chelan County Public Utility District (Chelan PUD), the NPS, the U.S. Forest Service (USFS), the U.S. Army Corps of Engineers (USACE), and the Washington State Department of Natural Resources (DNR).

1.3.2 Existing Land Use and Community Character

Existing land-use patterns in the Stehekin Valley reflect a dispersed rural settlement structure shaped by natural constraints and historic development patterns.

The character of residential development is low density and is integrated with the surrounding landscape. Residential development is distributed among several identifiable subareas, including Upper Lakeshore, Stehekin Landing, Head of Lake, Silver Bay, Middle Valley, Company Creek, and Upper Valley (see Figure 1.3.2). Dwelling types consist primarily of single-family homes and cabins, including rental units, along with historic structures and associated accessory outbuildings. The land between each of these distinct subareas is owned by the federal government as public open space. Often this property is encumbered by critical areas (steep slope, the river), further ensuring that the open space will be protected in perpetuity—and that the subareas will remain separate.

Figure 1.3.2
Sub Areas



Commercial and visitor-oriented uses are generally concentrated in Stehekin Landing and in portions of the Middle and Upper Valleys. This includes a resort complex with cabins and a restaurant (Stehekin Valley Ranch), as well as a bakery and rental cabin operations. Visitor attractions include Rainbow Falls, Buckner Orchard Homestead, and small public parks along the lake.

Environmental constraints that substantially influence land use throughout the valley include steep slopes, floodplains, riparian vegetation along streams, and elevated wildfire risk.

1.3.3 *Previous Planning Efforts*

This section summarizes key prior plans and efforts that have shaped land use, policy direction, and investment decisions affecting the community. These efforts provide context by documenting prior community input, agency actions, and strategic priorities. This is not a comprehensive list of resources.

- Establishment of Lake Chelan National Recreation Area pursuant to 16 U.S.C. § 90a–1 (Public Law 90–544, 1968).
- *Stehekin Comprehensive Plan*, 1980.
- *Lake Chelan Final General Management Plan and Environmental Impact Assessment*, 1995.
- *Stehekin Valley Community Wildfire Protection Plan*, 2008.
- *Lake Chelan National Recreation Area Land Protection Plan*, 2012.
- *Lake Chelan National Recreation Area Stehekin River Corridor Implementation Plan and Final Environmental Impact Statement*, 2012.
- *Chelan County Comprehensive Plan*, 2017.
- *County of Chelan Multi-Jurisdictional Natural Hazard Mitigation Plan*, 2020.
- *Chelan County Climate Resiliency Strategy*, 2020.
- *North Cascades National Park Service Complex Accessibility Self-Evaluation and Transition Plan*, 2023
- *Chelan County Shoreline Master Program*, 2024.
- *North Cascades National Park Service Complex Rehabilitate Stehekin Landing Marina to Improve Visitor Access and Services Plan* (ongoing).

1.4 Planning Approach

Stehekin has a long history of planning efforts from both residents and public lands agencies. Those plans served as background to this current effort, which has been pursued as a collaborative and iterative process with County staff and community stakeholders, as well as with Chelan County (PUD). The effort is based in community conversation and storytelling, focus on key issues and concerns, and consistently returning to the community vision.

In the context of these conversations and this Plan, the following terms are used with the following meanings:

- *Community capacity* refers to both the availability of water and power to serve community members, as well as other public infrastructure such as road capacity, school system, and passenger ferry and barge service. Land availability affects capacity.
- A *viable year-round community* means that there are multiple people (families and individuals) who make Stehekin their primary residence throughout the year. Viability is considered in the sense that Stehekin residents would have access to social, economic, and physical well-being services within the community and would reduce their need to travel down-lake.
- *Compatible development* refers to new buildings or site modifications that preserve the natural environment and the feeling of living in the forest and are compatible with the purposes of the LCNRA General Management Plan. The current zoning ordinances of Chelan County are used to meet the compatibility criteria.

This Plan is meant to be a companion to the *Chelan County Comprehensive Plan*, with goals and policies to be considered over the next 20 years.

1.5 How to Use This Plan

The Plan informs County land-use decisions, zoning interpretations, and capital planning efforts, as well as decisions by partner agencies including the NPS and Chelan PUD. While the Plan does not supersede existing regulations, it clarifies the type, scale, and character of development anticipated in the valley and helps align regulatory and investment decisions with community priorities.

Additionally, the Plan can be used to evaluate proposals, track progress, identify gaps, and adjust strategies in response to changing conditions, ensuring that it remains relevant and useful over time.

This Plan does not create new regulatory authority on its own or override existing laws, but instead guides how existing regulations and agency actions are applied within a specific community context.

1.5.1 How This Plan Is Organized

The Plan is organized differently than the Comprehensive Plan. The Plan starts with a community profile and existing conditions discussing the natural environment and existing development, and providing an overview of the current land ownership and population in Section 2. Section 3 discusses community priorities that have been highlighted through prior planning efforts, community conversations, and recent events in the valley. Given the significant presence of the NPS and the LCNRA in Stehekin and the need for cooperation between NPS and the Stehekin community, Section 4 specifically addresses NPS policies and guidelines with implications for the Stehekin community. The land use and zoning strategy described in Section 5 outlines the existing land use

and zoning and provides potential direction to County government on zoning options, tools, and recommended approaches for the Stehekin community.

All of these subjects are summarized in a short section on key issues in Section 6, which provides the connection between community priorities and the goals and policies that have resulted from this work. The goals and policies are consolidated into Section 7 for ease of reference.

Finally, the Plan offers implementation strategies (Section 8) and a summary of public engagement (Section 9) as the foundation for this effort and for efforts moving forward.

2 Community Profile and Existing Conditions

2.1 Environmental and Physical Constraints

2.1.1 Fire/Forest Health



Stehekin is located in a forested setting where natural wildfires were historically part of the ecosystem. With human settlement came fire suppression activities to protect life and property, resulting in both increased fuel loading and the need to protect human life and structures. Over the past few decades the summer fire seasons have lengthened and wildfires have increased in frequency, intensity, and scale. In addition, Douglas fir forests damaged by insect and disease infestations are less resilient to wildfire. Limited firefighting access, steep topography, high fuel loads, and the lack of defensible space around many structures all increase risks to human life and safety as well as damage to or loss of buildings and crucial utilities in Stehekin. Chelan County defines the Wildland-Urban Interface (WUI) to encompass areas such as Stehekin where wildfire can move between natural vegetation and the built environment with negative impacts to the community. The 2025 *Chelan County Community Wildfire Protection Plan* (CWPP) indicates potential high to extreme

fire behavior in the Stehekin Valley, with the potential for all houses in the area to be exposed to embers from burning vegetation. The Stehekin Valley is designated by the County as a CWPP WUI Planning and Prevention Area.

Several entities provide incident response for wildfires in and around Stehekin. Chelan County Fire District #10 is a volunteer-based district established in 2006 specifically to protect the Stehekin Valley and immediate down-lake areas. The district works with the NPS, DNR, and Chelan County Emergency Management for wildfire response. Since 1990 the NPS has performed prescribed burns and thinning on over 1,000 acres in the Stehekin area to reduce wildfire risk. The 2008 Stehekin Valley CWPP included over 3,000 acres of planned prescribed fire units with perimeters designed to protect the WUI areas of Stehekin. Such mitigation efforts were planned to help reduce fuel buildup, enhance habitat, and create defensible space around infrastructure. However, in more recent years, the NPS has not continued such expansive prescribed burn efforts due to smaller burn windows.

Nevertheless, in 2024 the Pioneer Fire burned nearly 39,000 acres and threatened approximately 500 buildings in Stehekin. Wildfire conditions throughout Chelan County are expected to worsen over the coming decades, resulting in more days with poor air quality, slope destabilization, economic losses, fish and wildlife habitat degradation, reduced recreation access, and damage to utilities.

2.1.2 Flooding

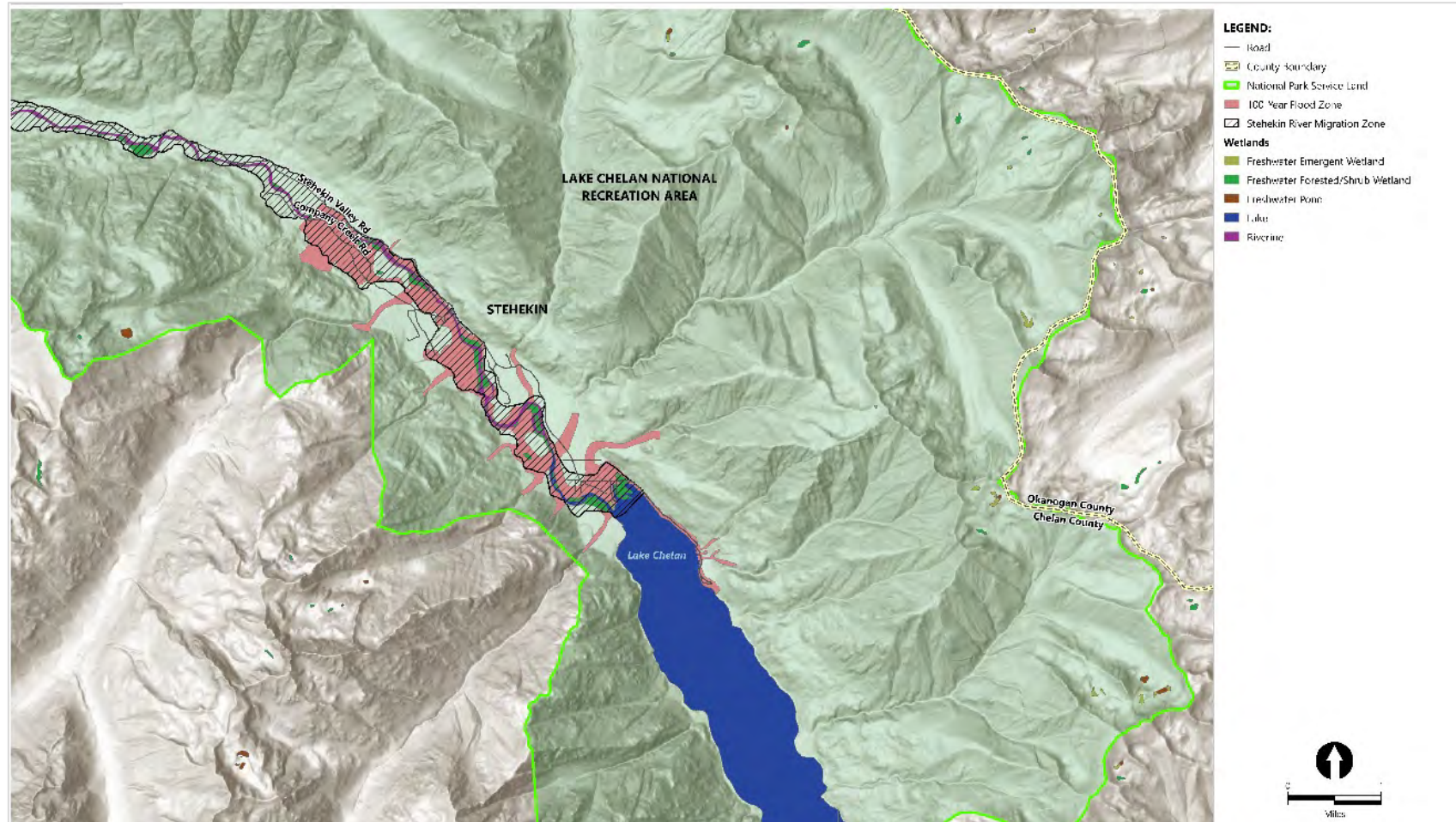
Like other perennial streams in Chelan County, the Stehekin River and its tributary streams have historically followed an annual cycle, with peak flow in April and May and low flow in August and September. Flooding has historically been most likely during spring snowmelt (March to June) and during rain-on-snow events from November to February. Over the past several decades the Stehekin River has experienced large autumn rain-on-snow flooding, with severe floods in 1995, 2003, 2006, and most recently in late 2025. These floods significantly have changed the river channel and the boundaries of the 100-year floodplain.

Stehekin River floods have been growing larger and more frequent in recent years, and scientists predict that Chelan County will continue to experience these patterns in the future. It is likely that more winter precipitation will fall as rain rather than snow, reducing snowpack and increasing winter flow in streams, while less water is available during the summer for human needs as well as to support fish and wildlife. Developed areas that were previously considered safe from damage are now at risk from flooding, bank erosion, debris flows, and migration of the river channel. This creates critical constraints on development and increases risks in community safety from hazardous events.

In 2013, NPS published its Record of Decision for the Stehekin River Corridor Implementation Plan Final Environmental Impact Statement, identifying a suite of actions to address flooding and erosion in the valley. These actions include road maintenance, improvements, and relocations; Company Creek Road levee maintenance; slope stabilization; relocation of NPS facilities; riparian restoration

and bank protection using bioengineered techniques; and enhancement of recreational facilities. Another key component was the adoption of the revised 2012 Land Protection Plan (LPP), which includes several criteria NPS uses to prioritize land exchanges and as well as acquisition of land and easements from willing sellers. These criteria were expanded beyond the 100-year floodplain to include other areas where the river channel is moving and depositing sediments.

Figure 2.1.2
Stehekin River Flooding and Wetland Zones



2.1.3 *Aquatic and Biological Resources*

Stehekin is located in a unique natural setting where the Stehekin River joins the head of Lake Chelan. The Stehekin River drains a watershed of approximately 218,000 acres of mountainous terrain, and the river provides more than half of the annual inflow to Lake Chelan. Several tributary streams flow down the valley walls to join the river mainstem. The



Stehekin River meanders across its floodplain, providing high-quality fish and rearing habitat, good spawning gravels, and abundant large woody debris that benefit fish and other aquatic organisms.

Human activities such as removal of shoreline vegetation and installation of bank stabilization structures directly affect aquatic habitats in limited areas, particularly in the lower valley. Erosion control structures installed using large wood may benefit aquatic habitat, while others (such as riprap) provide no direct habitat benefits and can have negative impacts.

Operation of the Lake Chelan Hydroelectric Project also affects shoreline vegetation and aquatic habitats. The Chelan PUD manages the lake as a reservoir, balancing multiple needs such as flood protection, power generation, fish habitat, irrigation, and recreation, with annual water level fluctuations of approximately 10 feet. The reservoir is drawn down during winter and spring each year for power generation and storage of spring snowmelt. Water levels are kept higher during the summer and early fall. Inundation of the lake shoreline near the mouth of the Stehekin River for long periods during the growing season shapes the plant communities that can grow in these areas. As part of its hydroelectric licensing agreements with FERC, Chelan PUD developed a plan for controlling reed canary grass, an invasive species that tolerates seasonal flooding, and replanting native species on NPS parcels along the lakeshore in the Stehekin Landing area.

The Stehekin River supports numerous fish species, including kokanee, rainbow trout, mountain whitefish, and westslope cutthroat. Westslope cutthroat have experienced declining populations as a result of factors such as past overharvesting, hatchery practices, and introduction of non-native species. Bull trout have not been observed in Lake Chelan or its tributaries for several decades, perhaps as a result of overharvesting, flooding damage to spawning areas, and competition with other native and introduced fish species. In contrast, the population of kokanee fluctuates from year to year but appears to be expanding, with tributaries of the Stehekin River providing most of the

kokanee spawning in the basin. Kokanee are a native species but were introduced to Lake Chelan beginning in the early 1900s and are a popular game fish.

The Stehekin Valley provides extensive coniferous and mixed forests, wetlands, and shoreline (riparian) trees and shrubs that provide habitats for mammals, birds, reptiles, amphibians, and invertebrates. Birdwatchers have recorded more than 150 different bird species at Stehekin, including waterfowl, songbirds, herons, raptors, gulls, woodpeckers, hummingbirds, and others. The Washington Department of Fish and Wildlife (WDFW) has recorded several state priority species in the Stehekin area, including western gray squirrel, western toad, mountain goat, and mule deer.



The U.S. Fish and Wildlife Service (USFWS) indicates that several wildlife species listed under the federal Endangered Species Act (ESA) may occur in the Stehekin Valley and surrounding lands, including the Canada lynx, gray wolf, North American wolverine, Mt. Rainier white-tailed ptarmigan, and northern spotted owl.

In 2024, the NPS and USFWS finalized a plan to reintroduce

grizzly bears, another federally listed species, to the North Cascades. The agencies plan to release a few grizzly bears per year for the first 5 to 10 years of the program to establish a founder population, with an eventual population goal of 200 bears within 60 to 100 years. The population would be designated as “nonessential and experimental,” allowing for more flexibility in managing bears should conflicts with humans occur. Release sites are intended to be largely roadless areas with little human use and the presence of high-quality habitat and food sources for grizzly bears. During agency drafting of the Plan, local residents expressed concern about bear habitat and food availability, potential bear attacks, hiker safety, additional government regulation, and impacts to tourism.

The gray wolf is a native Washington species that was nearly eradicated from the state in the early 1900s. Wolves have not been actively reintroduced but have returned to Washington by dispersing from populations in nearby states and from Canada. Gray wolves are federally listed as endangered in the western two-thirds of Washington including Chelan County. They are classified as endangered under state law (Washington Administrative Code [WAC] 220-610-010) throughout the state, regardless of their federal ESA classification. WDFW is managing gray wolf recovery statewide in accordance with a plan to address conflicts with humans and livestock. WDFW biologists conduct an

annual wolf population survey to obtain a minimum count of wolves in the state. As of December 2024, WDFW documented two gray wolf packs in the Stehekin area with a combined (estimated minimum) pack size of less than 20 individuals.

Human activities and changing environmental conditions pose challenges to fish and wildlife habitats and populations. Removing native vegetation for development reduces habitats for native species. Loss of woody vegetation along shoreline reduces the shade needed to keep waters cool for native fish species. Other human activities can have more subtle but still important impacts on fish and wildlife. Water pollution from boats or improperly maintained septic systems can be toxic to wildlife or result in damaging algal blooms. Recreation activities outside of designated areas can cause trampling of vegetation or disturb wildlife.

On a broader scale with changing environmental conditions, the natural seasonal patterns of stream flows are shifting, affecting habitat for native fish species and potentially making conditions better for invasive aquatic species. Forest health is challenged by insects, diseases, and very intense wildfires.

2.2 Community Characteristics

An informal census shows about 160 residents in the valley, with about 95 residents using Stehekin as their primary home year-round. Residents are a mixture of families with young children (enrollment at the one-room school is around 15 children per year), local and remote employees, and retirees. During the summer, about 70 seasonal workers



arrive to support the visitor services at the landing, the Stehekin Bakery, and other recreational properties.¹

2.2.1 *Community Character*

Stehekin is a remote, close-knit community defined by its geographic isolation, seasonal population shifts, and strong culture of self-reliance. Year-round residents form the core of the community, with additional seasonal residents, NPS staff, business owners, and visitors contributing to the social and economic fabric throughout the year.

The community is characterized by:

- A resilient, self-reliant population with a strong commitment to sustaining a year-round community in a remote environment
- A culture of cooperation and mutual support, rooted in long-term residency, shared stewardship, and neighbors relying on each other, particularly during emergencies
- Limited access to traditional infrastructure and essential services, resulting in a strong reliance on local knowledge, community cohesion, resilience, and forward-thinking approaches to meet community needs
- A shared appreciation for Stehekin’s natural environment and wildlife, outdoor recreation, and services that support visitor experiences

Community gathering spaces and institutions—including the school, community center, local businesses, and NPS facilities—serve as important hubs for connection and information sharing.



The community wanted to emphasize the importance of preserving the unique and longstanding character of Stehekin’s homes, structures, and settlement patterns. Many homes and community features reflect historic development patterns that pre-date the establishment of the national recreation area. The Courtney Homestead on Company Creek Road serves as a classic example of early pioneer settlement of Stehekin and has been surveyed by NPS as a potential interpretive site. The community layout and the design of Stehekin’s homes and settlements contributes to the identity and heritage of Stehekin and should be recognized and preserved as part of the community’s history and continued viability. Economic stability in this context does not imply large-scale growth or

¹ This number is based on anecdotal estimation from residents of the valley.

expansion but rather a stable, resilient community that can sustain essential services, provide opportunities for residents, and support visitors without degrading the environmental and visual qualities that make the valley unique.

2.2.2 *Economic Structure*

Economic stability in Stehekin has historically reflected the community's remote location, limited land base, and close relationship with the surrounding natural landscape. Since the early 1900s, the local economy has evolved from a primarily subsistence and resource-based system to one that relies heavily on recreation and tourism. Early residents supported themselves through activities such as small-scale agriculture, fishing, guiding, and services for travelers arriving by boat along Lake Chelan. While these activities still influence the character of the valley, the modern economy centers largely on visitor services, hospitality, transportation, and recreation related businesses.

Today, Stehekin's economy depends on a mix of seasonal tourism, essential community services, and the presence of permanent residents who provide labor, management, and stewardship of local businesses and infrastructure. Many jobs in the valley relate directly or indirectly to visitor activity during the peak summer season. At the same time, the community requires year-round residents to operate businesses, maintain infrastructure, and support critical services. Because Stehekin is located within the LCNRA and accessible only by boat, aircraft, or trail, economic activity remains small in scale and closely tied to the natural environment that attracts visitors.

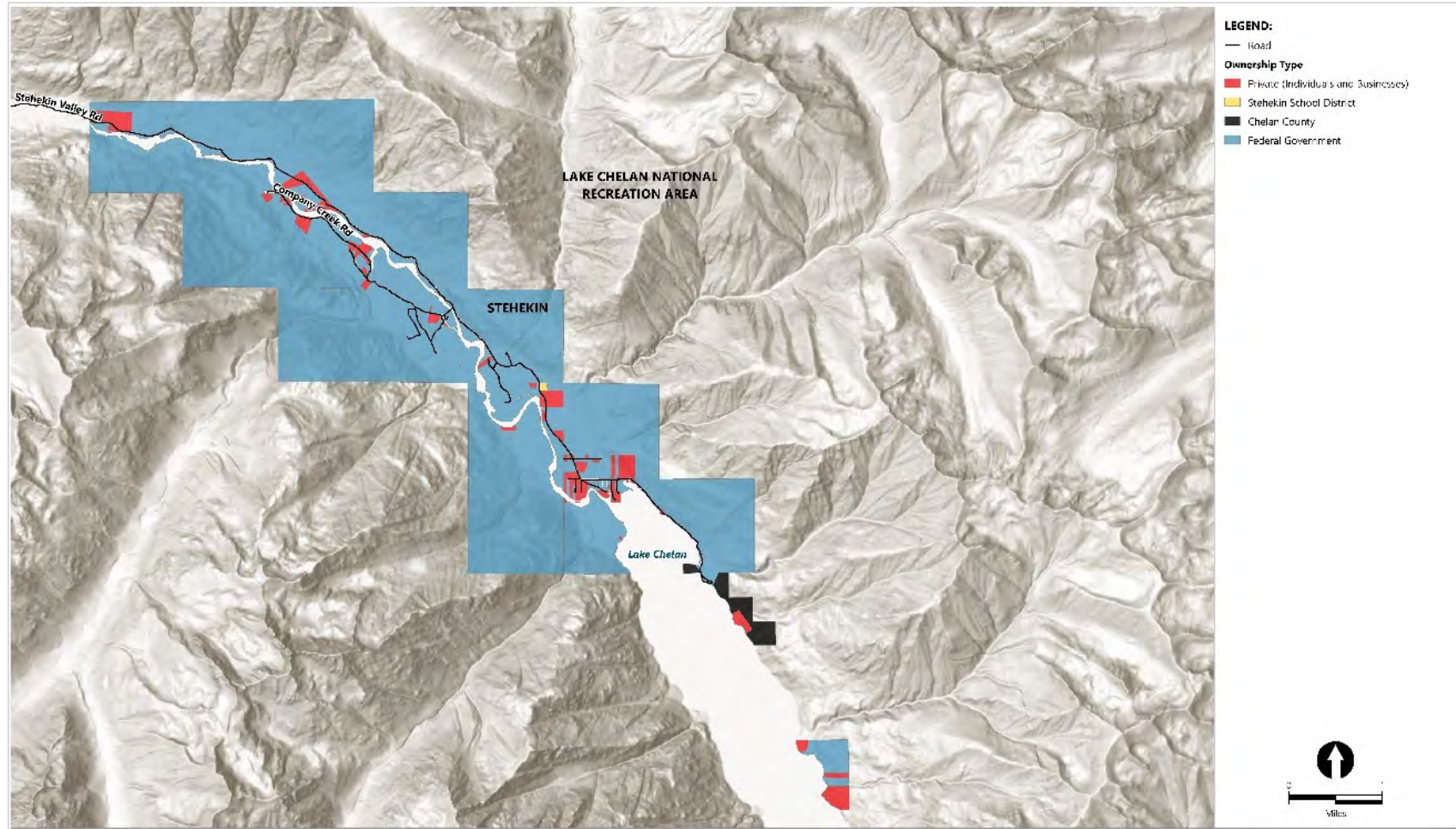
Several public entities also play a significant role in sustaining the local economy and community infrastructure. The NPS is responsible for maintaining roads, trails, and facilities and provides essential services such as garbage and recycling collection at no cost to the valley's residents. Chelan PUD supplies electricity through the community's local hydropower system and provides power at relatively low cost compared to many remote communities. These services reduce operating costs for residents and businesses and help sustain basic community functions.

2.3 Land Ownership and Land Use

2.3.1 *Parcel Ownership*

Currently, private parcel ownership within the Stehekin Valley amounts to approximately 294 acres (Figure 2.3.1-A). Nearly all of the privately owned parcels are currently zoned Rural Residential (RR), ranging from RR2.5 to RR20, with a few parcels zoned Rural Waterfront (RW) and two parcels embedded in the Rural Public (RP) zoning.

**Figure 2.3.1-A
Parcel Ownership**



The NPS and the Chelan PUD also own multiple parcels in the valley. Many of the parcels are in the floodplain or along the steep slopes on the edges of the valley, but the NPS also owns approximately 68 acres of land zoned RP near Stehekin Landing and the Golden West Visitor Center and about 95 acres of RR20 and RR5 property on Company Creek Road. The NPS also owns all but one of the parcels on the water side of Stehekin Valley Road near Stehekin Landing, with the barge dock privately owned and the ferry landing owned by Chelan PUD. While the federal government is not subject to local regulation for federal activities on federally owned land, this underlying zoning would apply to any private activity or if the NPS were to sell or otherwise transfer property ownership.

Private land ownership in the Stehekin Valley has declined since the establishment of the LCNRA in 1968 as the NPS began private property acquisition. As of 2026, approximately 294 acres of land remain under private ownership compared to approximately 1,700 acres in 1968. These lands are divided among approximately 170 parcels, the majority of which support residential uses. Approximately 120 of the privately owned parcels contain one or more residential units. Privately owned land represents a limited but important component of the community's housing base and overall development capacity.

Over time, the amount of privately owned land in the Stehekin Valley has declined as parcels have been acquired by or transferred to the federal government and incorporated into the surrounding public lands managed as part of the LCNRA (Figure 2.3.1-C). These acquisitions have helped support long-term resource protection and the management goals of the NPS.

Figure 2.3.1-B
Historic Parcel Ownership

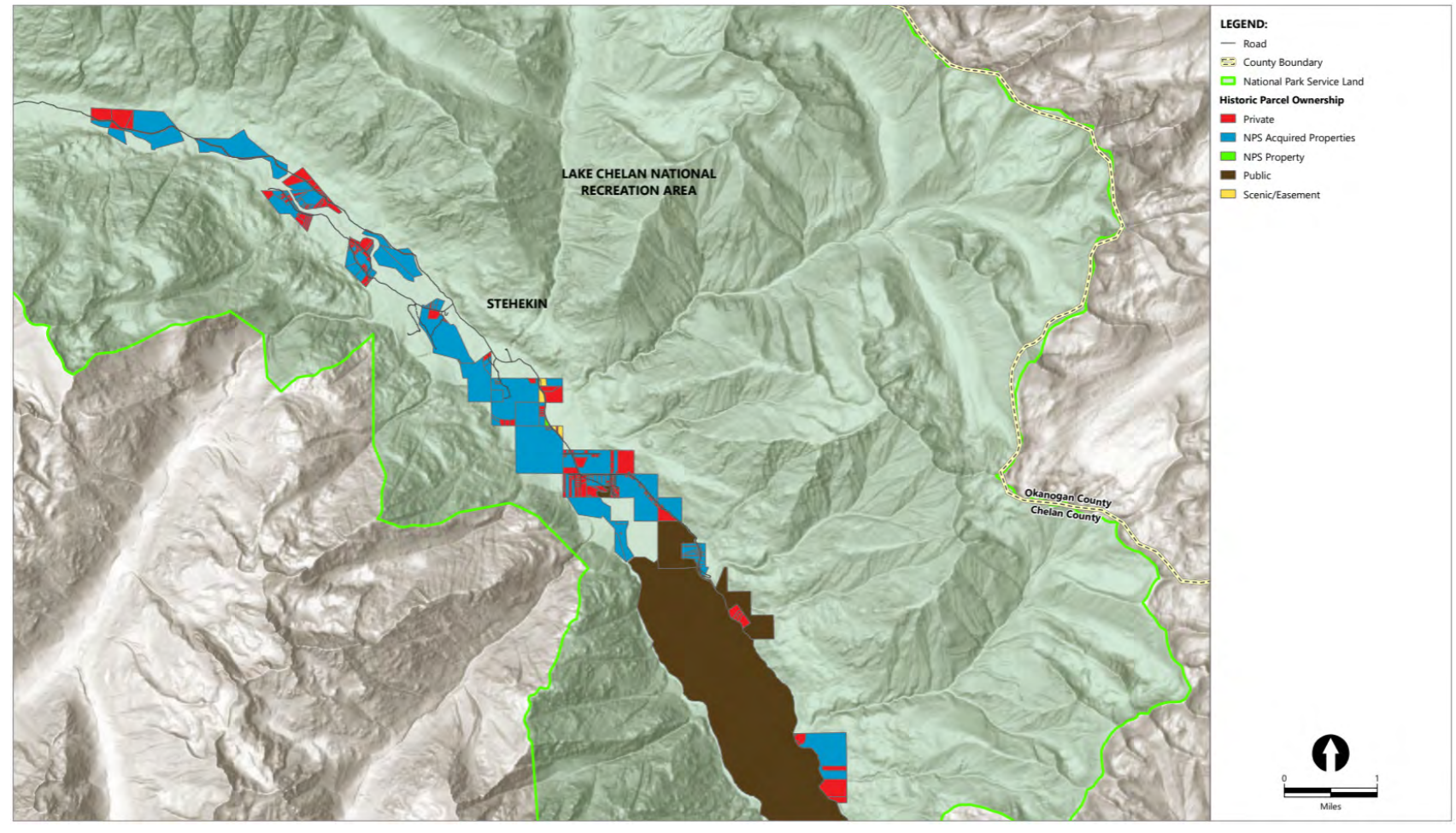
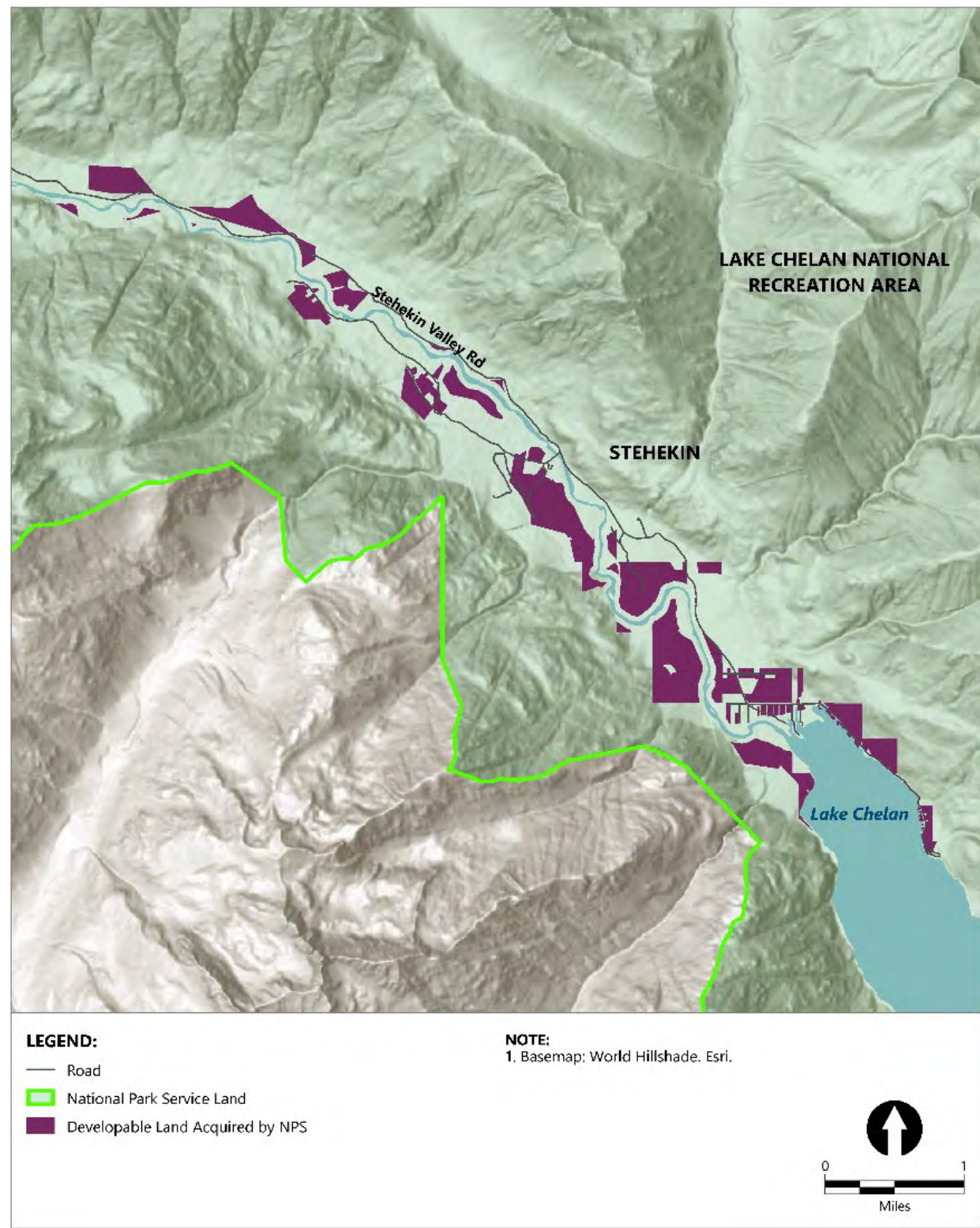


Figure 2.3.1-C
Developable Land Acquired by NPS

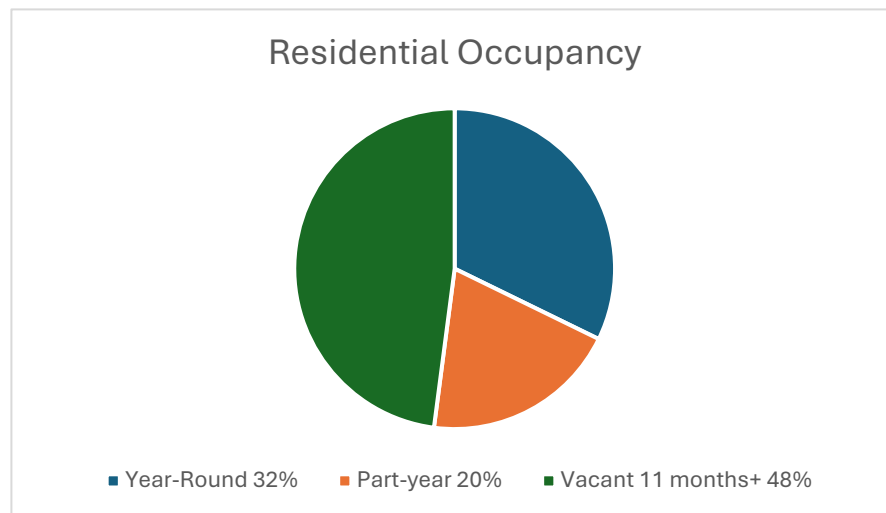


2.3.2 Residential Occupancy

There are approximately 121 primary residential units in Stehekin today (not including accessory units or multi-unit rentals). Historical housing data indicate that residential development continued after the establishment of North Cascades National Park (NOCA) despite reductions in the total acreage of privately owned land. A 1980 case study documented 101 completed dwellings in the valley, including 57 constructed prior to 1968 and 44 constructed between 1968 and 1980, indicating substantial residential growth during that period. Since 1980, the number of residential units has continued to increase, reaching the number of approximately 121 residential units today, with additional accessory dwelling units (ADUs) and rental units also present in the valley.

An informal census completed by valley residents estimates that nearly half of the houses are not occupied on a regular basis, and only about 40 units are occupied year-round. The breakdown from that census is shown in Figure 2.3.2.

Figure 2.3.2
Residential Occupancy



2.3.3 Development Limitations

Of the 170 privately owned parcels, approximately 117 are located, at least partially, within the 100-year floodplain of the Stehekin River. Flood hazard areas can limit the ability to construct new structures or expand existing development, particularly where flood risk or regulatory requirements restrict building. Flooding has historically affected residential areas in the valley and continues to influence both the location and durability of housing in the community.

Additional constraints reduce available developable land. Some parcels include title restrictions that limit their use, while others contain critical areas such as steep slopes that restrict or preclude

construction. When these limitations are considered alongside floodplain constraints, only a portion of the remaining private land base can realistically support new residential development. In total, approximately 275 acres of privately owned land are considered buildable or usable. These constraints are further discussed in Chapter 5. While this is about 90% of the private land base (294 acres), this does not account for existing development on the parcels, which may preclude additional housing.

2.4 Infrastructure and Services



Utilities in the Stehekin community reflect the valley's remote location and small population. Core services such as electricity, water supply, wastewater treatment, and solid waste management are provided through a combination of public infrastructure, local utility providers, and individual systems. Because Stehekin is not connected to regional utility networks, most infrastructure operates at a small scale and serves a limited number of customers. As a result, the capacity and reliability of these systems can influence the location and amount of future development, including housing.

Electric service in Stehekin is provided by Chelan PUD through a hydroelectric facility on Company Creek. The system supplies power to most residences, businesses, and public facilities in the

community. While the hydroelectric facility generally meets current demand, its limited scale means capacity is constrained without improvements and upgrades. In 2025, Chelan PUD installed advanced metering infrastructure (AMI) to collect high resolution data to inform future upgrades in the Stehekin electric system to meet community demands.

Water supply in the Stehekin Valley is provided through a combination of private and public systems. Residents obtain water from individual groundwater wells, small shared community water systems, and surface water sources. The NPS operates a water treatment facility that serves NPS facilities and other users in the Stehekin Landing area.

Wastewater management primarily relies on individual septic systems, which must be designed according to Chelan-Douglas Health District standards.

Solid waste services are managed by the NPS through local collection and transfer systems that handle waste from residents, businesses, and visitors. Because Stehekin is accessible only by boat or aircraft, waste must be transported out of the valley by barge for final disposal.

Overall, utility systems generally function at a scale appropriate for the community, though future housing or development will require coordination with utility capacity to ensure reliable and sustainable services.

Chapter 7 of the *Chelan County Comprehensive Plan* provides a brief description of the public and private utility purveyors that operate in Stehekin and the larger Chelan County area and encourages these purveyors to align their capital improvements with the goals and policies of the Comprehensive Plan.

2.5 Regulatory Framework

Private property in Stehekin is regulated under Chelan County Code, including the zoning code, Shoreline Management Act, critical areas code, building code, and site development code. Limited staffing resources for the County also limit the amount of development oversight in the valley, and development/land use is largely self-regulated.

The NPS manages federal lands in the Stehekin Valley under direction established by Public Law 90-544 (1968), which created the LCNRA and NOCA. This framework requires NPS to protect the area's scenic, natural, and recreational values while accommodating the Stehekin community and existing private uses. Chapter 4 further expands on the role of the NPS in the Stehekin Valley.

3 Community Priorities

The Community Priorities section establishes the framework for guiding future decision-making in Stehekin. Stehekin exists within the LCNRA, a gateway community, in the North Cascades National Park Service Complex, and its wild landscape, ecological integrity, and relative remoteness define both its identity and its economic foundation. The valley's natural beauty attracts permanent residents, seasonal workers, and visitors from across the nation and world. At the same time, these assets create a challenge. As interest in living, working, and investing in Stehekin grows, there is perceived conflict between land development and the protection of the natural environment that sustains the community and its economy.

Stehekin is also a place with clear physical and resource limits. Access and private land is limited, infrastructure is small scale, and the surrounding landscape is environmentally sensitive. Some Community members have raised concerns that residential development may be approaching or exceeding what the valley can support, especially when higher intensity uses place greater demands on land, utilities, and services. The community has also identified the need to evaluate how existing public land ownership and activity may subsidize development at a cost to public assets and the natural environment. Input also highlights the need to examine how development aligns with long-term public and environmental interests.

The subsections below expand on the main topics identified by the Stehekin community as part of the outreach efforts; they summarize the current reality faced by the community, pressing community needs, and potential solutions to be considered and adopted with this Plan.

The Plan will affirm the intent for Stehekin to remain a viable, year-round community with a core of permanent resident families and the necessary community support services.

3.1 Environment/Critical Areas



The wild, natural beauty of the North Cascades draws permanent residents and visitors to Stehekin and is the foundation of the local economy. The valley provides habitat for native plants, fish, and wildlife. However, living in a natural setting poses risks to the human life, safety, and infrastructure of Stehekin due to hazards such as wildfire, flooding, and debris flows.

3.1.1 *Fire/Forest Health*

Wildfires will continue to be part of life in the North Cascades and will likely become a greater risk for Stehekin in the coming decades. The community needs additional proactive fire prevention measures to reduce fuel loads, particularly along major roads and near primary structures and utilities. Emergency evacuation planning and adequate boat transport capacity are needed for residents and tourists during the summer wildfire season.

3.1.2 *Flooding*

Major flooding, debris flows, and erosion pose risks to human safety, structures, and critical infrastructure, as well as reducing recreational access. While the National Weather Service issues flood watches and warnings as rivers reach critical flood stages, the community needs more proactive measures to reduce risks before an emergency occurs.

Improved monitoring of river stages and better understanding of how increased sediment (bedload) and changing precipitation patterns are affecting flood risk are necessary to support floodplain management, maintenance decisions, and long-term investments. More resilient infrastructure is needed to prevent emergencies related to road and utility damage as well as potential future summer droughts. However, NPS, as the dominant land manager and primary governing authority in the Stehekin Valley, faces persistent budget constraints that limit its ability to adequately maintain roads and levees in the community. As a result, maintenance is often deferred and flood control infrastructure relies on incremental repairs rather than comprehensive infrastructure upgrades. The community seeks a clear long-term strategy for maintaining critical public facilities in the face of both flood and drought conditions.

3.1.3 *Aquatic and Biological Resources*

The community seeks to balance growth with protection of fish and wildlife, shorelines and streambanks, water quality, wetlands, and views. Clustering development to retain larger tracts of undisturbed habitats is a key tool to achieve this goal. In addition, visitor access and behavior should be managed to allow enjoyment of the river and surrounding landscapes without causing erosion, habitat degradation, overfishing, water pollution, or wildlife disturbance. Reducing flood-related pollution and debris, especially from properties located near the river, is another concern.

3.2 **Public Services and Utilities**

Given the limited utility capacity and the remote setting of Stehekin, several community needs emerge related to maintaining reliable infrastructure while supporting long-term community sustainability. One key need is ensuring reliable and resilient power supply. Because electricity is generated locally by a small hydropower facility with limited capacity, the community will benefit from continued investment in system upgrades, modernization, and maintenance. Efforts such as the Chelan PUD Stehekin Powerhouse Modernization project are important for improving reliability and ensuring the system can meet both current demand and modest future growth. The community would also benefit from exploring energy conservation measures, efficient building practices, and small-scale renewable energy options that reduce strain on the local power system.

The community would also benefit from improvements to water, wastewater, and waste management systems that support long-term public health and environmental protection. Upgrading aging infrastructure, improving water storage or treatment capacity, and ensuring septic systems are

appropriately sited in areas outside of flood-prone zones can help maintain reliable service. Because the Stehekin River floodplain and groundwater conditions can limit where septic systems are feasible, continued evaluation of wastewater solutions may be necessary as housing needs evolve.

Finally, a key community need is maintaining dependable service in a remote location where infrastructure maintenance and supply delivery are inherently challenging. The ability to transport equipment, materials, and waste by boat or barge is essential to maintaining utility systems. Continued coordination between residents, Chelan PUD, the NPS, and other partners will be important to ensure that infrastructure remains reliable while supporting a stable resident population and visitor economy. Thoughtful planning that aligns infrastructure capacity with community needs will help sustain Stehekin as a viable year-round community.

3.2.1.1 Chelan PUD

Chelan PUD is making significant investments in the Stehekin power system, with planned improvements totaling more than \$11 million, in addition to ongoing maintenance of existing infrastructure. Together, these efforts will modernize the system and improve reliability; however, they also reinforce the need for continued coordination among Chelan PUD, Chelan County, NPS, and the Stehekin community. Long-term success will depend on balancing energy demand, infrastructure capacity, and community needs to ensure a safe, reliable, and sustainable power system for the future.

Currently, Chelan PUD is working toward reducing peak demand due to Stehekin's limited generation capacity. Chelan PUD works with the community to provide educational and other resources to promote energy conservation. Chelan PUD is reviewing energy usage via AMI data to develop efficiency programs for all customers.

3.2.1.1.1 Stehekin Powerhouse Modernization

Chelan PUD is currently undertaking improvements to modernize the Stehekin Powerhouse. The following summarizes key project phases for the Stehekin Powerhouse Modernization and D2 Replacement projects in support of the Community Plan; timelines are subject to change.

Phase 1 of the Stehekin Powerhouse Modernization focuses on upgrading aging electrical infrastructure and control systems to improve overall safety, reliability, and wildfire resilience. Planned improvements include replacing outdated switchgear, installing modern protective relay systems, and implementing a new control system that enables remote monitoring and automated operation of the hydro and diesel generation systems. These upgrades are intended to strengthen system performance by improving outage response, reducing manual operations, enhancing protection against weather and environmental impacts, and establishes the foundational infrastructure needed to support future energy improvements.

The D2 Replacement project involves upgrading the community's primary backup and grid-forming diesel generator with a new, more efficient system designed to improve overall reliability and performance. The new generator will be equipped with modern controls and monitoring capabilities and will integrate with the upgraded electrical infrastructure implemented in earlier phases of the modernization effort. This replacement will support continued system stability and complement future energy improvements, including integration with battery storage and other renewable energy resources.

Phase 2 of the Stehekin Powerhouse Modernization includes the design and installation of a Battery Energy Storage System (BESS) to support load balancing, improve system stability, and reduce reliance on diesel generation within the isolated microgrid.

Phase 3 of the Stehekin Powerhouse Modernization focuses on improving the reliability and performance of the hydroelectric system by addressing constraints at the headworks. Phase 3 will enhance the system's resilience and operational flexibility under varying conditions while reducing maintenance needs and supporting long-term infrastructure performance.

While these planned improvements will enhance system reliability and provide modest increases in capacity, they are not expected to support significant long-term growth on their own. As a result, additional strategies may be needed to ensure the long-term sustainability of the Stehekin power system. These may include measures such as promoting energy efficiency, encouraging conservation through rate structures, addressing high energy uses through policy, and exploring opportunities for distributed energy generation.

3.3 Housing

Private land ownership in the Stehekin Valley has declined since the establishment of the LCNRA, to the current private land inventory of about 294 acres. The amount of land available for development is further constrained by natural hazards and other limitations. These land limitations, in addition to limited available housing units and limited job opportunities for year-round residents, contribute directly to ongoing housing challenges in the Stehekin community. Residents have identified a lack of housing options necessary to sustain the community both seasonally and year-round. Housing supply is particularly limited for younger residents and lower wage-earning workers who seek to live and work in Stehekin or raise families in the valley. The limited amount of buildable land, combined with flood risk and other development constraints, continues to affect the community's ability to maintain and expand its housing stock. Housing costs are exacerbated by the number of homes that are vacant nearly year-round, using limited land supply and utilities to essentially "store" residences that aren't occupied.

The Stehekin community has identified a clear need to make additional housing available to support both year-round residents and seasonal workers. Housing demand exists for several groups,

including families who live in the valley full time, young people who wish to remain in or return to Stehekin, and seasonal employees who support the tourism-based economy and agricultural practices. In recent years, community members have noted that the limited availability of housing has made it difficult for younger generations and lower wage-earning workers to live and work in the valley or raise families there. Expanding housing opportunities will help sustain the long-term vitality of the community by allowing a broader range of residents to remain in or relocate to Stehekin.

Additional housing is also needed to support critical services that residents rely upon. Key positions such as employees of the Stehekin Post Office and Chelan PUD require stable housing in order to maintain essential community infrastructure. Without adequate housing options, it can be difficult to recruit or retain staff needed to operate these services. Ensuring that housing is available for critical personnel represents an important component of maintaining a functioning and resilient community.

Seasonal housing needs also play a significant role in Stehekin. Tourism is a central component of the local economy, and seasonal workers support lodging, food service, recreation, and other visitor-oriented businesses. Housing options for seasonal employees are currently limited, which can constrain the ability of businesses and organizations to operate at full capacity during peak visitor periods. In addition, the community has identified a potential need for expanded lodging options to accommodate visitors and support tourism-related economic activity. It is beneficial for the economy as well as guests to accommodate overnight visitors, creating a more immersive experience than a day trip.

Meeting these needs will likely require a variety of housing types rather than a single solution. Potential options include shared housing units for seasonal staff, small multi-family structures, ADUs, and single-family homes that can accommodate year-round residents and families. Providing a mix of housing types can help address the needs of different households while making efficient use of the limited buildable land and utilities available in the valley.

In the near term, the community anticipates the need for additional housing within the next 5 years to address immediate workforce and service related needs. Over the longer term, within a 10-year or greater planning horizon, additional housing will likely be necessary to support community stability, accommodate new families, and sustain the workforce that supports tourism and essential services. Planning for both short-term and long-term housing development will help ensure that Stehekin remains a viable place to live, work, and visit.

3.3.1 *Residential Vacancy*

Vacant and underutilized residences affect the housing available in Stehekin. Housing prices are elevated because of the reduced number of units available for short-term rentals (STRs), longer-term seasonal housing, and permanent year-round residences. Chelan County currently allows one ADU

per lot in rural areas of the County. ADUs can be constructed on lots to increase available housing for family members, accommodate seasonal housing needs, or be used for the long term or STRs.

STRs support tourism in Stehekin and some community members have suggested that year-round residents should be exempt from potential STR caps or similar restrictions in order to support affordability and provide flexibility for local families. This approach would allow residents who live in the community full time to rent portions of their homes or properties while ensuring that restrictions primarily address investment properties or non-resident operators. Other community members expressed the view that STR regulations should be carefully evaluated before adoption. While some residents view STR regulation as a tool to preserve housing availability for year-round residents, others note that Stehekin's limited private land base, existing development constraints, and small housing market may limit the effectiveness of additional regulation. These residents emphasize the importance of allowing property owners flexibility to generate tourism-related income while maintaining housing opportunities for the resident community.

3.4 Economic Sustainability

3.4.1 *Property Ownership*

The small number of privately owned parcels creates inherent limits on the scale of economic development that can occur within the community.

As a result, economic activity in Stehekin largely occurs within the existing built environment. Businesses tend to be small, locally owned operations that provide lodging, food service, guiding, transportation, and other visitor-oriented services. The limited supply of private land also means that decisions about land use, housing, and development have a direct influence on the community's economic opportunities and long-term sustainability.

Consistent and substantial reduction of the private land base has also limited the amount of land available to support housing, small businesses, and other community resources. This condition creates a planning context in which a fixed or declining supply of private parcels must accommodate housing, local services, and economic activity over time, instead of a more typical planning context that assumes more growth and expansion of developable land to address community needs. As a result, the community has to rely more on making better use of existing properties, sharing space, and maintaining what is already in place, rather than expanding outward. As Stehekin considers its long-term sustainability, it may be appropriate to periodically review the current distribution of public and private lands within the valley to better understand how land ownership patterns influence community viability.

In some cases, parcels that were historically privately owned and later sold or transferred to federal ownership may be located in areas that are relatively suitable for development when compared to

other portions of the valley. Where appropriate and consistent with federal policies, and the purposes of the LCNRA, there may be opportunities to evaluate whether certain parcels could be considered for land exchanges or other cooperative arrangements. Such efforts could potentially return limited areas of suitable land to private ownership in order to support housing, essential services, or small-scale community development, while maintaining the overall goals of resource protection and park stewardship.

Land exchanges between willing landowners and the NPS, or similar mechanisms, could also provide opportunities to consolidate federal ownership in environmentally sensitive or undevelopable areas while allowing for a sustainable private land base that supports the community. Exploring these options may help maintain the longevity of the Stehekin community while continuing to protect the natural landscape that defines the valley.

3.4.2 *Economic Opportunities*



Maintaining a stable economy in Stehekin requires sustaining opportunities for full-time residents while also supporting the visitor economy that provides much of the community's income. Permanent residents play a central role in operating local businesses, maintaining facilities, providing services, and supporting community institutions. Ensuring that these residents can live and work in the valley requires access to housing, stable employment opportunities, and the infrastructure necessary to operate businesses and essential services.

Several services function as indicators of a viable and functioning community. These "indicator services" include basic retail and food services, transportation connections to Chelan, lodging and

visitor services, emergency and medical response capability, postal services, utility operations including telecommunications, and maintenance of roads and infrastructure. Creating and maintaining these core services requires both a sufficient resident workforce and a stable economic base.

Public sector activity also plays an important role in sustaining Stehekin's economy. Chelan PUD's provision of relatively inexpensive electrical power helps reduce operating costs for households and businesses throughout the County. The NPS maintains roads, trails, and other public facilities and provides garbage and recycling services that support both residents and visitors. While privately owned property is taxed by the County and those taxes help support County-provided public facilities, the presence of the NPS guarantees that those services will always be provided.

At the same time, the community faces a fundamental tension between economic development and preservation of the natural landscape that defines the valley. The wild and scenic character of Stehekin is the primary reason visitors travel to the area and an essential component of the community's identity. Increased development can provide economic opportunities but would need to be in harmony with the area's natural qualities that attract visitors and sustain the local economy. Maintaining this balance is a central challenge for long-term economic planning.

Visitors and seasonal residents also play an important role in supporting the local economy. Spending by visitors supports local businesses, creates employment opportunities, and helps sustain services that may otherwise be difficult to maintain in a small rural community. At the same time, permanent residents provide the labor, capital, knowledge, and stewardship necessary to operate these services and support the visitor experience. Recognizing the interdependence between residents and visitors will remain an important element of the community's economic future.

The long-term economic health of Stehekin depends on maintaining a balance between community vitality and protection of the valley's natural character. Preserving a private land base, supporting full-time working residents, maintaining essential services, and managing development in a way that respects the surrounding landscape can help ensure that Stehekin remains both a thriving community and a place valued for its unique natural setting.

3.4.3 Maintaining Character

Local stewardship plays a central role in maintaining both economic stability and community character. Residents of Stehekin have historically served as diligent stakeholders in their landscape while providing services that support visitors and seasonal residents supporting the local economy through local services and businesses. Planning efforts that empower local residents and recognize their role in maintaining the community can help ensure that economic decisions reflect local knowledge and priorities. Supporting resident operated businesses, maintaining housing opportunities for full-time community members, and enabling residents to participate in planning

and decision-making processes can strengthen both the local economy and the long-term sustainability of the community.

The limited number of privately owned parcels in the valley plays an important role in maintaining this balance. Preserving and protecting these existing parcels helps sustain the historic community of Stehekin and contributes to its permanence and long-term viability. Because the private land base is small and constrained by NPS land acquisition goals and environmental conditions such as floodplains and steep terrain, economic activity is restricted to a small private land base. This limitation can help prevent uncontrolled expansion while encouraging use of existing properties to support housing, small businesses, and essential services.

Additionally, community input emphasized the importance of establishing clear development standards that address building scale, location, and site impacts in order to maintain the visual landscape. Existing development standards already help protect the Stehekin River and other natural resources that are central to the area's ecological health and scenic value. Limiting the scale of development, encouraging site design that reflect the rural character of the community, and ensuring compliance with environmental protections can help maintain the wild character of the valley while allowing residents to sustain viable businesses and services.

Ultimately, economic stability in Stehekin may best be achieved through a model that prioritizes small-scale, locally supported economic activity. This model would preserve the limited private land base, maintain development within an appropriate scale, and align community planning with the policies and protections established for the LCNRA.

3.5 Transportation



Stehekin's transportation system reflects the community's remote location and limited access. The community is not connected to the regional road network and can only be reached by passenger ferry or private boat via Lake Chelan, by small aircraft using the Stehekin airstrip, or by trail through the surrounding North Cascades wilderness. As a result, the movement of people, goods, and services relies heavily on water transportation and a small internal road system within the valley. The Stehekin Landing area functions as the primary transportation hub, where passengers, freight, and visitors transition from lake travel to other modes of transportation within the valley. Parking, visitor orientation, and transportation management at the landing are important considerations due to the concentration of activity during peak visitor periods.

Within the valley, transportation occurs primarily along a small network of local roads that connect the landing with residential areas, community services, and recreational destinations. Many residents own vehicles that were barged to the valley for personal or commercial use. Stehekin Valley Road and Company Creek Road forms the backbone of this system, extending north and west through the lower valley and into the Upper Stehekin Valley. The road serves both residents and visitors,

providing access to homes, businesses, trailheads, campgrounds, and other destinations. Because the road network is limited and shared by multiple users, seasonal increases in visitor traffic can contribute to congestion and create safety considerations along portions of the corridor.

Non-motorized transportation also plays an important role in the community. Walking and bicycling are common for travel between the landing, nearby services, and residential areas, and they contribute to the small-scale character of the valley. However, the limited width of valley roads and the mix of vehicles, bicycles, and pedestrians can create safety challenges in some areas. In the Upper Valley, portions of Stehekin Valley Road have also been affected by flooding and channel migration of the Stehekin River, which can influence long-term access and maintenance needs. Together, these factors highlight the importance of managing transportation in a way that supports community mobility while maintaining the natural and rural character of Stehekin.

3.5.1 Upper Valley Road

Transportation access in the Upper Stehekin Valley remains an important and sometimes debated topic within the community. The historic 22.8-mile road to Cottonwood Camp washed out at mile 12.9 in 2003, reducing the road length by nearly 10 miles. Portions of the Upper Valley Road have been damaged or lost due to flooding and channel migration of the Stehekin River, limiting vehicle access to some areas farther up valley. Community members have expressed varying perspectives regarding whether efforts should continue to encourage the NPS to rebuild an Upper Valley Road.

Some community members indicate support for continued evaluation of options to restore Upper Valley Road access, citing benefits such as improved access to trailheads, recreation areas, historic sites, and greater accessibility for visitors with limited mobility. Other community members oppose rebuilding a road, raising concerns regarding the financial, environmental, and long-term feasibility challenges associated with reconstructing and properly maintaining a road in the dynamic floodplain of the Stehekin River.

Restoring vehicle access would require a new road alignment, most likely on the Pacific Crest Trail (PCT) alignment, displacing the PCT, which currently provides a source of visitors and economic activity in Stehekin. Notably, in a 2009 assessment, NPS found no difference in the number of visitors to the Upper Stehekin Valley before and after the road was washed out. However, plans to rebuild the road remain a salient topic as the only current access to the Upper Stehekin Valley is by foot.

Decision-making regarding the Upper Valley Road is within the NPS jurisdiction and extends beyond the scope of the Stehekin Community Plan. Before the LCNRA establishment, Chelan County played a role in the ownership and management of the road corridor, and its policies and decisions may influence future actions related to road access. Because this Plan primarily provides community guidance rather than direct regulatory authority, the Plan may acknowledge the range of community

perspectives while recognizing that final decisions regarding the Upper Valley Road may be determined through other processes involving the NPS, and other relevant agencies.

3.5.2 *Stehekin Landing*

The Stehekin Landing area functions as the primary transportation hub for the community and experiences concentrated activity when passenger boats arrive and depart. During these periods, increased vehicle, bicycle, and pedestrian activity can create congestion and circulation challenges. Community members have identified the need to improve traffic flow and overall circulation within the landing area to enhance safety and efficiency for both residents and visitors. Potential considerations include establishing one-way traffic patterns in certain locations, such as the road behind the Golden West Visitor Center, or implementing temporary one-way circulation patterns during boat arrival and departure times. These measures may help reduce conflicts between vehicles, bicycles, and pedestrians while improving the overall movement of people through the area.

Non-motorized transportation and access to the waterfront are also important considerations. Walking and bicycling are common modes of travel near the landing, particularly for visitors arriving by boat who move between docks, businesses, and nearby facilities. Improving conditions for pedestrians and cyclists, including clearer circulation routes and safer shared spaces, may help reduce congestion and improve the overall visitor and community experience. Maintaining convenient and safe access to the waterfront is also important, as this area serves as the primary point of arrival and gathering space within the community.

Parking management has also been identified as a key need in the landing area. Community members have noted the loss of long-term parking options due to the wastewater treatment plant and the increasing demand for parking during peak visitor periods. Potential strategies may include identifying areas for short-term, mid-term, and long-term parking; improving parking organization through measures such as diagonal parking; and reducing informal roadside parking that can contribute to congestion and safety concerns. Clear parking regulations and consistent enforcement may also help ensure that available parking is used efficiently and supports both residents and visitors.

3.5.3 *Boat and Barge Operations*

Boat and barge transportation is essential to the sustainability of the Stehekin community. Because Stehekin is not connected to the regional road system, nearly all goods, materials, equipment, and many services must arrive by water via Lake Chelan. Barges support the needs of full-time residents, part time residents, property owners, seasonal workers, local businesses, Chelan PUD, and NPS operations. Construction materials, fuel, equipment, emergency services, and other essential supplies rely on barge access, making this service a critical component of maintaining homes, businesses, infrastructure, and community services. Barge service is a critical part of the Lake Chelan transportation system, supporting the movement of freight, equipment, fuel, construction materials,

and other goods between down-lake facilities and Stehekin. Mountain Barge Services has provided for Lake Chelan-wide barge needs since 1976, including standard freight barge runs, bulk material barge hauling, marine construction, shoreline work, and dock construction.

Maintaining reliable passenger boat and barge service is therefore fundamental to the long-term viability of Stehekin. Public Law 90-544 and associated House and Senate reports recognized the importance of the Stehekin community and the role it plays in providing visitor services within the LCNRA. Consistent water-based transportation ensures that residents, workers, and visitors can access the community while allowing goods and supplies to reach the valley. Continued support for these transportation services is necessary to sustain both the local economy and the community's ability to serve visitors to the area.

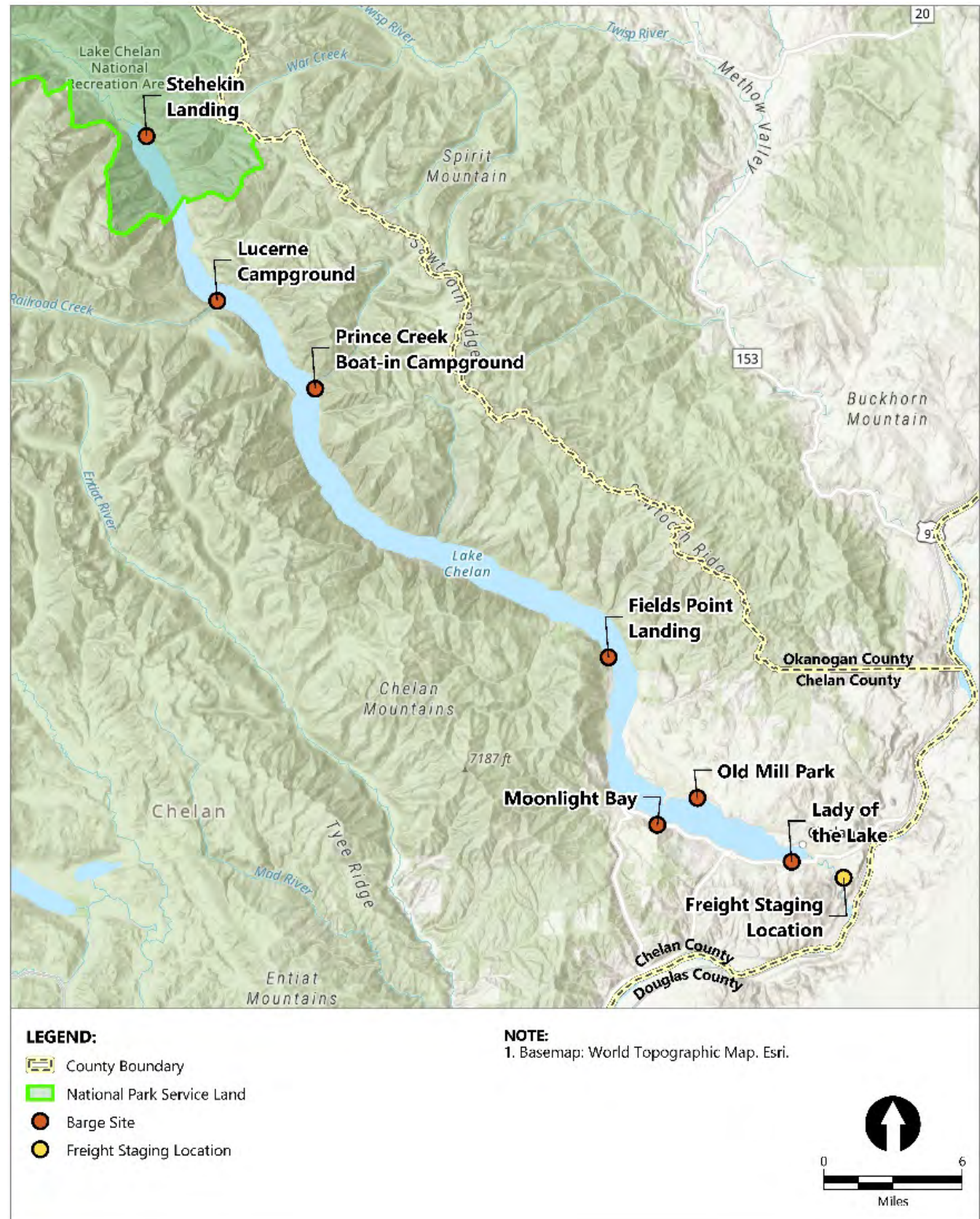
Existing County zoning definitions may not clearly distinguish between marine freight operations, shipping terminals, and water-

dependent uses. This lack of clarity creates uncertainty about where barge facilities may be allowed and whether industrial zoning would be required at Stehekin Landing, in the City of Chelan, Lucerne or at other down-lake sites, and may affect the relocation, continuation, or expansion of barge service facilities over time. Because barge service is essential to access and supply movement in Stehekin, Chelan County should review and clarify



zoning definitions related to shipping terminals, marine freight facilities, and water-dependent uses to support future land-use decisions. Unclear zoning definitions may constrain barge service that is necessary for the Lake Chelan transportation system, including service to Stehekin. The County should support regulations that allow barge-related operations in appropriate shoreline and transportation-serving locations without automatically treating them as industrial uses where the activity is primarily marine access and short-term freight transfer. Policy direction should address both Stehekin Landing and other sites as part of a coordinated Lake Chelan-wide transportation strategy. Figure 3.6 maps the down-lake locations in Stehekin that have the potential to accommodate barge service.

Figure 3.5.3
Existing Barge Service Locations



3.6 Parks and Recreation

Stehekin and surrounding lands serve as an important component of the North Cascades National Park Service Complex. Recreation is central to the community's identity and economy, with visitors drawn to the valley for its access to wilderness, scenic landscapes, and outdoor activities. The Stehekin Valley provides opportunities for hiking, camping, boating, wildlife viewing, bicycling, hunting, and recreational angling. Most of these activities occur on lands managed by the NPS, USFS, and other public agencies, while the Stehekin community provides services that support visitor access to these experiences.

Recreational opportunities and visitor services continue to evolve as conditions in the valley change. The recent closure of the Golden West Visitor Center has affected how visitors receive information and orient themselves upon arrival in Stehekin. At the same time, there is ongoing interest in expanding visitor accommodations and recreational opportunities that allow people to experience the valley while maintaining its natural character. Activities such as hunting and recreational angling remain important traditions for residents and visitors and contribute to the area's cultural and recreational heritage. Balancing visitor access with the protection of natural resources and the character of the Stehekin community remains an important consideration for parks and recreation planning in the valley.

The 2022 Stehekin Opportunities Matrix noted the following needs and desires for parks and recreation, largely dependent on NPS presence in the valley, noting that Stehekin's visitor services and recreation opportunities are central to both the visitor experience and the character of the community.

- As services formerly provided at the Golden West Visitor Center have evolved, there is an opportunity to improve how visitors receive clear information about recreation, safety, transportation, fire awareness, and stewardship. Visitor accommodations should support access while preserving Stehekin's small-scale, rural character, remaining compatible with the natural landscape and community identity. Expanding winter access and recreation can enhance year-round opportunities, provided these efforts align with environmental protection and community values.
- Reliable access to trails, campgrounds, and recreation areas is essential for both visitors and residents. Maintaining and restoring infrastructure, including damaged trails, and strengthening transportation connections will help sustain access while reducing impacts on heavily used areas. Traditional activities such as angling and hunting should continue where appropriate, recognizing their importance to local heritage. Thoughtful, adaptive management—supported by scientific studies such as fish habitat assessments and creel surveys—can help sustain these uses while protecting ecological health.
- Protecting natural resources must guide all recreation planning in the valley. Management should safeguard the Stehekin River, surrounding wilderness, wildlife habitat, and scenic

landscapes while ensuring increased visitation does not degrade environmental conditions or the visitor experience. Preserving Stehekin's quiet, remote character requires avoiding large-scale infrastructure and emphasizing low-impact, non-motorized recreation. Stewardship and education, including promoting Leave No Trace principles and strengthening partnerships between residents, visitors, and the NPS, will help ensure recreation continues to support the local economy while maintaining the valley's unique character for future generations.

In the early stages of development of a Stehekin Community Plan, stakeholders and prior planning efforts were consulted in 2022 about potential projects and improvements in the Valley. That work resulted in a list of potential capital improvements, including:

- Reopening roads and paths that support bicycles, personal vehicles, and shuttle service
- Rerouting Upper Stehekin Valley Road to Wagon Road to address loss of access due to road closures
- Developing a new PCT alignment
- Providing infrastructure, funding, and maintenance of visitor support services, including search and rescue services
- Scoping new locations for medium- and long-term parking
- Removing existing parking away from the side of the road
- Developing a Lower Stehekin Valley "frontage" Trail/Bike Path to relieve congestion on the Lower Stehekin Valley Road
- Opening or improving Lower Valley Loop Hikes, including hiking from Purple Point to Rainbow Loop or behind Buehler's Bluff and Rainbow Loop to the Ranch
- Constructing either a pedestrian suspension bridge or a protected climbing/traversing route to allow hikers to cross the river at the location where the U.S. Geological Survey cableway currently exists
- Establishing a new right-of-way (ROW) for power supply along Company Creek Road
- Improving winter recreational opportunities by providing yurts and additional cabins at Bridge Creek
- Constructing shoreline access points, including shoreline regrading, installation of sand or fine gravel beach materials, accessible lake-entry features, and related site infrastructure to improve public swimming access and recreational use

4 National Park Service and the Stehekin Valley



The relationship between the NPS and the Stehekin Valley was established in the LCNRA Enabling Legislation (Public Law 90-544), enacted by congress in 1968. This legislation recognized the LCNRA as distinct from the NOCA and created the North Cascades National Park Service Complex. This distinction designated the LCNRA as an area where recreation, access, and the historic Stehekin community could continue to coexist with resource protection and to balance national conservation goals with the continued existence and function of the Stehekin Valley. Section 202 of Public Law 90-544 states that the LCNRA was established “[i]n order to provide for the public outdoor recreation use and enjoyment of portions of the Stehekin River and Lake Chelan, together with the surrounding lands, and for the conservation of the scenic, scientific, historic, and other values contributing to public enjoyment of such lands and waters.” The Public Law placed federal lands in the Stehekin Valley (within the LCNRA), and the NOCA, within the management jurisdiction of the NPS to be administered in a manner that includes environmental, visitor service, and community concerns.

Since the establishment of the LCNRA, there have been different interpretations of what the Public Law intended regarding the compatibility of preservation, conservation, and the public enjoyment. The authority and jurisdiction that NPS has over the valley has also been subject to different

interpretations. Over time, agencies have pursued efforts to clarify the intent of the original legislation, including:

- In 1981, a report was issued by the U.S. Government Accountability Office examining the land acquisition practices of the NPS at LCNRA. The report concluded that the congressional intent was that a private community in the recreational area should continue to exist, that commercial development should not be eliminated, and that additional compatible development should be permitted to accommodate increased visitor use.
- In 1981 and 1982, the NPS issued an Environmental Assessment (EA) and Finding of No Significant Impact (FONSI), respectively, evaluating compatibility standards for the Stehekin Valley. The standards were developed to guide NPS management decisions regarding compatible private land uses within the LCNRA while protecting natural and cultural resources, recreational opportunities, and the continued residential growth and development of the Stehekin community.

Following disputes over land acquisition and compatibility standards during the 1970s and early 1980s, the **Lake Chelan National Recreation Area Land Protection Plan (1988)** established a framework for protecting recreation area resources while preserving the Stehekin community. The plan emphasized voluntary land acquisition, continued private ownership, and reliance on Chelan County land-use regulation, reinforcing the NPS's primary role as manager of federal lands rather than regulator of private property. Consistent with this framework, NPS currently exercises management jurisdiction over federally owned lands within the Stehekin Valley that are part of the LCNRA, while private lands remain subject primarily to state and local jurisdiction. Although NPS has no general land-use or zoning authority over private parcels in Stehekin, it may exercise regulatory authority where federal permits, property interests, access rights, or resource protection requirements are involved.

The **North Cascades General Management Plan (GMP 1995)** builds on the Public Law 90-544 (1968) and the management framework for the LCNRA and NOCA. The plan emphasizes the role of the NPS in establishing limits on development and resource use to avoid significant adverse effects on the scenic, scientific, historic, and recreational values of the LCNRA. The General Management Plan further outlines specific policies in the following resource-specific implementation plans:

- a. Sand, Rock, and Gravel Plan
- b. Forest Fuel Reduction/Firewood Management Plan
- c. Wilderness Management Plan
- d. Transportation Plan
- e. Stehekin Landing and Valley Development Concept Plans
- f. LPP (Updated in 2012)

Together, the implementation plans established the framework through which the General Management Plan would be carried out in the Stehekin Valley. While some plans focus on the stewardship of wilderness, natural resources, and ecological processes, others address transportation, infrastructure, visitor services, and land use. This combination of resource stewardship and community planning established many of the management practices and development patterns that continue to guide modern-day decision-making in the Stehekin Valley. NPS policies and the General Management Plan recognize the importance of balancing national conservation goals with the continued existence and function of the Stehekin community. These policies emphasize that development, land use, and infrastructure should remain modest in scale and compatible with the valley's natural setting, visual character, and environmental constraints, while still supporting local livelihoods.

Within this framework, the community's ongoing role is integral to management and planning processes, contributing stewardship, local knowledge, visitor services, and a sustained year-round residential presence.

After the creation of the park complex, there was an increase in visitation and resource demands and increase in the number of private residences and population. Since the 1980s, the NPS's role in Stehekin has gradually shifted from active involvement in both private land policy and visitor services toward a more limited focus on managing federal lands and maintaining essential infrastructure. Over time, this transition has been marked by reduced staffing levels, diminished interpretive programming, reliance on remote visitor services, and the closure of the Golden West Visitor Center in 2024. By 2024, NPS reported a 28% decline in overall staffing across the North Cascades Complex over the preceding decade and cited funding challenges as reasons for reducing its on-the-ground presence in Stehekin.

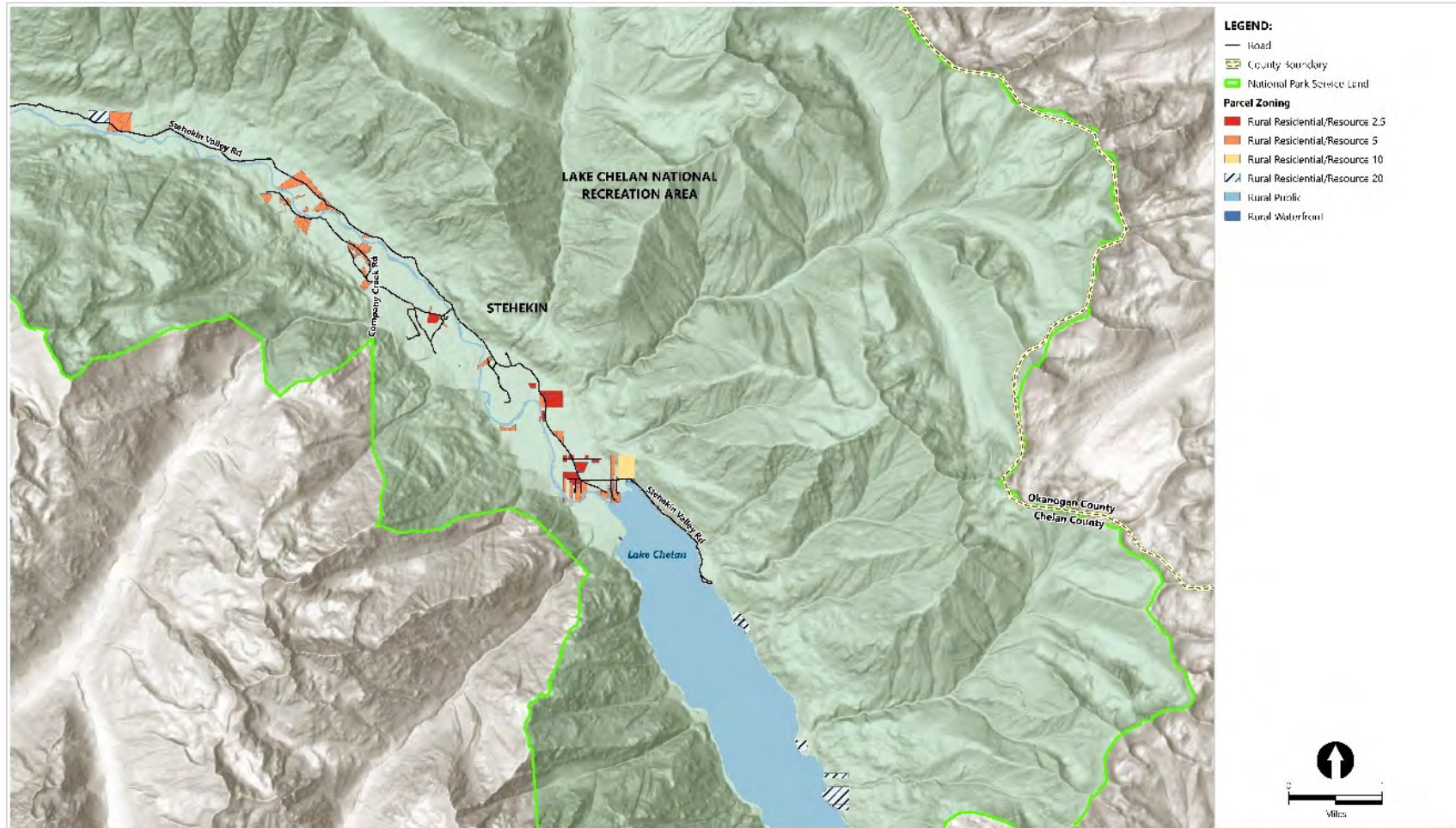
The community, and Chelan County as a whole, recognizes the important role that the NPS has played in maintaining the viability of Stehekin. Residents and other stakeholders, albeit at varying extents, all expressed a desire for the NPS to return staffing and amenities to pre-2024 levels to the extent practicable.

5 Land Use and Zoning Strategy

5.1 Existing Land Use and Zoning

Parcel ownership in Stehekin currently includes approximately 294 acres of privately owned parcels. Nearly all of the privately owned parcels are currently zoned as RR, ranging from RR2.5 to RR20, with a few parcels zoned RW and two parcels embedded in the RP zoning. Figure 5.1-A provides a zoning overview of privately owned property in the valley.

Figure 5.1-A
Privately Owned Parcel Zoning



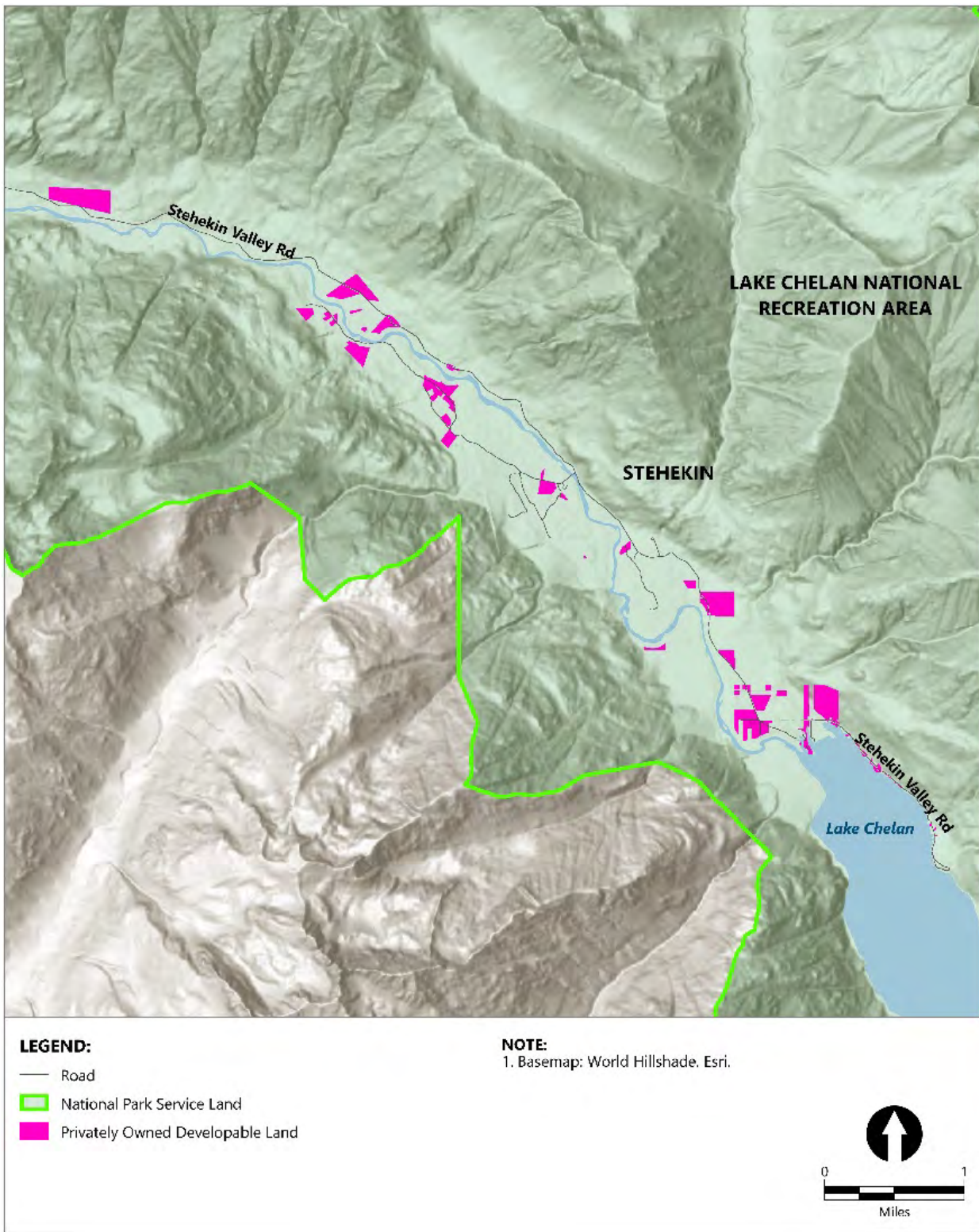
In the “developed” areas of the valley, most non-private parcels are federally owned. This includes approximately 68 acres of RP-zoned land near Stehekin Landing and the Golden West Visitor Center, about 95 acres of RR20- and RR5-zoned property along Company Creek Road, and a patchwork of other parcels throughout the valley. The NPS also owns all but two of the RP parcels and all but one of the RW parcels near Stehekin Landing, with the seasonal barge dock privately owned and the ferry landing owned by Chelan PUD. Some of the publicly owned property is likely difficult to develop due to critical areas constraints; however, several of the large parcels owned by the NPS do have the potential for developable sites outside of mapped steep slopes, floodways, or landslide hazard areas. Should NPS decide to make that property available, there could be increased development potential, especially along Stehekin Valley Road.

Figure 5.1-B shows an approximation of developable parcels in the valley. All property in the valley was reviewed, and areas in steep slopes (>40%), mapped landslides, wetlands, and shoreline buffers were excluded. Then property was divided into privately owned acreage and publicly owned acreage. This resulted in approximately 275 acres of privately owned property that is appropriate for development. This does not account for parcels that are already developed, potentially reducing future development potential, or do not have road access (or where road access is cut off by intervening natural features).

Zoning regulations in the Chelan County Code address both the use of the property (e.g., residential, commercial, institutional) and how that property is developed (e.g., building size, setbacks, lot coverage). Additional regulations apply within 200 feet of the Stehekin River and the tributaries Agnes, Company, Rainbow, and Boulder Creeks, as they are regulated under Chelan County’s Shoreline Master Program. The community has expressed interest in reviewing the applicable use and development standards, with the potential of changing the zoning in the valley to help achieve community priorities. This might include application of different RR standards to some or all of the properties, and it might include applying Rural Recreational/Residential (RRR) or Rural Village (RV) zoning to some or all of the properties. In the shoreline or other identified critical areas, development will still be limited by environmental factors and the ability to provide utility services, including septic.

Note: The following sections about zoning do not extensively consider critical areas. It is assumed that any new development would take place consistent with both shoreline and critical areas regulations, regardless of how and when a parcel was created or the improvements constructed. In addition, restrictive covenants may result in fewer developable parcels.

**Figure 5.1-B
Developable Parcels**



5.1.1 *Zoning Districts – Permitted Uses*

While the existing zoning districts differ in some respects, they are largely consistent in the types of uses they permit. In general, the RR20 zoning allows for fewer uses than the other RR districts. For example, isolated cottage industries, planned developments, recreational vehicle parks, and mobile home parks are not allowed in this district. On the other end of the zoning continuum, larger agricultural uses (e.g., processing facilities, forestry operations) are not allowed in RR2.5.

The RRR and the RV zoning districts allow a few more activities outright or through conditional use permits, with the RRR allowing more recreation and tourist-serving uses and the RV allowing more “town” type uses, including multi-family residential. However, it should be noted that all zones allow small-scale recreation and tourism uses with a conditional use permit (CUP). The Chelan County Code, Section 14.98.1795, defines recreational uses:

“Small scale recreation and tourism” means a land use that relies on a setting to provide recreational or tourist use, including recreational center and commercial facilities to serve those uses, but that does not include new residential development. It includes activities and facilities such as, but not limited to, cultural/religious camps, retreat centers, campgrounds, [recreational vehicle] parks, lodges and cabin rentals, camping units, outdoor equipment rentals, guide services, trails and trailhead facilities, and similar uses. Small scale recreational and tourist uses are of a size or intensity which has minimal impacts on the surrounding area and which makes minimal demands on the existing infrastructure and public service.

The conditional use criteria for recreation and tourism uses are established in Section 11.93.370 of the Chelan County Code. In summary, the code limits buildings to 6,500 square feet per 10 acres of land and requires an applicant to demonstrate both that the use will be compatible with its surroundings and that all public services will be provided to the use.

The full table of allowed uses is in Section [11.04](#) of the Chelan County Code.

5.1.2 *Development Standards and Constraints*

Table 5.1.2 shows a summary of development standards in the zoning districts. Other than minimum parcel size and the minimum parcel width, the development standards for all rural zoning districts are nearly identical.

Table 5.1.2.1
Zoning Requirements Summary

Zone	Min. Parcel Size	Min. Parcel Width	Max. Bld. Height	Coverage %	Front Yard	Rear Yard	Side Yard
RR20	20 acres*	200	35	35	25	20	5
RR10	10 acres*	150	35	35	25	20	5
RR5	5 acres*	100	35	35	25	20	5
RR2.5	2.5 acres*	100	35	35	25	20	5
RW, RRR, RV	12,000 square feet**	70	35***	35	25	20	5

*Includes 1/2 of adjacent public ROW **or minimum for septic ***RV allows 45-foot buildings

Except for the RV, all zones allow for a “lot split,” in which a parcel that cannot be legally subdivided may be split into two parcels. These zones also allow clustered development at the same base density, with some bonuses available in RR5, RR10, and RR20. A simple example would be that a 100-acre parcel in the RR10 could be divided into one 90-acre open space parcel and ten 1-acre developable parcels, as long as the development could meet all other standards for septic, access, and other requirements. The regulations for clustered subdivisions are located in the Chelan County Code, Section [12.12](#).

Of the privately owned property that is zoned RR, most of the parcels do not meet the minimum parcel size for the zone in which they are located. None of the parcels are part of a clustered subdivision.

Table 5.1.2.2
Summary of Properties by Zone

Zone	No. of Parcels	Total Acres	Average Parcel	No. of Undersized Parcels	% Undersized
RR20	3	22.4	5.6	3	75%
RR10	1	27.37	27.4	0	0%
RR5	120	180.75	1.51	111	93%
RR2.5	30	60.39	2	24	80%
RW	12	2.97	0.25	0	0
RP	2	0.24	0.12	0	0

Since 2011, six new parcels have been created in the Stehekin area. These included three parcels created through exemptions from the subdivision code based on various factors and one three-lot short plat that was submitted in 2014 and recorded in 2016. The 2016 short plat appears to be the most recent subdivision approved in the Stehekin Valley.

About 117 parcels (69% of privately owned parcels), containing about 134 acres (about 46% of total private land area), are at least partially within the 100-year floodplain of the Stehekin River; of those, approximately 70 of the parcels have a dwelling unit on the site. While development is allowed in the 100-year floodplain (as long as it meets elevation and other pass-through requirements), all of these parcels are at least partially within the buffers of rivers or streams (150–200 feet), where development is subject to critical areas requirements.

This combination of large minimum lot sizes with environmental constraints further limits the potential for locating residential structures in Stehekin.

5.1.3 *Zoning Issues*

Community conversations have identified additional concerns with the zoning that has been applied in the Stehekin Valley. First, prior subdivisions and development patterns have resulted in the majority of residential lots being smaller than required per the zoning code. While this may be more of a perceived constraint than an effective constraint (the zoning code is permissive when addressing nonconforming residential lots), it does show that the County zoning and planning scheme does not reflect the built reality of Stehekin. For any new development to be compatible with (i.e., like) existing development, it should be allowed on smaller individual lots.

Other zoning and development constraints, such as large minimum lot sizes, interact with critical area regulations to further limit development flexibility. While these constraints cannot be removed because they are natural assets that are protected, changing zoning can provide more flexibility in working with the natural environment in developing new houses or relocating houses located in hazardous areas.

5.2 **Zoning Options**

This section provides information on some of the ways zoning might be changed in the Stehekin Valley in order to remove some of the barriers to additional housing construction. Zoning modifications are included here to address both the difficulty in supplying new housing as well as the options to relocate housing away from hazardous areas. While zoning changes wouldn't compel additional development, they can be used to ease restrictions, particularly when it comes to minimum parcel sizes.

5.2.1 *Option: Update Zoning to Reflect Current Conditions*

Under this option, the zoning would be updated to more closely reflect current conditions for the existing parcels, using the available zoning districts in the Rural Element of the Comprehensive Plan. In general, this would involve applying the RR2.5 district to most of the private property in the Stehekin Valley. (Only 14 of the privately owned properties are more than 2.5 acres.) Zoning could be applied

consistently in each residential area, which may provide for some additional subdivision opportunities for those larger lots, and, on the larger parcels, the potential for clustered development.

The uses and basic development standards are generally the same, other than minimum lot size, so this option would not result in more conforming uses in the valley, but it may result in more conforming parcels. Additional development would be possible; however, there may be real or perceived conflicts in “upzoning” parcels that are in critical areas or their buffers. Overall density may not increase, as a substantial percentage of the parcels (especially the developed parcels) are smaller than 2.5 acres.



5.2.2 *Option: Rural Recreational/Residential (RRR) Zoning*

A second option is to apply RRR zoning to all or part of the properties in the Stehekin Valley. In order to be compliant with the Comprehensive Plan land-use designations and associated zoning, part of Stehekin would have to be designated a Local Area of More Intensive Rural Development (LAMIRD) in the County’s Comprehensive Plan. (Note that “intense” or “intensely developed” imply residential development that precludes use of land for agricultural or resource purposes—it does not mean levels of density that might be found in a town or city.) LAMIRDS in Chelan County include Malaga and Monitor. As of publication of this plan, Malaga is being considered for conversion to an Urban Growth Area, which would apply higher density zoning and opportunity for the County to provide urban services, such as sewer.

The regulations and process for designating a LAMIRD are in the Growth Management Act, Revised Code of Washington (RCW) 36.70A.070(5) under the Rural Element section. The rules are set out in WAC 365-196-425, and the Chelan County policies for designation are in Chapter 3 of the Comprehensive Plan. In short, LAMIRDs are to be defined by the boundaries of existing development

and to allow infill development within those boundaries. LAMIRDs may not be created to allow entirely new developed areas or increase sprawl.

The RRR zoning purpose statement is set forth in Section 11.06.010 of the Chelan County Code and reads as follows (emphasis added):

(A) Purpose. This designation will provide the opportunity for the development, redevelopment and infill of **existing intensely developed rural recreational/residential areas for residential, recreational and tourist development consistent with the rural character and rural development provisions outlined in the goals and policies of the Comprehensive Plan**. These areas provide a distinct rural lifestyle closely associated with the many natural amenities found within Chelan County. Potential impacts to the surrounding area, critical areas, and water quality shall be addressed. These areas must be clearly identifiable as existing intensely developed rural recreational development; where a logical boundary can be delineated and set by the built environment. Such a boundary shall not permit or encourage a new pattern of sprawling low density or urban type development.

(B) Uses appropriate for these areas include: open space and developed open space; residential; agriculture; and forestry. Additional uses may be considered with supplemental provisions. These provisions shall address performance standards, impacts to the surrounding area, and be consistent with the goals and policies of the Comprehensive Plan. Such uses may include: **intensification of existing development or new development of small-scale recreational or tourist uses**, including commercial facilities to serve those recreational or tourist uses, that rely on a rural location or setting but that do not include a new residential component; intensification of development on lots containing existing isolated nonresidential uses; home occupations; bed and breakfasts; and community facilities.

Within that framework, lot sizes may be as small as 12,000 square feet as long as septic can be provided and as long as all critical areas can be avoided; cluster subdivisions are not allowed (no lot reduction beyond 12,000 square feet is available). With this parcel limit and RRR applied over all private property in the valley, about 90 properties or over 250 acres would be eligible for subdivision. On parcels that are partially constrained by critical areas, RRR zoning may provide greater flexibility for subdivision or development by allowing the remaining buildable area to be utilized more efficiently.

5.2.3 Option: Rural Village Zoning (RV)

A third option is to apply RV zoning to all or part of the properties in the Stehekin Valley. As with the RRR designation, Stehekin would have to be designated a LAMIRD before this zoning could be applied.

The RV zoning purpose statement is set forth in Section 11.06.020 of the Chelan County Code and reads as follows (emphasis added):

(A) Purpose. This designation recognizes the existence of **intensely developed rural residential developments and communities, with densities less than two and one-half acres per dwelling unit, which typically will not have sewer service**. This designation will provide the opportunity for the development, redevelopment and infill of existing intensely developed rural residential areas for residential and other rural development consistent with the rural character and rural development provisions outlined in the goals and policies of the Comprehensive Plan. Potential impacts to the surrounding area, critical areas, and water quality shall be addressed. These areas must be clearly identifiable as existing intensely developed rural residential development; where a logical boundary can be delineated and set by the built environment. Such a boundary shall not permit or encourage a new pattern of sprawling low density or urban type development.

(B) Uses appropriate for these areas include: developed open space; residential; agriculture; and forestry. Additional uses may be considered with supplemental provisions. These provisions shall address performance standards, impacts to the surrounding area, and be consistent with the goals and policies of the Comprehensive Plan. Such uses may include: **intensification of existing small-scale recreational or tourist uses that rely on a rural location or setting but that do not include a new residential component**; intensification of development on lots containing existing isolated nonresidential uses; home occupations; bed and breakfasts; and community facilities.

As with RRR zoning, the RV district allows lot sizes as small as 12,000 square feet, or to whatever limit is supported by on-site sewer. However, the intent of the RV is to allow for commercial infill and growth and not to support additional residential development. RV may be appropriate for areas

around Stehekin Landing², or if the community decides to have a “center,” but otherwise does not encourage residential growth.

In either case, the RRR or RV zoning would require that Chelan County designate that part of Stehekin proposed to be RRR or RV as a LAMIRD. The goals and policies for LAMIRDs are contained in the Comprehensive Plan’s Rural Element. The goal for LAMIRDs is to recognize areas of residential or commercial activity that (generally) existed before 1990, to allow for uses to serve the existing and projected rural population (including tourist uses), and to draw logical boundaries around the more intensive development. Because development in Stehekin occurs in several distinct clusters rather than in a single continuous settlement pattern, additional analysis would be needed to determine the appropriate extent and configuration of any LAMIRD designation. As a result, application of a single zoning district across all private lands may not be appropriate, and a combination of zoning approaches may ultimately be warranted based on current or anticipated future land uses.

5.3 Overlays and Tools

Zoning districts, with their associated use and development standards, apply to the entire County, and no one zoning district may meet all of the desires or respond to the concerns of the community. Zoning overlays are a tool that can help customize a zoning district to a unique community, without creating an entirely new zoning designation. Overlays should be used sparingly and should be focused on one or two key issues. They can be added to any zoning district (or community-wide) and generally add restrictions to the applied zoning district; an example in Chelan County is the Icicle Valley Design Review Overlay. For Stehekin, the County might consider the following enhancements to the zoning code. If the RRR or RV districts are applied to Stehekin, overlays could also be considered to more fully align the County-wide zoning with Stehekin’s desires. Some examples include:

- **Landscaping and screening standards.** In general, landscaping requirements do not apply to residential uses in the rural areas. Stehekin could consider street-side screening and landscaping to reduce the visibility of residential development, including accessory development like parking areas or garage structures. This would assist in the overall community goal of retaining a natural feel.
- **Prohibition on lot splitting.** Icicle Valley does not allow lot splitting. The County could make similar findings in Stehekin given the amount of land with critical areas and given the limited public services available in the valley. In this case, if a parcel was not configured to allow subdivision, no additional residential parcels could be created.
- **Maximum building footprint.** All districts allow 35% lot coverage and, given the large size of lots in Stehekin, that can result in some very large buildings. An overlay could limit maximum

² This area is currently zoned RP, which does not permit residential uses and is based on public ownership of the land. Otherwise the zoning uses and development standards are similar to the RV district, except taller buildings are allowed.

building footprint or overall square footage. This would support more open space on any given lot, supporting the community's goals for incorporating nature into design.

- **Restricting recreational vehicles.** An overlay could state that recreational vehicle parking is limited to public campgrounds, or one recreational vehicle per parcel associated with a residential dwelling, or some measure in between, to address community concerns about informal campgrounds in the Stehekin Valley.
- **Limiting driveways.** One of the visual indicators of residential density is the number of driveways accessing a public roadway. An overlay could prohibit new driveways or require shared driveways for a certain number of houses. Likewise, an overlay could limit the number of new public or private streets, or require pedestrian pathways rather than streets within clustered development.
- **Limits on commercial development.** An overlay could provide additional limits on commercial development that is otherwise allowed or conditionally permitted in the zoning districts. For example, guest houses could be limited to four rooms only, to be confirmed during the permitting process. Tourist-serving restaurants could be limited to 3,000 square feet instead of 5,000, or parking reduced.

Overlay options will depend on the zoning applied to Stehekin but can be useful if there are one or two provisions that would make a zoning district desirable for the community.

5.4 Recommended Approach

Given the community needs and desires for more flexibility in housing provisions, coupled with the desire to provide a minimal amount of more business opportunities and the requirement to protect critical areas, the following recommendations are included as goals and policies in this Plan.

- **Rezone the Landing from Rural Public to Rural Village.** This allows continued economic activity in the vicinity of the landing without requiring public ownership. The NPS can continue to own and operate the businesses, but they are not restricted to the NPS. The RV zoning would allow for moderate redevelopment and a small amount of increased activity in the area.
- **Rezone the area from the head of the lake to the Stehekin School from the current RR districts to RRR – Rural Residential/Recreational.** This would allow for smaller lots on the developable land in this area, creating potential for infill development and fostering the sense of a full community at the head of the lake.
- **Rezone the remainder of the private property in the valley to RR2.5.** This is the smallest lot size allowed in the rural zoning designations and still allows cluster subdivisions. This means that larger parcels could cluster housing on the developable portions of their land.

6 Summary of Issues and Community Needs

Table 6.1 lists the existing conditions, key issues, and community needs as identified by the Stehekin community and described in detail in Sections 2 through 5 of this Community Plan and informs the proposed goals and policies outlined in the following section.

Table 6.1
Summary of Issues and Community Needs

Current Conditions	Key Issues	Community Needs
Fire/Forest Health		
- Forest fuel loads have increased due to fire suppression and insect/disease infestations. - Summer fire seasons are becoming longer, with more frequent and intense wildfires; the situation is expected to worsen with changing environmental conditions.	- Structures, roads, and people are at increasing risk from wildfires. - Many structures do not have defensible space around them. - Firefighting access is limited and challenging. - Existing agency vegetation thinning and prescribed burn programs face constraints.	- Additional proactive fire prevention measures to reduce fuel loads, particularly along major roads and near primary structures and utilities - Emergency evacuation planning and adequate boat transport capacity for residents and tourists during the summer wildfire season
Flooding		
Historic streamflow patterns have changed with large autumn rain-on-snow flood events causing extensive damage.	- Major flooding, debris flows, channel migration, and erosion pose risks to human safety, structures, and critical infrastructure, as well as reducing recreational access. - Developed areas previously considered safe from damage are now at risk. - NPS has persistent budget constraints that limit its ability to adequately maintain roads and levees.	- Improved monitoring of river stages and better understanding of changing flood risks - More resilient infrastructure to prevent emergencies related to road and utility damage - Clear long-term strategy for maintaining critical public facilities in the face of both flood and drought conditions
Aquatic and Biological Resources		
- The Stehekin area provides high-quality fish and wildlife habitat. - Changing environmental conditions are expected to change streamflow patterns and affect forest health.	- Natural resources are vital to fish and wildlife populations, local quality of life, and attracting visitors. - Recreation/tourism and future development may impact these resources.	- Balance growth with protection of fish and wildlife, shorelines and streambanks, water quality, wetlands, and views. - Cluster development to retain larger tracts of undisturbed habitats. - Manage visitor access and behavior to allow enjoyment of the river and surrounding landscapes without causing damage. - Reduce flood-related pollution and debris, especially from properties located near the river.
Public Services and Utilities		
- Electricity, water supply, wastewater treatment, and solid waste management systems are small in scale. - Services are provided through a combination of public infrastructure, local utility providers, and individual systems.	Service capacity and reliability can influence the location and amount of future development, including housing.	- Ensure a reliable and resilient power supply. - Make investments in system upgrades for aging infrastructure (such as the Stehekin Powerhouse Modernization project). - Coordinate housing and development with utility capacity.
Housing		
- Privately owned land represents a limited and important component of the community's housing base and overall development capacity. - The amount of land available for future development is also constrained by natural hazards (e.g., critical areas).	- There is a lack of housing options for seasonal and year-round residents. - The housing supply is very limited for younger residents and lower wage-earning workers seeking to live and work in Stehekin. - Limited amount of buildable land, combined with flood risk and other development constraints, continues to affect the community's ability to maintain and expand its housing stock.	- Provide more housing to support a broader range of both year-round residents and seasonal workers. - Provide housing for critical service employees (e.g., post office and PUD). - Expand lodging options to accommodate visitors and support tourism. - Create a mix of housing types such as shared units, small multi-family, ADUs, and single-family homes.

Current Conditions	Key Issues	Community Needs
Economic Stability		
• Recreation and tourism are key to local economy and closely tied to the natural environment. • Year-round residents operate businesses, maintain infrastructure, and support critical services. • NPS and Chelan PUD provide significant services and infrastructure to sustain basic community functions.	• Balance economic stability with protection of the valley’s natural character. • Preserve the identify and heritage of the community.	• Establish clear development standards that limit the scale of development, encourage compatibility with community character, and protect natural resources. • Prioritize small-scale, locally supported economic activity. • Preserve the limited private land base. • Align community planning with policies for the national recreation area.
Transportation		
• Stehekin can only be reached by passenger ferry, private boat, small aircraft, or trails. • Barge service is critical to support movement of goods between Stehekin and areas down the lake. • Stehekin Landing functions as the primary transportation hub. • The limited local road network is shared by multiple users. • Upper portions of Stehekin Valley Road are damaged by flooding and river channel migration.	• Lack of clarity in zoning definitions may affect the relocation, continuation, or expansion of barge service facilities over time. • Local road networks can be congested and unsafe during the peak season. • Community opinions differ about reopening of Upper Stehekin Valley Road, which is under NPS jurisdiction. • Stehekin Landing experiences congestion during arrival/departure of passenger boats. • Long-term parking options at the Landing are limited.	• Support regulations that allow barge-related operations in appropriate shoreline and transportation-serving locations without automatically treating them as industrial uses. • Create a coordinated Lake Chelan-wide transportation strategy. • Improve traffic flow/circulation within the Landing area; for example, through establishing one-way traffic patterns in certain locations or at busy times. • Improve conditions for pedestrians and cyclists on the waterfront through clearer circulation routes and safer shared spaces. • Improve parking organization, regulations, and enforcement in the Landing area.
Parks and Recreation		
• Recreation is central to Stehekin’s identity and economy. • NPS Golden West Visitor Center was recently closed.	• Expanding visitor accommodations and recreational opportunities must be balanced with protection of natural resources and community character.	• Maintain and improve visitor orientation and information services. • Provide lodging and recreational facilities at an appropriate scale. • Improve winter access and opportunities. • Maintain reliable recreation access and transportation connections. • Ensure that increased visitation does not degrade environmental conditions, community character, or visitor experiences. • Support walking, bicycling, and other low-impact recreation. • Strengthen stewardship and education (e.g., Leave No Trace).
Land Use and Zoning		
• Most land in Stehekin is owned by private owners and NPS. • The amount of privately owned land has declined over time as parcels have been acquired by or transferred to the federal government and incorporated into the LCNRA. • Most privately owned parcels are zoned RR (RR2.5 to RR20).	• A limited amount of land is available to accommodate housing, local services, and economic activity. • Current zoning code does not reflect past subdivisions and development patterns that resulted in smaller residential lots.	• Evaluate opportunities to return limited areas of suitable land from federal to private ownership in order to support housing, essential services, or small-scale community development while maintaining resource protection and park stewardship. • Review land use and development standards to help achieve community priorities; for example, through zoning changes and overlays.

7 Goals and Policies

7.1 Environmental/Critical Areas

7.1.1 Forests

Goal 1: Implement and Coordinate Comprehensive Fire and Forest Health Planning.

Policy 1.1: Educate residents and public. Update, integrate, and implement applicable planning documents, including the Stehekin Valley Forest Management Plan, Wilderness Stewardship Plan, Fire Management Plan, Forest Fuels Reduction Plan, and evacuation and safety zone planning efforts.

Policy 1.2: Ensure consistency among federal, state, and County wildfire planning documents, including incorporation of relevant mitigation measures identified in the Chelan County CWPP.

Policy 1.3: Streamline interagency and public communications regarding prescribed burns and fuel treatment activities to improve transparency, preparedness, and community awareness.

Goal 2: Reduce Wildfire Risk Through Proactive Fuels Management.

Policy 2.1: Pursue coordinated fuel load reduction measures with the NPS, DNR, Chelan County, the Cascadia Conservation District, and private landowners.

Policy 2.2: Implement FirewiseUSA® and related wildfire preparedness measures, including mitigation strategies identified for Zone A (Stehekin area) in the Chelan County CWPP. Work with NPS to create defensible space if not possible on private property.

Policy 2.3: Prioritize fuels reduction treatments on valley walls, along current firelines established during 2024 Pioneer Fire, along access roads, and in areas where topography and vegetation conditions increase wildfire intensity or threaten evacuation routes.

Policy 2.4: Incorporate annual mechanical thinning and other appropriate treatment methods, where consistent with environmental protections and wilderness policy, to complement prescribed fire and reduce hazardous fuel accumulations.

Policy 2.5: Encourage development patterns that allow firebreaks, fuel treatments, and emergency response resources to be concentrated in defined areas, reducing fragmentation and improving defensible space effectiveness.

Goal 3: Reduce Long-Term Exposure of Development to Wildfire Hazard.

Policy 3.1: Discourage new development in areas identified as having extreme wildfire hazard where mitigation is infeasible or would result in significant ecological or public safety tradeoffs.

7.1.2 *Flooding*

Goal 1: Reduce Flood Risk Through Land Use and Development Siting.

Policy 1.1: Encourage elevation, floodproofing, or other retrofits of existing structures located in flood-prone areas where relocation is not feasible.

Goal 2: Strengthen Infrastructure Resilience to Flooding and Changing Hydrology.

Policy 2.1: Evaluate the long-term viability of floodproofing, elevating, or relocating maintenance yards, service facilities, and other critical infrastructure based on lifecycle cost, public safety, and climate resilience considerations.

Policy 2.2: Coordinate with the Federal Highway Administration and relevant agencies to implement recommendations from the Long-Term Access and Resiliency Strategy, consistent with community safety and watershed protection goals.

Policy 2.3: Maintain road alignments in existing locations where relocation would increase risk to private lands or exacerbate floodplain impacts, unless comprehensive analysis demonstrates a net public and environmental benefit.

Goal 3: Improve Floodplain Management, Monitoring, and Planning.

Policy 3.1: Coordinate with and support the NPS in the review and update of the Stehekin River Comprehensive Implementation Plan to reflect current flood risks, sediment transport dynamics, and projected climate trends affecting hydrology and geomorphic conditions.

Policy 3.2: Implement regular topographic and geomorphic monitoring, including LiDAR and/or Structure-from-Motion surveys, to track changes in channel position, floodplain elevation, and erosion patterns.

Policy 3.3: Collect and archive aerial imagery and ground-based photographs following major flood events to document impacts, inform post-event analysis, and improve future planning and hazard mitigation.

Policy 3.4: Clarify and maintain a distinction between land protection planning and river management functions to ensure that floodplain management decisions are based on current risk, science, and watershed conditions.

7.1.3 *Fish and Wildlife*

Goal 1: Conserve Aquatic and Riparian Systems.

Policy 1.1: Reduce land consumption and limit sprawl by encouraging clustered development patterns that preserve open space, intact floodplains, and connected natural systems.

Policy 1.2: Protect and restore riverine and floodplain habitats by maintaining undeveloped areas that function as fish spawning, rearing, and nursery habitat, including areas suitable for salmon redd formation.

Policy 1.3: Provide designated river access points, boat launches, and trails designed to minimize bank erosion, protect riparian vegetation, and prevent intrusion into wetlands and other sensitive habitats.

Policy 1.4: Preserve and manage sandbar and shoreline habitats that support migratory birds by limiting development, seasonal disturbance, and incompatible recreational uses in these areas.

Policy 1.5: Restrict placement and long-term storage of mobile homes, trailers, and recreational vehicles within river corridors and flood-prone areas to reduce contamination risks, debris hazards during flood events, and visual impacts on natural shorelines.

Policy 1.6: Educate property owners of the valley on the Shoreline Management Act and applicable local shoreline requirements and enforce these regulations to ensure that development and land-disturbing activities near water bodies meet established environmental protection standards.

Goal 2: Protect Fish and Wildlife from Human Disturbance.

Policy 2.1: Develop and distribute educational materials at boat launches, river access points, and visitor facilities describing the effects of human presence on wildlife, including the impacts of off-leash dogs on bird nesting and foraging behavior.

Policy 2.2: Enforce existing leash requirements within river corridors, sandbars, and other sensitive wildlife habitats to reduce disturbance and displacement of birds and other species.

Policy 2.3: Implement fishing management and education strategies to reduce ecological impacts, including outreach on cumulative effects of harvest pressure and repeated catch-and-release on fish health, size structure, and population resilience.

Policy 2.4: Evaluate voluntary guidelines or regulatory measures to limit repeated boat access to the same fishing locations within a single day in order to reduce stress on fish populations and localized habitat degradation.

Goal 3: Prevent Water Pollution and Reduce Runoff.

Policy 3.1: Establish standards and conduct regular inspections for fuel storage and handling to ensure spill prevention measures are maintained and effective.

Policy 3.2: Require spill prevention plans and accessible spill response kits at all fuel storage and fueling locations throughout the valley to enable rapid containment of accidental releases.

Policy 3.3: Encourage the planting of native trees and shrubs between agricultural fields, lawns, and river corridors to filter runoff, stabilize soils, and enhance riparian habitat.

Policy 3.4: Limit expansion of nonpermeable surfaces and encourage low-impact development techniques that reduce stormwater runoff and protect water quality.

Policy 3.5: Ensure on-site wastewater treatment (septic) systems are properly designed, maintained, and functioning to prevent contamination of groundwater and surface waters.

Goal 4: Reduce Wildfire Risk to Aquatic and Biological Resources.

Policy 4.1: Promote adoption of FirewiseUSA® management principles across residential, commercial, and public lands to reduce risks to life, property, and adjacent natural habitats.

Policy 4.2: Support prescribed burning, thinning, and other forest treatments on public and forest lands to reduce surface fuels, restore forest health, and limit the severity of seasonal wildfires and associated post-fire impacts to watersheds.

Policy 4.3: Establish and maintain strategic firebreaks around residential areas and other high-risk zones to reduce the likelihood of high-intensity fire spreading into critical habitat areas.

Policy 4.4: Discourage development in areas most vulnerable to wildfire, post-fire flooding, and debris flows and require structures to be sited and designed to minimize encroachment into natural habitat and wildlife interface areas.

Policy 4.5: Encourage use of fire-resistant building materials for new construction and substantial renovations, including non-combustible roofing, siding, protected soffits, decks, and vents according to WUI standards.

Goal 5: Coordinate Long-Term Habitat Protection and Resilience.

Policy 5.1: Pursue long-term protection and enhancement of critical natural habitat areas through multi-jurisdictional planning and implementation efforts that include enforceable safeguards and monitoring mechanisms.

Policy 5.2: Encourage interagency collaboration among federal, state, and local agencies; environmental organizations; timber interests; and private landowners to establish shared goals and long-term agreements focused on wildfire mitigation, habitat conservation, and community resilience.

7.2 Public Services and Utilities

Goal 1: Ensure Public Services and Utilities in Stehekin Operate Safely and Reliably While Minimizing Demand Growth.

Policy 1.1: Encourage investment in residential weatherization measures, including insulation, air sealing, and high-performance windows, to reduce energy demand and improve indoor comfort. Encourage efficient building design including site orientation and passive house strategies.

Policy 1.2: Encourage development and remodels that incorporate non-electric or alternative fuel systems for pumping, water heating, space heating, cooling, and cooking to reduce reliance on the electric grid.

Policy 1.3: Promote the efficient use of electric heating, ventilation, and air conditioning (HVAC) systems.

Policy 1.4: Promote the use of high-efficiency lighting, including LED fixtures and bulbs, to minimize overall system load.

Policy 1.5: Support utility planning and infrastructure to maintain reliable service.

Policy 1.6: Support Chelan PUD on the implementation of efficiency programs and potential behavior-based energy reduction strategies for all user groups. Encourage voluntary participation by all user groups in energy conservation and demand reduction measures.

Policy 1.7: Leveraging AMI data, support the deployment of programs available to all customers that will reduce energy use and demand, inform demand management strategies, and enable potential demand response programs.

Policy 1.8: Encourage coordination between Chelan PUD, Chelan County, and the NPS to assess system-wide energy needs and develop strategies for high energy users and high-demand facilities, including rate structures, policies, and distributed energy options to better manage demand and system constraints.

Policy 1.9: Encourage programs to reduce energy use in underutilized structures.

Policy 1.10: Identify, develop, and maintain public and temporary adaptation spaces available during emergencies, including designated shelters during weather-related hazard events.

Policy 1.11: Relocate or construct critical water supply and treatment facilities outside of areas subject to flooding, channel migration, or landslide hazards, and upgrade systems to address changing streamflow patterns, including higher winter flows and reduced summer baseflows.

7.3 Housing

Goal 1: Provide Flexible and Context-Sensitive Housing Opportunities that Adapt to the Needs and Character of the Stehekin Community.

Policy 1.1: Adopt zoning classifications and/or overlay districts that clearly define and regulate habitation of recreational vehicles and other rural residential (RRI/RRR) uses in a manner consistent with community character and infrastructure capacity.

Policy 1.2: Maintain a regulatory framework with minimal and targeted restrictions, ensuring that housing standards preserve local character and protect health, safety, and environmental resources while avoiding unnecessary barriers to housing availability.

Goal 2: Increase Housing Availability for Residents and Local Workers While Maintaining the Character of the Community.

Policy 2.1: Pursue collaborative strategies with public agencies and private property owners to address housing needs without necessarily requiring the creation of new structures, including options like reusing existing buildings, increasing occupancy of existing homes, and allowing additional ADUs.

Policy 2.2: Consider incentives for shared facilities or common areas (e.g., gardens, workshops) and other shared housing models that efficiently utilize existing land and infrastructure while supporting affordability and community cohesion.

Policy 2.3: Coordinate with the NPS to evaluate opportunities for temporary or seasonal use of underutilized NPS housing to support local workforce needs and seasonal workers.

Policy 2.4: Encourage contracting and employment practices that prioritize hiring local residents who already have housing in the valley, where consistent with agency policies and equal opportunity requirements.

Goal 3: Support a Stable, Year-Round Residential Community.

Policy 3.1: Evaluate non-regulatory approaches to discourage long-term absentee ownership where it contributes to housing scarcity or reduced year-round occupancy.

Policy 3.2: Monitor housing market and use trends to inform adaptive management strategies that support a stable, year-round residential community.

7.4 Economic Sustainability

Goal 1: Sustain a Viable, Year-Round Community Through Strategic Parcel Management.

Policy 1.1: Support parcel ownership patterns and land-use regulations that enable economic activity necessary to sustain the community, including small-scale and visitor-serving uses compatible with local capacity and environmental constraints.

Policy 1.2: Preserve opportunities for full-time residents to live and work within the community by maintaining an adequate supply of developable parcels consistent with environmental constraints and infrastructure capacity.

Policy 1.3: Ensure that land use and ownership decisions account for the provision and long-term viability of critical services and facilities.

Goal 2: Preserve Rural Character and Natural Systems Through Conservation-Oriented Design.

Policy 2.1: Encourage cluster development to conserve larger areas of undeveloped land on large parcels.

Policy 2.2: Limit land trades that would convert non-buildable parcels into buildable parcels in a manner that increases environmental risk or undermines conservation goals.

Policy 2.3: Establish high visual sensitivity areas and apply development standards to new development to protect scenic quality, including tree retention along roadways and protection of key view corridors.

Policy 2.4: Allow flexible setbacks and siting standards where appropriate, including reduced setbacks adjacent to public lands, in order to preserve open space and minimize fragmentation, while considering defensible space.

Goal 3: Protect Priority Lands and Manage Public Ownership Transitions.

Policy 3.1: Evaluate mechanisms for land exchanges with private property owners and transfers of federal property to maintain a viable private land base and advance LCNRA land protection goals.

Policy 3.2: Discourage land acquisitions by the NPS to avoid reduction in the supply of developable parcels necessary to sustain the resident community.

7.5 Transportation

Goal 1: Reduce Reliance on Single-Occupancy Motor Vehicles During High Season.

Policy 1.1: Encourage increased use of shared transportation services, bicycles, and electric bicycles to reduce the number of private vehicles on the road and decrease parking demand.

Policy 1.2: Develop a community map for recommended routes for public transportation, bicycles, and electric bicycles.

Policy 1.3: Evaluate the feasibility of a shared vehicle system with designated parking areas to consolidate vehicle use and limit dispersed parking impacts.

Policy 1.4: Coordinate with the NPS and other partners to assess potential financial support or subsidies for public transportation services serving the valley.

Policy 1.5: Promote a visitor experience in which vehicles are not necessary after arrival by boat and supported by expanded walking, bicycling, and e-biking connections between arrival points and key destinations.

Goal 2: Maintain Rural Character and Low-Impact Transportation Conditions.

Policy 2.1: Retain low speed limits and existing roadway character to support safety, preserve rural conditions, and reduce environmental and community impacts.

Policy 2.2: Limit the number of private vehicles associated with rental properties and visitor accommodations in order to manage traffic volumes and reduce impacts from traffic.

Policy 2.3: Develop and improve non-motorized infrastructure, including a Lower Stehekin Valley frontage trail or multi-use path, to provide safe alternatives to vehicular travel while preserving the community's character.

Policy 2.4: Promote a year-round mobility service through public-private partnerships, subsidies, or other funding mechanisms to provide alternatives to private car travel while preserving the community's character and supporting local services.

Goal 3: Promote Safe and Responsible Transportation Practices.

Policy 3.1: Establish community-wide safe-use standards, including speed compliance, helmet use for bicyclists, and road-sharing expectations.

Policy 3.2: Require renters and visitors operating motor vehicles or bicycles to acknowledge and adhere to safe-use standards, including speed compliance, helmet use for bicyclists, and road-sharing expectations.

Policy 3.3: Enforce prohibition of bicycle use on designated park hiking trails and other areas where resource protection or safety concerns warrant restrictions.

Policy 3.4: Provide clear visitor information regarding emergency response limitations, including distance to hospital facilities and evacuation timeframes, to support informed decision-making and risk awareness.

Goal 4: Recognize Barge Service as an Essential Component of the Transportation Network in Stehekin and Lake Chelan.

Policy 4.1: Support a Lake Chelan-wide approach to planning for marine freight access, terminal functions, and barge service locations, including both Stehekin and down-lake sites.

Policy 4.2: Coordinate with Chelan County to clarify zoning definitions for transportation or shipping terminals, water-dependent uses, and marine freight facilities to avoid unintended barriers to barge operations.

Policy 4.3: Evaluate zoning and shoreline regulations that distinguish short-duration marine freight transfer and barge loading activities from heavier industrial land uses; modify shoreline designations as necessary and appropriate.

Policy 4.4: Support identification and preservation of appropriate sites for barge service and freight transfer to maintain long-term reliability of lake-based transportation.

Goal 5: Establish a Coordinated Parking System that Supports Residents, Visitors, and Service Providers While Reducing Congestion, Protecting the Waterfront, and Aligning with Stehekin's Scale and Access Constraints.

Policy 5.1: Develop and adopt a community-informed parking management plan that defines parking locations, durations, user priorities, and enforcement mechanisms.

Policy 5.2: Identify and designate additional long-term and medium-term parking areas in locations that minimize conflicts with core activity areas and shoreline access.

Policy 5.3: Prioritize relocation of parking away from the waterfront side of the road to improve safety, circulation, and public access to shoreline areas.

Policy 5.4: Establish limits on the number and duration of concessionaire and NPS seasonal vehicles to reduce peak-season congestion.

Policy 5.5: Implement clear parking duration standards (short-, medium-, and long-term) and enforce them through locally appropriate mechanisms.

Policy 5.6: Improve tour bus circulation by formalizing and upgrading turnaround areas to reduce roadway conflicts and idling.

Policy 5.7: Coordinate parking management with transportation providers to align parking supply with actual access modes and demand patterns.

Goal 6: Maintain and Improve Existing Transportation Infrastructure for Multiple Users.

Policy 6.1: Work with the NPS to design and construct a permanent repair of Company Creek Road.

Policy 6.2: Incorporate non-motorized transportation into road improvements.

7.6 Parks and Recreation

Goal 1: Develop a Safe and Connected Trail System.

Policy 1.1: Collaborate with the NPS and Chelan PUD to plan and evaluate a community trail system that supports non-motorized travel for residents and visitors.

Policy 1.2: Prioritize trail alignments that improve safety by separating pedestrians and cyclists from vehicle traffic where feasible.

Policy 1.3: Incorporate site-specific improvements, such as slope stabilization, to ensure long-term trail durability and user safety.

Policy 1.4: Coordinate with utility providers to explore opportunities for undergrounding power lines along trail corridors where feasible to reduce visual impacts.

Goal 2: Improve Connectivity Between Key Destinations in the Valley to Expand the Network of Recreational and Transportation Routes.

Policy 2.1: Identify and evaluate opportunities to extend and connect existing trails to key destinations, including residential areas, recreation sites, and visitor facilities.

Policy 2.2: Assess the feasibility of new river crossings, including a pedestrian bridge near the former Boulder Creek bridge abutments, to enhance access to areas such as the Stehekin River Trail, Rainbow Falls, and the Harlequin Bridge area.

Policy 2.3: Support development of multi-season trail uses, including opportunities for winter recreation such as cross-country skiing, when conditions allow and where consistent with environmental conditions and maintenance capacity.

Goal 3: Pursue Coordinated and Informed Recreation Planning.

Policy 3.1: Engage the local community in identifying priorities, design considerations, and phased implementation strategies for recreation improvements.

Policy 3.2: Coordinate planning and implementation of trail and recreation improvements with the NPS, Chelan PUD, Chelan County, and the Stehekin community.

Policy 3.3: Pursue joint funding and partnership opportunities to support feasible, cost-effective recreation projects.

Policy 3.4: Align recreation improvements with environmental protections, regulatory requirements, and the rural character of the valley.

Policy 3.5: Identify and integrate relevant elements of past proposals into current planning and feasibility assessments that are adaptable to current community needs and environmental conditions.

Policy 3.6: Explore opportunities to pursue historic designation of the Courtney Homestead and evaluate its potential use as an interpretive resource managed by the NPS, the local community, or through a collaborative partnership.

7.7 National Park Service

Goal 1: Take Leadership at the County Level to Encourage the NPS to Follow Adopted Implementation and Coordination Plans as Guidance for Future Policy- and Decision-Making Regarding Environmental Management.

Policy 1.1: Incorporate NPS staff at the Park or Regional level in a Stehekin Roundtable for collaboration, decision-making, and adaptive management.

Policy 1.2: Consider leveraging community assets, including the work behind this Community Plan, in launching a “gateway planning” effort with the NPS.

Policy 1.3: Encourage the NPS to re-establish its historic presence in the valley and continue its support for the economic well-being of the community, including through the public services it provides.

7.8 Zoning

Goal 1: Establish a Rural-Scaled Zoning Framework Consistent with Community Capacity.

Policy 1.1: Apply zoning standards that reflect Stehekin’s rural character and limited access, rather than suburban development norms.

Policy 1.2: Determine appropriate boundaries for residential infill that is outside of critical areas and apply zoning accordingly.

Policy 1.3: Consider applying RV zoning surrounding the Stehekin ferry landing rather than the RP district to encourage smaller buildings, bigger setbacks, and the potential for residential use of properties where there is sewer and water available.

Policy 1.4: Support clustered housing and site design concepts that preserve open land, reduce infrastructure extensions, and maintain rural character.

Policy 1.5: Encourage phased, small-scale improvements that align with community need and service capacity.

Policy 1.6: Incorporate clear guiding principles within the zoning code that emphasize rural character, environmental limits, and community values, avoiding unnecessary regulatory complexity.

Policy 1.7: Consider applying RRR zoning from the head of the lake to the Stehekin School, allowing for additional residential infill, provided other standards for screening and structure size are in place.

Policy 1.8: Consider applying RR2.5 zoning throughout the remainder of the valley to provide flexibility in land development, while complying with all other regulations.

Goal 2: Protect Environmental Resources and Hazard Areas Through Zoning.

Policy 2.1: Limit development within floodplains, channel migration zones, and areas at high risk of wildfire, mudflows, or other natural hazards.

Policy 2.2: Encourage clustered development patterns to reduce environmental impact.

Policy 2.3: Apply development standards to protect scenic quality, including tree retention along roadways and preservation of key view corridors.

Policy 2.4: Limit the development of new marinas and expansion of water-dependent facilities where such development would adversely affect shoreline conditions or visual character.

Policy 2.5: Require that public facilities and associated structures be sited, designed, and operated to minimize visibility from public viewpoints and integrate landscaping that visually connects new development with the surrounding environment.

Goal 3: Promote Compatibility and Balanced Use of Private and Public Lands.

Policy 3.1: Ensure adjacent land uses are compatible in scale, intensity, and function to prevent conflicts and preserve community cohesion.

Policy 3.2: Require that structures and site design protect both private use and adjoining public spaces, ensuring that activities on private property do not detract from appropriate public use and that public uses are regulated to respect adjacent private development.

Goal 4: Support Visitor Accommodations While Encouraging Compact Development and Diverse Housing Options.

Policy 4.1: Recognize that visitor accommodations, including STRs, play an important role in Stehekin's visitor economy and provide supplemental income for many property owners. Any future regulations should balance these economic benefits with the community's need for long-term housing, year-round residency, and essential workforce housing.

Policy 4.2: Develop Stehekin-specific STR regulations through a future public process rather than applying the County's general STR regulations. Future regulations should reflect Stehekin's unique access constraints, limited housing supply, infrastructure capacity, seasonal economy, and the goals of this Community Plan.

Policy 4.3: Encourage future STR regulations that support compact development by allowing greater flexibility for visitor accommodations within designated village, mixed use, or other appropriate development areas where housing and services are intended to be concentrated.

Policy 4.4: Consider allowing additional flexibility for STRs or other visitor accommodations when they are incorporated into new development that increases the overall supply of housing or lodging without displacing existing long-term residences.

Goal 5: Advance Sustainable Economic Activity Compatible with Natural Resources.

Policy 5.1: Acknowledge the uniqueness of Stehekin's natural resources and ecologically oriented recreational amenities in zoning decisions.

Policy 5.2: Support ecotourism and community-led tourism initiatives that enhance economic viability while maintaining environmental sustainability and resource protection.

Policy 5.3: Apply building and development standards that address energy efficiency, fire safety, and site design features that preserve the forested community.

Policy 5.4: Permit seasonal or temporary visitor-serving uses that support local economic activity and ecotourism, provided they operate at a scale consistent with environmental carrying capacity and community infrastructure limitations.

Policy 5.5: Consider applying RV zoning in the areas surrounding the Stehekin Landing to allow for private recreation-based commercial development.

8 Implementation

The Stehekin Community Plan provides policy guidance to inform decisions by Chelan County, partner agencies, and the community. Implementation will occur through a combination of regulatory actions, capital planning, interagency coordination, and community-led efforts. Because land ownership, infrastructure, and services in Stehekin are distributed across multiple entities, successful implementation depends on clearly defined roles and ongoing coordination.

This Plan does not assign regulatory authority beyond existing jurisdictional responsibilities. Instead, it is intended to guide how existing authorities, programs, and investments are applied within the Stehekin Valley. This section describes initial priorities for funding planned improvements, based on community input in the development of this Plan.

This section is intended to be further developed as local changes are made so that it can be used in the preparation of County capital facilities plans, annual budgeting and other funding decisions affecting the Stehekin Community. The primary responsibility for implementation will be Chelan County, in compliance with compliance with RCW 36.70A and the WAC 365-196 provisions. However, the ownership of the Plan and the primary responsibility for plan maintenance, review, and monitoring lies with the community—residents, the NPS, the PUD, business owners, property owners, and other stakeholders in addition to Chelan County.

8.1 Priority Actions

To achieve the goals of this plan, several planning efforts must be pursued in the near, medium, and long term.

- Near-term Actions (0 to 6 years)
 - Establish a Stehekin Roundtable and strengthen ongoing communication and further develop Plan implementation.
 - Integrate the Stehekin Community Plan into the Chelan County Comprehensive Plan.
 - Evaluate and, if appropriate, adopt zoning updates or overlays consistent with community priorities.
 - Continue coordination with Chelan PUD on power system upgrades and capacity planning.
 - Improve clarity around development constraints, including floodplain and critical areas requirements.
 - Support efforts to assess housing needs, including:
 - Number and type of units needed
 - Workforce and seasonal housing demand
 - Identify opportunities to improve transportation and circulation at the Stehekin Landing.

- Maintain and support reliable passenger and barge transportation services.
- Coordinate with NPS on near-term infrastructure and facility needs.
- Medium-term Actions (6–10 years)
 - Implement zoning or policy changes adopted through the Comprehensive Plan process.
 - Support development of housing solutions appropriate to the Stehekin context.
 - Evaluate opportunities for infrastructure improvements, including:
 - Water and wastewater systems
 - Transportation circulation and safety
 - Continue coordination with NPS regarding land management, access, and facility planning.
 - Explore potential partnerships or pilot projects (for example, shared housing or infrastructure improvements).
- Long-term Actions
 - Monitor long-term trends in:
 - Housing availability
 - Population and workforce
 - Land ownership patterns
 - Evaluate the effectiveness of zoning and policy changes.
 - Continue to align infrastructure capacity with community needs.
 - Reassess long-term opportunities related to:
 - Land-use patterns
 - Housing supply
 - Economic sustainability

8.2 Coordination and Partnerships

Effective implementation of this Plan requires ongoing coordination among agencies and the community. No single entity has full control over land use, infrastructure, and services in Stehekin, making collaboration with Chelan PUD, NPS, and other parties essential. Interagency coordination should emphasize information sharing, alignment of planning and investment decisions, and avoidance of conflicting policies or actions.

8.3 Monitoring and Adaptive Management

The Stehekin Community Plan is intended to be a living document that can respond to changing conditions over time. Monitoring progress and adapting strategies will help ensure that the Plan remains relevant and effective.

Progress may be evaluated using qualitative and, where available, quantitative indicators such as:

- Housing availability and occupancy trends

- Changes in land ownership patterns
- Infrastructure capacity and reliability
- Community feedback and engagement
- Implementation of priority actions

A combination of formal data and community input may be used to assess progress.

8.3.1 Plan Review and Updates

The Plan should be reviewed periodically in coordination with updates to the Chelan County Comprehensive Plan, which is on a 10-year cycle. A general review cycle of approximately every 5 to 10 years may be appropriate, or sooner if significant changes occur (for example, major infrastructure changes, natural hazards, or shifts in land ownership).

8.3.2 Adaptive Management

Adaptive management allows the County, agencies, and community to:

- Adjust strategies based on new information.
- Respond to changing environmental, economic, or regulatory conditions.
- Refine implementation approaches over time.

This approach recognizes that conditions in Stehekin are dynamic and that flexibility is necessary to support long-term community viability. The work from the Community Advisory Group that was formed to provide recommendations and oversight for this plan could be supported in the long term by the creation of a Stehekin Roundtable. The Roundtable would include representatives from Stehekin residents, property owners, the Chelan PUD, the County, and the NPS to participate in this adaptive management strategy. The Roundtable should prepare an annual written report or verbal presentation to the County Council by June 30 each year. The report should include recommended projects for timely consideration in the annual budgeting process.

9 Community Engagement Summary

Community input has been a fundamental part of the Community Plan drafting process to identify community priorities, early goals and policies, and directions for the Comprehensive Plan. Due to Stehekin’s remote location, engagement often occurs through a mix of in-person interactions, posted notices, word-of-mouth, and, increasingly, through digital communication.

9.1 Engagement Process

Community engagement for the Stehekin Community Plan has been an iterative process shaped by coordination between Chelan County, Chelan PUD, and the Stehekin community. The effort originated from a shared need to plan for the future of the electrical system alongside the County’s broader comprehensive planning process, resulting in a jointly funded initiative.

Initial outreach began in 2024 but was delayed due to the Pioneer Fire. Engagement efforts resumed in May 2025, beginning with a public meeting to reintroduce the planning process, provide an overview of the project, and initiate community dialogue. Following this meeting, the project team began building an email distribution list, identifying key stakeholders, and preparing for more structured community engagement.

A broader community meeting was held in October 2025 to gather input on key topic areas and priorities and to share the project team’s approach to forming a community advisory group. The advisory group was formally established and began meeting in November 2025. While flooding in December created minor delays, the advisory group continued to meet regularly with the project team and Chelan PUD through early 2026.

Ongoing engagement has included regular coordination with project partners, consistent collaboration with the advisory group, and periodic updates to the broader community, including a public update in February 2026. Input gathered through the October and November community engagement efforts, along with ongoing advisory group discussions and feedback, directly informed the development of the draft Plan, which was prepared in March 2026.

9.2 Ongoing Engagement

Following the release of the draft Plan, the community engagement process will continue through multiple opportunities for review and input, including advisory group feedback, broader community outreach, and formal public processes associated with Plan adoption.

9.2.1 *Upcoming Engagement and Review Timeline*

- March 31, 2026 – Draft Plan shared with Advisory Group for review and feedback
- April 17, 2026 – Deadline for Advisory Group feedback
- Late April/Early May 2026 – Project team incorporates feedback and refines Plan

- Early May 2026 – Final draft shared with Advisory Group and broader community (via website)
- Mid-May 2026 – Community meeting to present final Plan and outline additional comment opportunities
- Late May/Early June 2026 – Plan submitted to Chelan County Planning Commission and Board of County Commissioners
- Early July 2026 – Plan submitted to Washington State Department of Commerce for 60-day review
- July/August 2026 – State Environmental Policy Act (SEPA) environmental review and 30-day public comment period
- September–December 2026 – Comprehensive Plan adoption process, including public meetings with the Planning Commission

While the formal planning process for the Stehekin Community Plan will conclude following submission to the Washington State Department of Commerce, the Plan itself is intended to serve as an ongoing resource for the community. The joint funding provided by Chelan County and Chelan PUD supports the development of the Plan through this phase; however, long-term implementation and continued engagement will extend beyond the duration of the project.

The Plan represents a compilation of community input, technical analysis, and collaborative discussion. While not all elements of the Plan will be directly incorporated into Chelan County's Comprehensive Plan, the document provides a foundation of ideas, priorities, and strategies that can be used by community members, local organizations, and partner agencies moving forward.

Ongoing community engagement will rely on the same values that shaped this planning process—local leadership, collaboration, and shared stewardship. Community members, organizations, and partners are encouraged to continue discussions, advance priority projects, and use the Plan as a guiding resource for future efforts. Opportunities for engagement may include community-led initiatives, coordination with Chelan County and other agencies, and participation in future planning or implementation processes as they arise.

By providing a clear record of community priorities and perspectives, the Stehekin Community Plan is intended to support continued dialogue, informed decision-making, and community-driven action over time.

10 References

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Technical Data

LCNRA Parcels, 2026

(Source: Chelan County Assessor)

NAME	ADU	SF	PRIMARY	SF2	LOCATION	# RESIDENTS	YEAR ROUND	FEMA FLOOD ZONE	LTR	STR	ACRES	ZONING
Warren Courtney					Ranch	1					17.48	RR20
Peggy Courtney			1	340	Ranch	1	1				3.67	RR5
Simon Courtney			1	292	Ranch	1					6.92	RR5
Mark Courtney			1	886	Ranch	2	2				6.4	RR5
Stehekin Valley Farms					Ranch					14	7.58	RR5
Clifford Courtney	2	308	1	1459	Ranch					1	5.6	RR5
Jake and Mistaya Johnston			1	768	McGregor Meadows	5	5				10.44	RR5
Logan Courtney	1	351	1	1400	McGregor Meadows	2	2		1		7.98	RR5
Myra Ramos			1	999	McGregor Meadows	1					3	RR5
Stephen and Helen Bowles			1	1048	McGregor Meadows	2					1.74	RR5
Daniel Neuzil			1	1232	McGregor Meadows	1					1.15	RR5
Laurie Thompson and Ana Maria Spagna			1	1232	McGregor Meadows	2	2				2.17	RR5
Loretta Duke			1	704	McGregor Meadows	2					2.15	RR5
Doug Woodward			1	128	McGregor Meadows	2					0.69	RR5
Kirk and Janet Thomson			1	1120	McGregor Meadows	2					0.59	RR5
Bob Leaf	1?		1	1132	McGregor Meadows	1		Y			2.31	RR5
Sheri and Bob Lehman			1	1560	McGregor Meadows	1		Y			1.04	RR5
Tristi Nielsen					McGregor Meadows	1		Y			3.25	RR5
Danielson				2272	McGregor Meadows	2		Y			2.43	RR5
Carolyn McConnell	1		1	943	Company Creek North	4					4.36	RR5
Mike and Nancy Barnhart			1	1232*	Company Creek North						0.61	RR5

NAME	ADU	SF	PRIMARY	SF2	LOCATION	# RESIDENTS	YEAR ROUND	FEMA FLOOD ZONE	LTR	STR	ACRES	ZONING
Mike and Nancy Barnhart			1	1296	Company Creek North	2	2				1.01	RR5
Allan Walker	1?		1	1024	Company Creek North	4					0.65	RR5
Anne Mundal			1	1211	Company Creek North	4					0.66	RR5
Charles Turner and Cynthia Nawlinski			1	1188	Company Creek North	2					0.89	RR5
Clifford Courtney	1	396	1	720	Company Creek North	2					0.59	RR5
Jim and Rene Courtney			1	1872	Company Creek North	2	2	Y			2.82	RR5
Reed Courtney			1	1176	Company Creek North	5	4	Y			3.2	RR5
Mark Courtney			1	1552	Company Creek North	8	8	Y			2.11	RR5
Jim and Rene Courtney			1	558	Company Creek North			Y			2.14	RR5
Joe and Mandy Kitchell	1	468	1	1464	Company Creek North	4	3	Y			2.14	RR5
Jim and Rene Courtney					Company Creek North			Y			1.06	RR5
Linda Parlette					Company Creek Mid			Y			0.11	RR5
Terrie O'Neal			1	600	Company Creek Mid			Y			2.07	RR5
Thomas Pitts					Company Creek Mid			Y			0.53	RR5
Thomas Pitts	1	1258	1	1416	Company Creek Mid	1	1	Y			0.97	RR5
Thomas Pitts			1	480	Company Creek Mid			Y			0.71	RR5
Aaron Robinson					Company Creek Mid			Y			0.67	RR5
Thomas Pitts					Company Creek Mid			Y			0.32	RR5
Aaron and Alexandria Robinson			1	1032	Company Creek Mid	2	2	Y	1		0.43	RR5
Aaron and Alexandria Robinson			1	768	Company Creek Mid	1	1	Y	1		0.41	RR5
Aaron Robinson	1	1020			Company Creek Mid			Y			0.37	RR5
Aaron Robinson			1	1040	Company Creek Mid	2	2	Y			0.4	RR5
William Burhen			1	598	Company Creek Mid			Y			2	RR5
Alvy and Debborah Winkel			1	620	Company Creek Mid			Y			0.46	RR5

NAME	ADU	SF	PRIMARY	SF2	LOCATION	# RESIDENTS	YEAR ROUND	FEMA FLOOD ZONE	LTR	STR	ACRES	ZONING
Alvy and Debborah Winkel					Company Creek Mid			Y			0.25	RR5
Carol Winkel			1	1320	Company Creek Mid			Y			2.46	RR5
Carol Winkel					Company Creek Mid			Y			2	RR5
Carol Winkel					Company Creek Mid			Y			1	RR5
Ron and Kim Scutt	1	256	1	2040	Company Creek Mid	3	3	Y			1	RR5
Ron and Kim Scutt					Company Creek Mid			Y			1	RR5
Dick and Adelle Bingham	1	1094	1	1525	Company Creek Mid	2		Y			0.97	RR5
Teresa Lavendar			1	1001	Company Creek Mid			Y			1.47	RR5
David and Jeannetta Kurth	1	288	1	904	Company Creek Mid	2	2	Y			0.58	RR5
David and Jeannetta Kurth			1	1051.5	Company Creek Mid			Y		1	0.53	RR5
Wendy Garfoot	1	832	1	1225	Company Creek Mid	1	1	Y*			3	RR5
Trapper Robbins	1	368	1	1400	Company Creek Mid	2	2				1.4	RR5
Trapper Robbins					Company Creek Mid						0.41	RR5
Jonathan Scherer	1	612	1	1596		2	2	Y			7	RR5
Ron Valenti and Vicki Gempko			1	982	Company Creek South	2	2				0.7	RR5
Danny and Kelsey Sweet			1	540	Company Creek South						6.7	RR2.5
Stehekin Six LLC					Company Creek South			Y			0.32	RR5
Stehekin Six LLC					Company Creek South			Y			0.24	RR5
Michael Miles			1	1688	Company Creek South	2		Y			0.18	RR5
Casey Boyd					Company Creek South			Y			0.21	UNK
Nathan Thomas	2	672 and 1936	1	2429	Orchard		2	Y	1		4.8	RR5
Adrienne Carpenter			1	800	Orchard			Y			1.18	RR5
Herb Sargo			1	600	Orchard			Y			1.19	RR5
Carl Gans					Orchard						1.71	RR5

NAME	ADU	SF	PRIMARY	SF2	LOCATION	# RESIDENTS	YEAR ROUND	FEMA FLOOD ZONE	LTR	STR	ACRES	ZONING
Phillip Gans	1	462	1	1430	Orchard		2		1		2	RR2.5
Stehekin School District					School						3.9	RR20
Mike Sherer		2520		2720	School						5.35	RR2.5
Mike Sherer	2	384 and 1120	1	1740	School			Y	2		20.21	RR2.5
Charlie Raymond			1	1211	School			Y		1	0.95	RR2.5
Charlie Raymond					School			Y			0.49	RR2.5
True North (Raye and Tyler Evans)			1	768	School			Y		1	0.53	RR2.5
Stephen Weagant			1	1098	School			Y			0.55	RR2.5
Ron and Kim Scutt	1	244	1	1977	School	2	2	Y			0.57	RR2.5
Barbara Gross and Blaine Snow					Boulder Creek						0.7	RR5
Barbara Gross and Blaine Snow			1	826	Boulder Creek	2					0.65	RR5
Richard Goodwin			1	1712	Boulder Creek						3	RR5
Seth and Joanna Shaw			1	929	Keller Park				1		0.85	RR2.5
Chelsea Courtney	1	600	1	1146	Keller Park	3	3		1		0.43	RR2.5
Tom and Liz Courtney			1	1610	Keller Park	2	2				0.83	RR2.5
James Staley			1	392	Keller Park			Y			0.83	RR2.5
Renee Hudak					Keller Park	2	2				0.85	RR2.5
Michael Denning					Keller Park			Y			0.85	RR2.5
Reed Courtney			1	907	Keller Park					1	0.14	RR2.5
Adrienne Carpenter			1	752	Keller Park						0.42	RR2.5
Rocky and Christie Libbey					Keller Park						0.21	RR2.5
Rocky and Christie Libbey			1	1252	Keller Park	2					0.21	RR2.5
Clancy and Paul Divis			1		Bakery	3	3				7.15	RR2.5
Cragg and Robbie Courtney	6		1		Bakery		2		6	1	5	RR2.5

NAME	ADU	SF	PRIMARY	SF2	LOCATION	# RESIDENTS	YEAR ROUND	FEMA FLOOD ZONE	LTR	STR	ACRES	ZONING
Cragg and Robbie Courtney	1	600	1	1258	Bakery						1.37	RR2.5
Cragg and Robbie Courtney			1	1448	Bakery	2	2				0.18	RR2.5
Randy and Nancy Piper					Bakery			Y			1.47	RR5
Randy and Nancy Piper			1	432	Bakery			Y			1.63	RR5
Caroline Libbey					Bakery						0.2	RR2.5
James Ellis	1	432	1	1928	Bakery	2				1	0.37	RR2.5
Sally Parsons					Bakery						0.66	RR2.5
Sally Parsons			1	768	Bakery	1					0.52	RR2.5
Sally Parsons					Bakery			Y			0.48	RR5
Jim Bishop			1	640	Bakery	2		Y			0.59	RR2.5
Caroline Libbey			1	725	Bakery	2					0.38	RR2.5
Laura and Sean Corkern	1		1	1808	Bakery	3	2				1	RR2.5
Virginia Darvill			1	696	Bakery			Y			3.43	RR5
Richard Goodwin					Bakery			Y			0.48	RR5
Christine Theubet			1	1428	Bakery	2	2	Y			0.48	RR5
Greg Peterson			1	1224	Bakery			Y			1.97	RR5
Collin McGinness			1	1125	Bakery			Y			1.85	RR5
Richard and Eileen Murphy			1	792	Bakery	2		Y			0.48	RR5
Jim and Jill Burberry			1	1033	Bakery	2		Y			0.48	RR5
Joseph Seemiller					Bakery			Y			0.48	RR5
Griffith Family Trust			1	1200	Bakery			Y			0.48	RR5
John Blomberg					River	1		Y			0.23	RR5
John Blomberg					River			Y			0.18	RR5
Judy Clark			1	1680	Bakery	1		Y			3.88	RR5
WeavTel			1	580	Bakery	3	3	Y			1.68	RR5

NAME	ADU	SF	PRIMARY	SF2	LOCATION	# RESIDENTS	YEAR ROUND	FEMA FLOOD ZONE	LTR	STR	ACRES	ZONING
Jeremy Clark			1	480	Bakery			Y			1.69	RR5
Bethany Porter and Gary Oyler					Bakery	2		Y			0.14	RR5
Morse Resort (River Resort)					River Resort	1	1	Y			0.96	RR5
Morse Resort (River Resort)					River Resort			Y			3.7	RR5
Stehekin River Resort, Inc.					River Resort	1	1	Y			0.03	RR5
John and Patty Wilsey	1	880	1	1764	Silver Bay	5	4	Y		1	0.69	RR20
Carole Gordon			1	1002	Silver Bay			Y			0.34	RR5
Lewis Davis			1	1475	Silver Bay			Y		1	0.2	RR5
Nick and Nancy Davis					Silver Bay			Y			0.15	RR5
Nick and Nancy Davis			1	1352	Silver Bay	5	5	Y			0.2	RR5
Nick and Nancy Davis					Silver Bay			Y			0.17	RR5
Bethany Gerhard			1	896	Silver Bay	1	1	Y		1	0.17	RR5
Bethany Gerhard					Silver Bay			Y			0.16	RR5
Teka Sellers					Silver Bay			Y			0.21	RR5
Teka Sellers			1	1449	Silver Bay	4		Y			3.59	RR5
Carole Gordon					Silver Bay			Y			0.14	RR5
Corey and Dylan Sloan					Silver Bay			Y			0.36	RR5
Tristi Nielsen					Silver Bay			Y			0.16	RR5
Jimmy Griffith			1	1280	Silver Bay			Y			0.18	RR5
Silver Bay Cabin, LLC			1	1280	Silver Bay			Y			0.2	RR5
William Griffiths Etal			1	1008	Silver Bay			Y			0.2	RR5
Allen Freeman			1	1296	Silver Bay			Y			0.22	RR5
Silver Bay Road, LLC			1	1808	Silver Bay			Y		1	0.36	RR5
Shawn and Mary Haynes			1	576	Silver Bay			Y			0.36	RR5
Peter and Elizabeth Crozier			1	864	Silver Bay			Y		1	0.15	RR5

NAME	ADU	SF	PRIMARY	SF2	LOCATION	# RESIDENTS	YEAR ROUND	FEMA FLOOD ZONE	LTR	STR	ACRES	ZONING
Dan Noble			1	2448	Silver Bay			Y			0.21	RR5
William Breeze			1	1666	Silver Bay			Y			0.28	RR5
Stewarts			1	1152	Silver Bay	5	5	Y			0.18	RR5
Karl Gaskill	1	168	1	256	The Garden	1	1	Y			1.21	RR5
Karl Gaskill					The Garden			Y			1.65	RR5
Karl Gaskill					The Garden			Y			3.03	RR5
Charlie and Tiffani Jones					The Garden			Y			0.36	RR5
Stehekin Joint Venture			1	1300	Silver Bay			Y			0.24	RR5
Sheri Harvey					Silver Bay			Y			0.21	RR5
Lewis Davis			1	960	Silver Bay			Y			0.42	RR5
Tom Beuhler			1	576	Head of Lake			Y			0.53	RW
Tom Beuhler					Head of Lake			Y			27.37	RR10
Jim and Lorinda Bohn			1	840	Head of Lake	2		Y			0.18	RW
Jan Liberty				512	Head of Lake	1		Y			0.4	RW
First United Methodist Church					Head of Lake			Y			0.3	RW
Higgins Madden Enterprises			1	1215	Head of Lake	2		Y			0.21	RW
Gavin Gaukroger					Head of Lake			Y			0.07	RW
Ryan Gaukroger					Head of Lake			Y			0.07	RW
Adrienne Carpenter					Head of Lake			Y			0.09	RW
Andrew Easley			1	858	Head of Lake			Y			0.2	RW
Nick Glenn			1	672	Head of Lake	1		Y			0.25	RW
Patty Stifter			1	854	Head of Lake	1		Y			0.56	RR20?
Mark Mclean			1	834	Weaver Point						0.53	RW
Stehekin Legacy					Landing			Y			0.14	RW
Purple Creek Corp				1372	Landing			Y			0.15	RP

NAME	ADU	SF	PRIMARY	SF2	LOCATION	# RESIDENTS	YEAR ROUND	FEMA FLOOD ZONE	LTR	STR	ACRES	ZONING
Stehekin Six LLC			1	2448	Landing			Y			0.09	RP
John McDaniel					Weaver Point			Y			0.7	RR5
Roxanne and Robert Duniway			1	983	Lakeshore			Y			5.12	RR20
Last Cast, LLC			1	1200	Lakeshore						2.13	RR20
Last Cast, LLC			1	1456	Lakeshore						1.76	RR20
McMurry			1	1493	Lakeshore						5.2	RR20
Marilyn Kinman			1	744	Lakeshore						0.2	RR20
Michael Pinnow			1	1736	Lakeshore						17.9	RR20
C & M I LLC					Lakeshore						1.03	RR20
Mike and Nancy Barnhart			1	1538	Lakeshore				1		8.38	RR20
Darrel Lewman			1	516	Lakeshore						30.72	RR20
Karen McKellar			1	576	Lakeshore						6.39	RR20

Historic NPS Parcel Purchases

(Source: Chelan County Natural Resources)

TRACT_ID	NPS_DATEU	DEED	Interest	Date_NPS_A	Owner_Name	Acres
05-154	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH55.pdf	Fed. Land (Fee)	1973	Robert and Carmen Wood	5.268646879
04-161	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH54.pdf	Fed. Land (Fee)	1973	Dennis and Peggy Ann Lund	0.115281149
04-159	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH33.pdf	Fed. Land (Fee)	1972	Ora and Henrietta Thomas	0.124535115
05-137	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH58.pdf	Fed. Land (Fee)	1973	Paul Bergman	0.228918057
04-159	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH33.pdf	Fed. Land (Fee)	1972	Ora and Henrietta Thomas	0.263591008
04-168	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH29.pdf	Fed. Land (Fee)	1972	Paul Kinzel	24.99662833
05-115	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH51.pdf	Fed. Land (Fee)	1973	Evan and Ada Griffith	0.053866005
05-108	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH77.pdf	Fed. Land (Fee)	1998	John Bowles	0.131079173
05-106	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH59.pdf	Fed. Land (Fee)	1973	Harry Buckner (Guardian for Donald Rice	8.905911914
05-105	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH14.pdf	Fed. Land (Fee)	1971	Shirley McNeely	17.45971882
05-152	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH4.pdf	Fed. Land (Fee)	1970	Harry and Lena Buckner	67.82468602
05-118	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH53.pdf	Fed. Land (Fee)	1973	Jimmy and Ruth Griffith	0.002776166
05-116	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH52.pdf	Fed. Land (Fee)	1973	Willis and Beverly Griffith	0.096962146
05-122	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH9.pdf	Fed. Land (Fee)	N/A	Brownfield	9.708807811
05-122	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH9.pdf	Fed. Land (Fee)	N/A	Brownfield	44.13825598
05-122	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH9.pdf	Fed. Land (Fee)	N/A	Brownfield	2.548468354
05-125	2021-06-14		Private	N/A	Brownfield	0.424212074
05-129	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH49.pdf	Fed. Land (Fee)	1973	Edward Leaf	0.424746123
05-156	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH61.pdf	Fed. Land (Fee)	1986	Harold and Brenda Getty	116.9553694
04-119	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH39.pdf	Fed. Land (Fee)	1972	Irene Randall	0.137755336
04-142	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH67.pdf	Fed. Land (Fee)	1991	John and Cora Picken	0.33979711
06-110	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH8.pdf	Fed. Land (Fee)	1970	Arthur and Dorothy Peterson	98.3118155
06-118	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH23.pdf	Fed. Land (Fee)	1971	Robert and Gladys Simmerman	1.031776423
06-122	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH23.pdf	Fed. Land (Fee)	1971	Robert and Gladys Simmerman	0.473344054

TRACT_ID	NPS_DATEU	DEED	Interest	Date_NPS_A	Owner_Name	Acres
06-102	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH88.pdf	Fed. Land (Fee)	2012	Gary Fultz	2.947842311
06-104	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH27.pdf	Fed. Land (Fee)	1972	Paul and Melda Russell	1.02278323
06-105	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH30.pdf	Fed. Land (Fee)	1972	Russell and Margaret Kamphaus	0.61742136
06-121	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH38.pdf	Fed. Land (Fee)	1972	Robert and Gladys Simmerman	0.403138936
06-112	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH69.pdf	Fed. Land (Fee)	1991	Oliver and Margeret Webb	0.209439975
05-138	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH68.pdf	Fed. Land (Fee)	1991	U.R. and Marie Pickens	0.486594657
05-139	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH65.pdf	Fed. Land (Fee)	1990	Andrew and Juanita Robertson	0.47932825
05-143	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH4.pdf	Fed. Land (Fee)	1970	Harry and Lena Buckner	2.475139262
05-151	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH3.pdf	Fed. Land (Fee)	1970	Harry and Lena Buckner	7.728236962
06-109	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH36.pdf	Fed. Land (Fee)	1972	Webb/Avery	28.33822848
06-107	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH36.pdf	Fed. Land (Fee)	1972	Webb/Avery	2.354968851
06-108	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH36.pdf	Fed. Land (Fee)	1972	Webb/Avery	3.739056325
05-148	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH85.pdf	Fed. Land (Fee)	2008	Trust for Public Lands	0.417122694
07-175	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH46.pdf	Fed. Land (Fee)	1973	Berlin and Berneita Miles	0.677670023
07-165	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH22.pdf	Fed. Land (Fee)	1971	James and Violet Armbruster	13.745353
07-119	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH43.pdf	Fed. Land (Fee)	1972	Leonard and Opal Hayes	8.627537212
07-164	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH31.pdf	Fed. Land (Fee)	1972	Ray and Cora Leismeister	8.509137053
07-163	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH31.pdf	Fed. Land (Fee)	1972	Ray and Cora Leismeister	0.340788539
07-162	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH31.pdf	Fed. Land (Fee)	1972	Ray and Cora Leismeister	0.188778866
07-180	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH22.pdf	Fed. Land (Fee)	1971	James and Violet Armbruster	5.418852078
07-182	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH28.pdf	Fed. Land (Fee)	1972	Zane and Carol Poltz	0.399053949
06-117	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH41.pdf	Fed. Land (Fee)	1973	Richard and Dawn Michels	1.193033503
07-144	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH12.pdf	Fed. Land (Fee)	1970	Chelan Box and Mnfg Co Inc	25.94501247
07-139	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH56.pdf	Fed. Land (Fee)	1973	Lyle, Floyd, and Fredrick Griffith	0.978487859
07-140	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH37.pdf	Fed. Land (Fee)	1972	Elgin and Anna Griffith	0.826739769
07-141	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH34.pdf	Fed. Land (Fee)	1973	Robert and Melba Gotshall	0.42868305
07-143	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH6.pdf	Fed. Land (Fee)	1973	Orville Williams	2.788824821

TRACT_ID	NPS_DATEU	DEED	Interest	Date_NPS_A	Owner_Name	Acres
07-142	2021-06-14		Private	N/A		1.075413882
07-122	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH89.pdf	Fed. Land (Fee)	2014	David Saulsbury	2.25680958
07-158	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH18.pdf	Fed. Land (Fee)	1971	Floyd and Doris Tollber	12.61808531
07-160	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH75.pdf	Fed. Land (Fee)	1992	Thomas McGinnis and Lauenroth	0.990751222
07-159	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH17.pdf	Fed. Land (Fee)	1970	William and Lorraine Denhart	1.649682033
07-111	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH42.pdf	Fed. Land (Fee)	1973	Kenneth and June Barnhart	0.526999921
07-112	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH87.pdf	Fed. Land (Fee)	N/A	Al White	0.080392942
08-100	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH12.pdf	Fed. Land (Fee)	1970	Chelan Box and Mnfg Co Inc	4.0219066
07-203	2021-06-14		Private	N/A		7.598843795
07-170	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH73.pdf	Fed. Land (Fee)	1992	Edward and Molly Neuzil	0.174266995
07-151	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH47.pdf	Fed. Land (Fee)	1973	June Barnhart	0.865082776
07-174	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH46.pdf	Fed. Land (Fee)	1973	Berlin and Berneita Miles	0.435184161
07-183	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH44.pdf	Fed. Land (Fee)	1973	Carol Stone	0.190991417
07-173	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH74.pdf	Fed. Land (Fee)	1992	Willard and Rachel Spearin	0.285347303
07-161	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH86.pdf	Fed. Land (Fee)	2008	Mark and Barbara Dickerson	1.292734981
07-171	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH32.pdf	Fed. Land (Fee)	1972	Arthur and Miriam Goodall	0.353951698
07-153	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH90.pdf	Fed. Land (Fee)	2016	Walter Schmid	0.84904006
07-178	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH21.pdf	Fed. Land (Fee)	1971	Curt and Beryl Courtney	21.35681263
07-148	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH50.pdf	Fed. Land (Fee)	1973	Kenneth and June Barnhart	0.551455837
08-100	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH12.pdf	Fed. Land (Fee)	1970	Chelan Box and Mnfg Co Inc	45.89207784
08-102	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH12.pdf	Fed. Land (Fee)	1970	Chelan Box and Mnfg Co Inc	44.26123718
08-103	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH12.pdf	Fed. Land (Fee)	1970	Chelan Box and Mnfg Co Inc	3.811296846
08-102	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH12.pdf	Fed. Land (Fee)	1970	Chelan Box and Mnfg Co Inc	4.906467027
08-100	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH12.pdf	Fed. Land (Fee)	1970	Chelan Box and Mnfg Co Inc	5.652036271
08-100	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH12.pdf	Fed. Land (Fee)	1970	Chelan Box and Mnfg Co Inc	0.290127143
07-101	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH57.pdf	Fed. Land (Fee)	1973	Effie Mae Baillie and Letha Jean Ogden	2.963759826
03-124	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH16.pdf	Fed. Land (Fee)	1971	George and Mary Ellen Miller	0.012773708

TRACT_ID	NPS_DATEU	DEED	Interest	Date_NPS_A	Owner_Name	Acres
03-107	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH16.pdf	Fed. Land (Fee)	1971	George and Mary Ellen Miller	0.960741033
03-130	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH25.pdf	Fed. Land (Fee)	1972	Francel Walker	0.21100457
03-109	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH45.pdf	Fed. Land (Fee)	1972	Kathleen Bullings	0.140681774
03-111	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH15.pdf	Fed. Land (Fee)	1971	Ellis and Frances Wooton	0.141272932
03-120	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH15.pdf	Fed. Land (Fee)	1971	Ellis and Frances Wooton	0.070016595
03-121	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH10.pdf	Fed. Land (Fee)	1970	Guy and Hazel Imus	0.223034998
03-123	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH40.pdf	Fed. Land (Fee)	1973	Oliver and Dorothy Holcomb	0.218975161
03-119	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH2.pdf	Fed. Land (Fee)	1969	Peter and Betty Miller	0.199860519
03-127	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH2.pdf	Fed. Land (Fee)	1969	Peter and Betty Miller	1.894007673
03-116	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH13.pdf	Fed. Land (Fee)	1971	Claude and Phyllis McKellar	0.143530167
03-106	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH13.pdf	Fed. Land (Fee)	1971	Claude and Phyllis McKellar	0.047396331
03-103	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH1.pdf	Fed. Land (Fee)	1969	Outdoor Recreation Inc.	4.400112736
03-102	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH11.pdf	Fed. Land (Fee)	1970	Curt and Beryl Courtney	0.415603075
03-104	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH7.pdf	Fed. Land (Fee)	1970	Robert and Willa Michaelson	1.433103951
03-118	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH7.pdf	Fed. Land (Fee)	1970	Robert and Willa Michaelson	0.021527298
03-101	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH79.pdf	Fed. Land (Fee)	2000	The Conservation Fund	25.60899561
04-141	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH20.pdf	Fed. Land (Fee)	1971	Keith and Mary Ruth Kem	0.128494266
04-125	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH5.pdf	Fed. Land (Fee)	1970	James and Myrtle Weaver	1.616589757
04-122	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH72.pdf	Fed. Land (Fee)	1992	Gregory and Meredith Potter	3.747027012
03-112	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH10.pdf	Fed. Land (Fee)	1970	Guy and Hazel Imus	2.935743102
03-113	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH48.pdf	Fed. Land (Fee)	1973	Wallace Peterson	0.923401219
03-122	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH26.pdf	Fed. Land (Fee)	1972	Dael and Helen Wolfle	0.147154846
03-126	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH19.pdf	Fed. Land (Fee)	1971	Peter and Betty Miller	0.180169753
04-141	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH20.pdf	Fed. Land (Fee)	1971	Keith and Mary Ruth Kem	0.031008473
04-140	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH24.pdf	Fed. Land (Fee)	1971	John and Barbara Stevens	0.416768128
04-140	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH24.pdf	Fed. Land (Fee)	1971	John and Barbara Stevens	0.301519771
04-161	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH54.pdf	Fed. Land (Fee)	1973	Dennis and Peggy Ann Lund	0.299325229

TRACT_ID	NPS_DATEU	DEED	Interest	Date_NPS_A	Owner_Name	Acres
04-168	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH29.pdf	Fed. Land (Fee)	1972	Paul Kinzel	2.387872118
04-118	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH9.pdf	Fed. Land (Fee)	N/A	Brownfield	7.813377865
04-118	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH9.pdf	Fed. Land (Fee)	N/A	Brownfield	1.377553908
04-106	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH91.pdf	Fed. Land (Fee)	2016	Lloyd Bell, Amy Mari Bell	1.558075373
04-103	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH83.pdf	Fed. Land (Fee)	2004	Cragg and Roberta Courtney	2.768400079
04-175	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACHZERO.pdf	Fed. Land (Fee)	1968		49.03498285
04-152	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH64.pdf	Fed. Land (Fee)	1990	Janet France	0.027405248

Notes on the Above Data and Associated Map

Map Name: NPS_LACH_CORRECTED_040826

Created by Hannah Pygott, Chelan County Natural Resources Department

April 8th, 2026

Primary Goal:

Illustrate as of final date of map creation ~ April 2026 (1) current private parcels, (2) federal (NPS) parcels that were once private and acquired by NPS and (3) original NPS boundary that part of the 1968 acquisition.

- Park was established October 2nd, 1968
- There was a boundary change September 23rd, 1998
- LACH data updated by the park December 2016 and provided to Chelan County Community Development early 2017.

Processing:

1. CCNRD received historic LACH shapefile and PDF deed files from Community Development, as it was received from NPS in 2017. This was reviewed and updated by individual parcel as there have been acquisitions since its creation and we identified some errors within the original data set.
2. CCNRD cross checked all parcels listed in the original LACH dataset against the PDF LACH Deeds, LACH Segment Maps and Chelan County Parcel GIS Data.
3. For ease of tracking updates and to avoid damage to the original dataset, we added a series of new attributes to a new shapefile. The original NPS data/ attributes remain intact. Discrepancies between the NPS original attributes and the CCNRD added ones illustrate the updated parcels/ changes from the original dataset. Additional attributes include:

CCNRD Added Attributes	Description/Data Legend
Date_NPS_Acquisition	YYYY- Date based on LACH Deed information. N/A value for parcels that we could not find the information for, or were not "acquired."
NPS_Acq_Prev_Priv	TRUE, FALSE, N/A (<i>Primary symbology source</i>) TRUE= previously private parcel acquired by the park, FALSE= part of original park boundary, not previously private, N/A= always was & still in private, PUB= Public, OTHER= Scenic or Easement
Owner_Name	Not necessarily current- based on a mix between LACH Deed at time of purchase & Current Chelan County Parcel Data
ESTATE_Rev	None= private, FEE= purchased, EASEM= Easement
STATUS_Rev	Fed= Federal, PRIV= Private, PUB= PUD Public
ATTRIBUTE_Rev	FEDEASEM= NPS Easement, FEDFEE= NPS Acquisition, PRIVnone= Private, PUBnone= PUB Public
Interest_Rev	Federal, Private, Public
Acreage	Calculated using the LACH dataset datum

Notes/Disclaimers:

1. Data not necessarily "Complete."
2. Chelan County Parcels Layer:
 - a. The federal ownership in Stehekin is inaccurate and unreliable in the attributes of that data. Per Chelan County Community Development, any federal property in that dataset should be owned NPS. Currently there are a number of different federal entities listed. In theory, anything listed as private should be accurate though.
 - b. Some of the parcel sizes and therefore boundary lines do not match between NPS_LACH data and Chelan County Parcel Layer. In general, the County's layer is showing more individual parcels than the NPS data. This would make the number of individual parcels acquired hard to quantify, and could account for some of the discrepancies in total acreage.
3. LACH Data/ Deed Files:
 - a. There are multiple records that say multiple parcels were acquired, but there is only one parcel boundary. It is unknown if NPS did boundary line adjustments, or which data is correct (i.e., the County layer that shows more property lines versus NPS LACH data).
 - b. There are no parcels that are tied to LACH 60 in the GIS data, but there is a LACH60 in the files.
 - c. There was no LACH9 deed on file.
 - d. LACH87 deed was "damaged" and not able to be opened.
 - e. There were a number of "exchanges" that occurred. These were accounted for by showing what current ownership is for the private properties that were exchanged. Was not a 1:1 exchange for property size.
4. It is unknown if there was ever "Final" version of the NPS LACH maps created. The versions provided from the 2017 effort were labeled as "draft." Frank Soninno is the NPS Cartographer that Erin Fonville with Chelan County Community Development worked with on original data acquisition. This person no longer works with NPS, and the new point of contact is unknown. Final versions of these maps may have accounted for some of the errors found/ questions asked.

2017 LACH PDF Segment Maps:

1. Total Acres Acquired: 59,333.21
2. Total Acres Authorized: 61,948.70

2026 Corrected LACH: NEEDS TO BE VERIFIED BY USER BEFORE PUBLISHING

Ownership	Acreage CCNRD GIS
Federal, Original Park Boundary	59,128.17
Private	382.06
Federal Fee, Private Acquisitions	1,320.32
Public	2,059.21

Ownership	Acreage CCNRD GIS
Other: Easement/Scenic	12.80
Total Area	62,902.58

NEEDS TO BE VERIFIED BY USER BEFORE PUBLISHING

Ownership	Acreage CCNRD GIS	Acreage NPS LACH PDF
Total Federal (All FEDFEE)	60,429.51	59,333.21
Easement/Scenic	12.80	11.83

FID	Notes
151	This needs to be verified further as there may be a property line that is not showing on NPS data and part of that would be private, part would be NPS. Cross check with Chelan County GIS accordingly.
243, 169, 312, 292	Examples of parcels that are showing as smaller than what is shown on NPS Data boundary

Maps

Maps

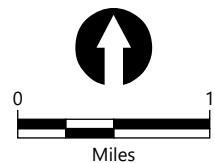


LEGEND:

- Road
- National Park Service Land
- Stehekin Sub Area

NOTE:

1. Basemap: World Hillshade. Esri.



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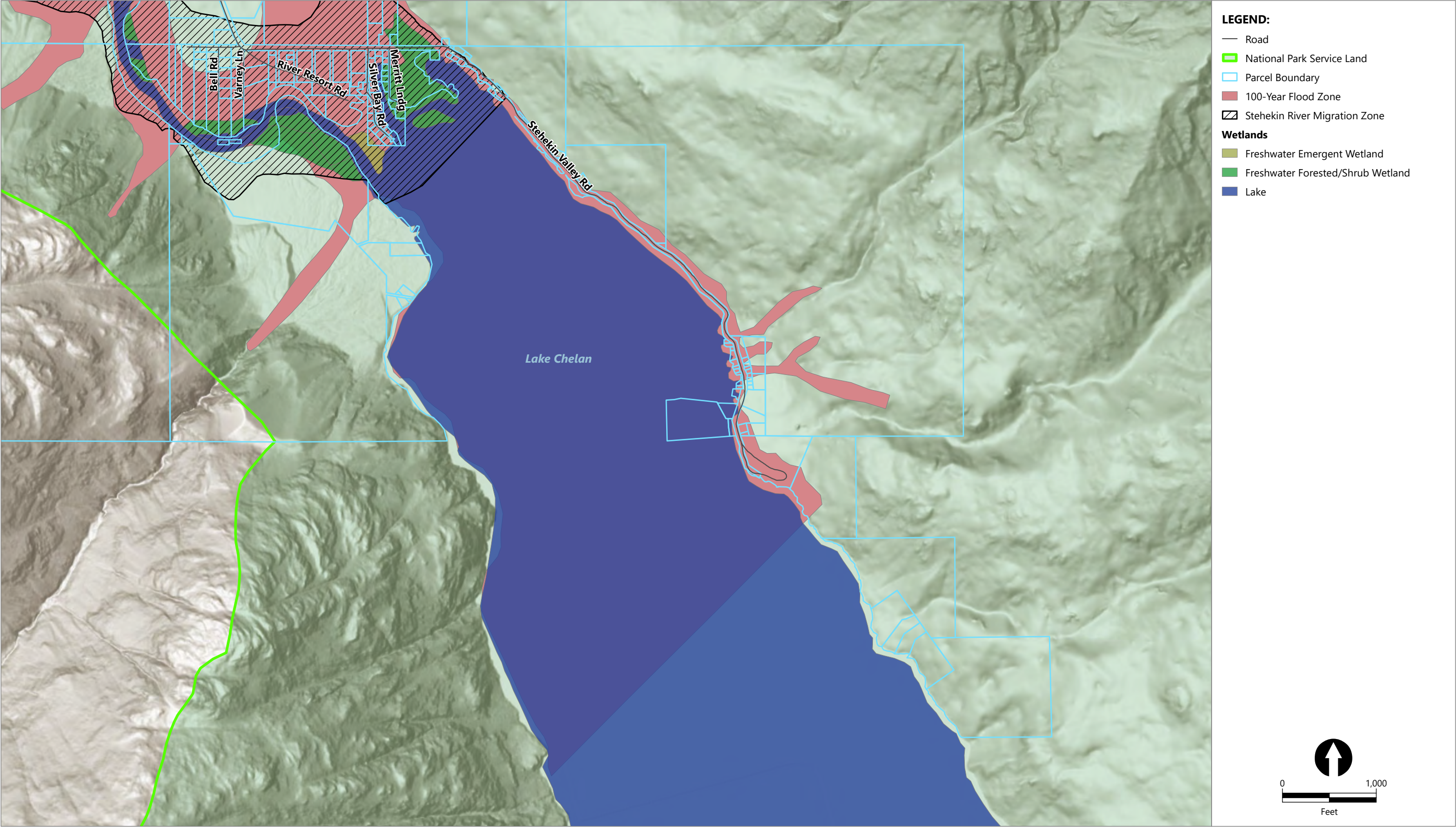


**Map 1.3.2
Sub Areas**

Stehekin Community Plan
Chelan County Comprehensive Plan

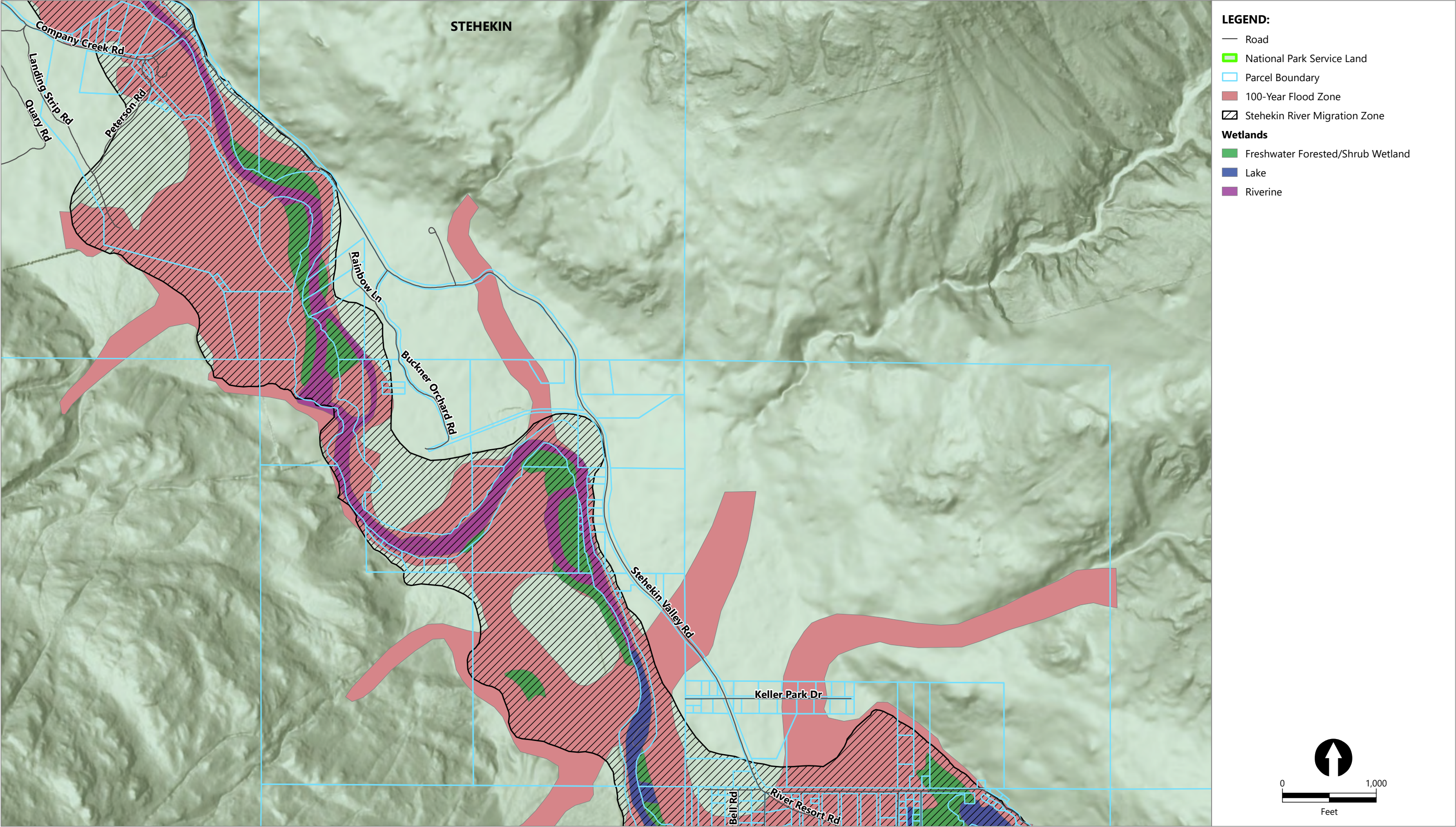


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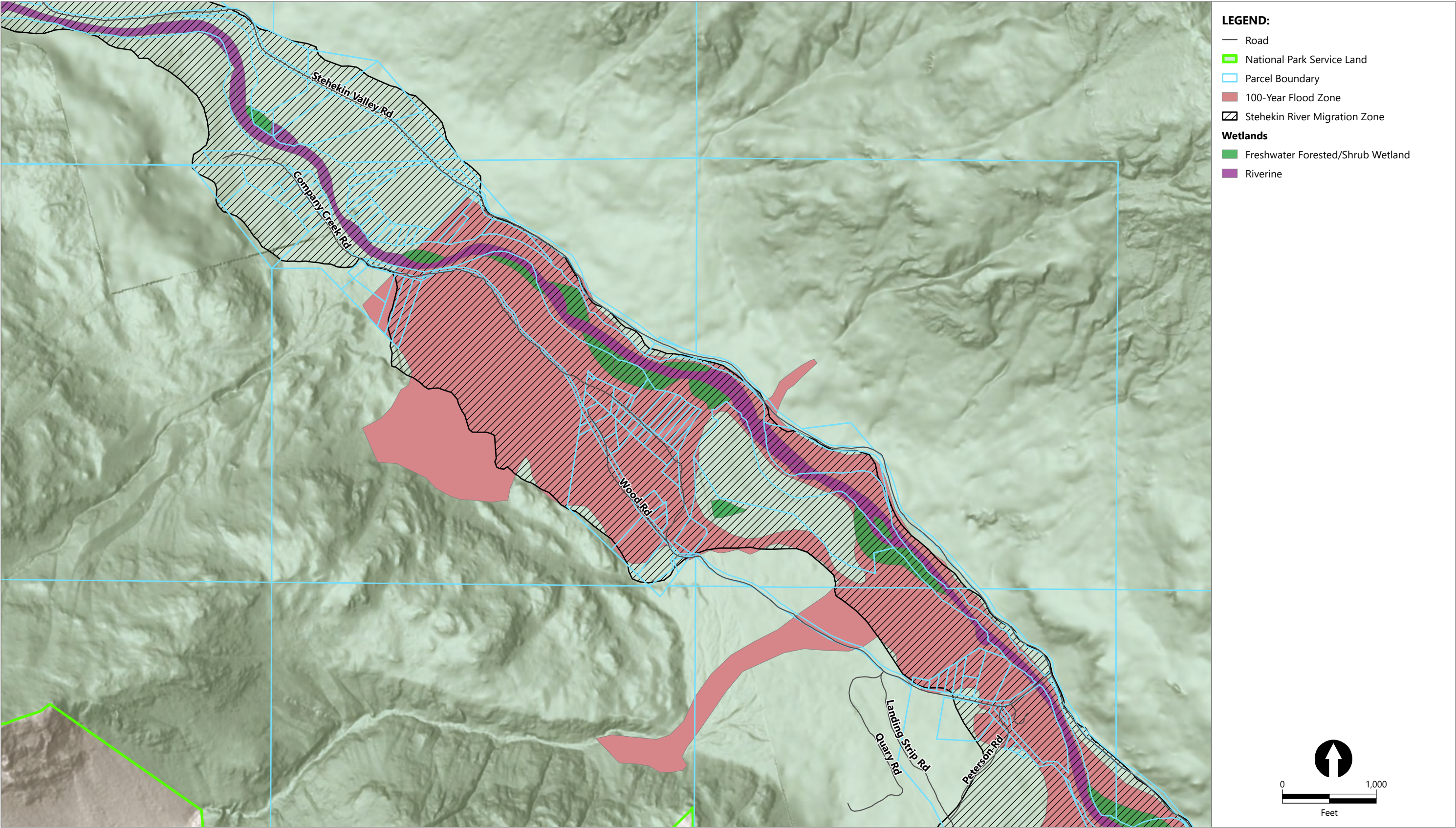
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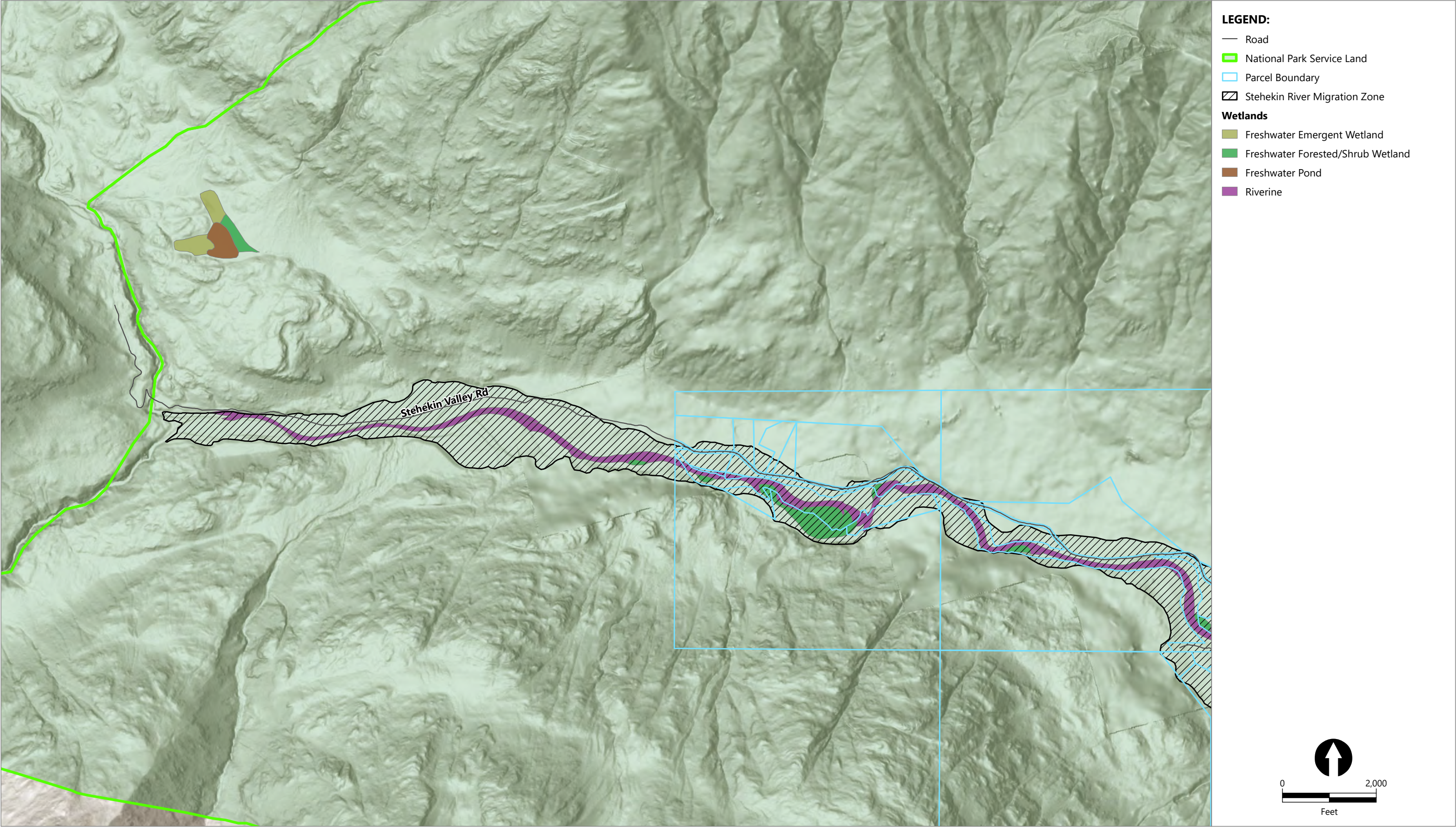


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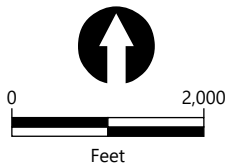


Map 2.1.2c
Critical Areas: Community Area – Harlequin Bridge up Company Creek Rd. and Stehekin Valley Rd.

Stehekin Community Plan
Chelan County Comprehensive Plan

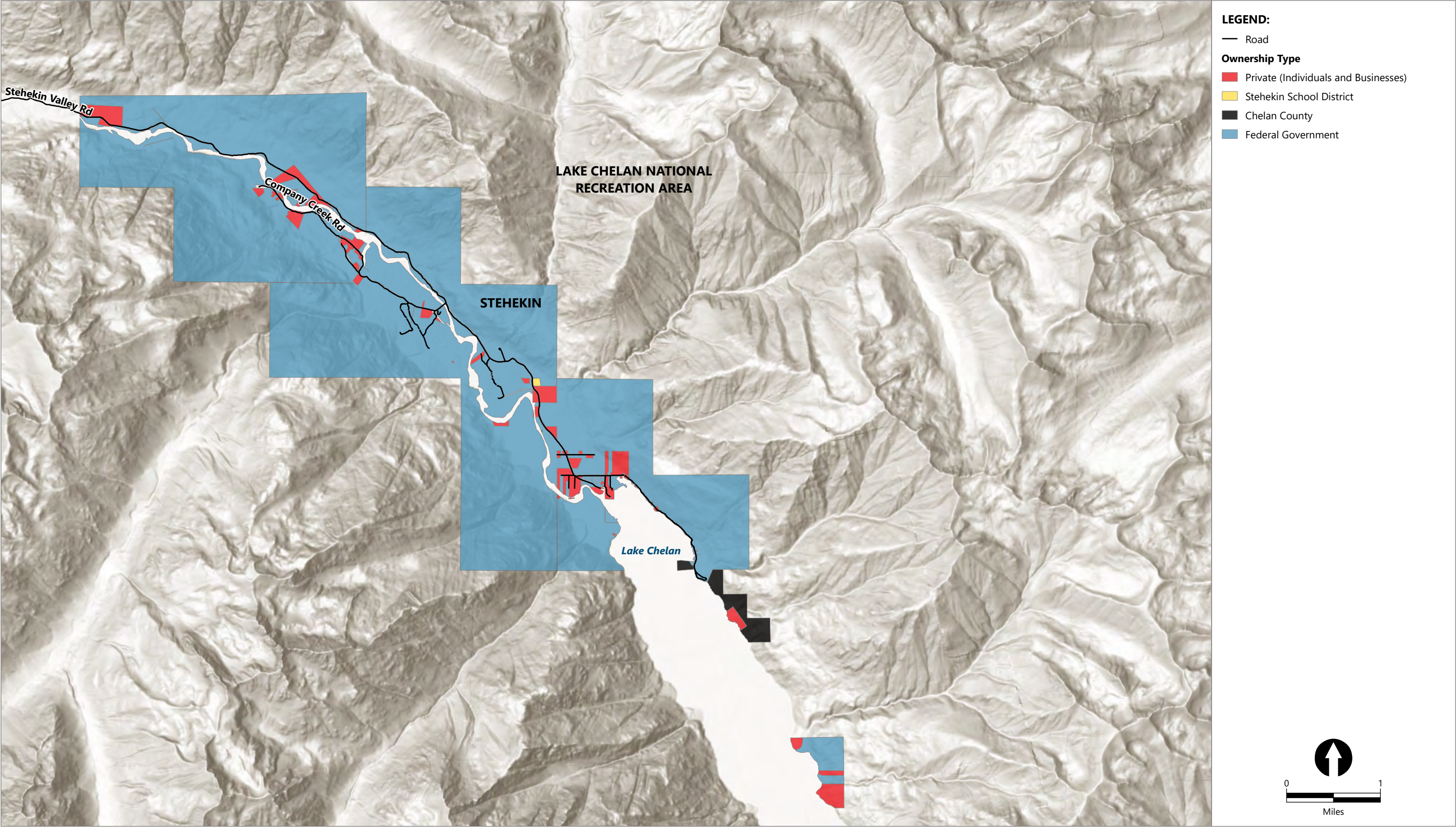


- LEGEND:**
- Road
 - ▭ National Park Service Land
 - ▭ Parcel Boundary
 - ▨ Stehekin River Migration Zone
- Wetlands**
- ▭ Freshwater Emergent Wetland
 - ▭ Freshwater Forested/Shrub Wetland
 - ▭ Freshwater Pond
 - ▭ Riverine



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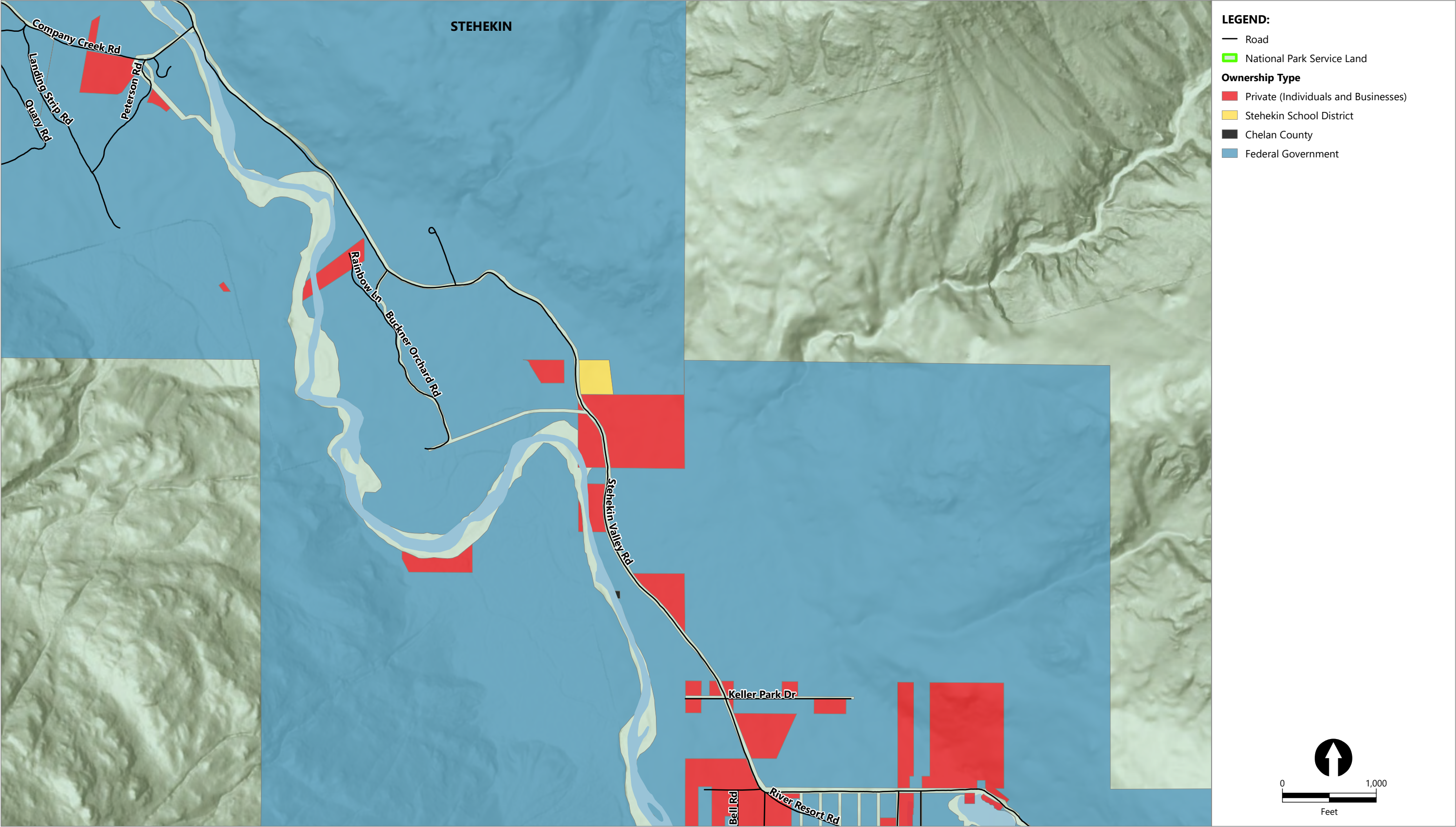
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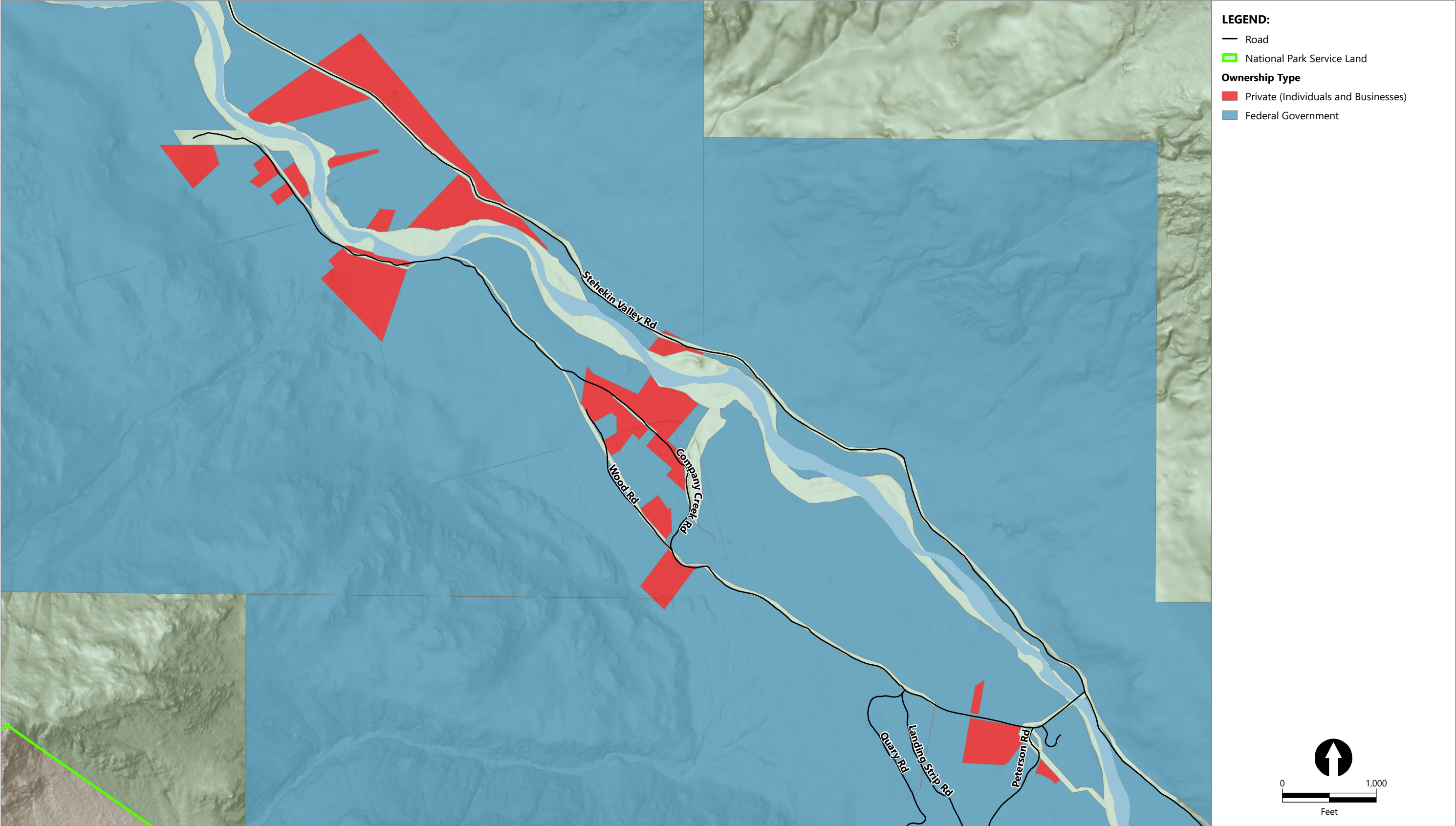
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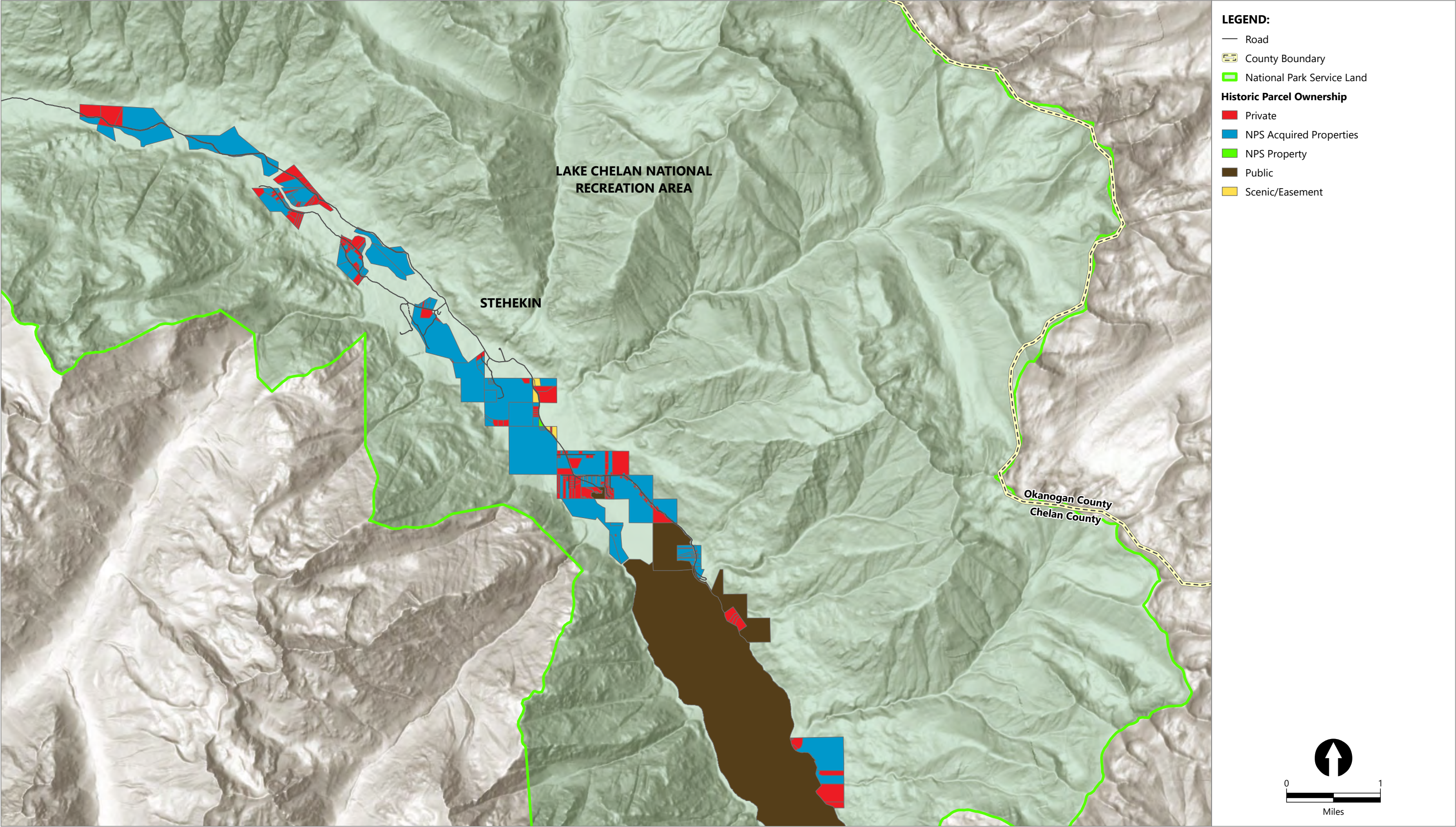
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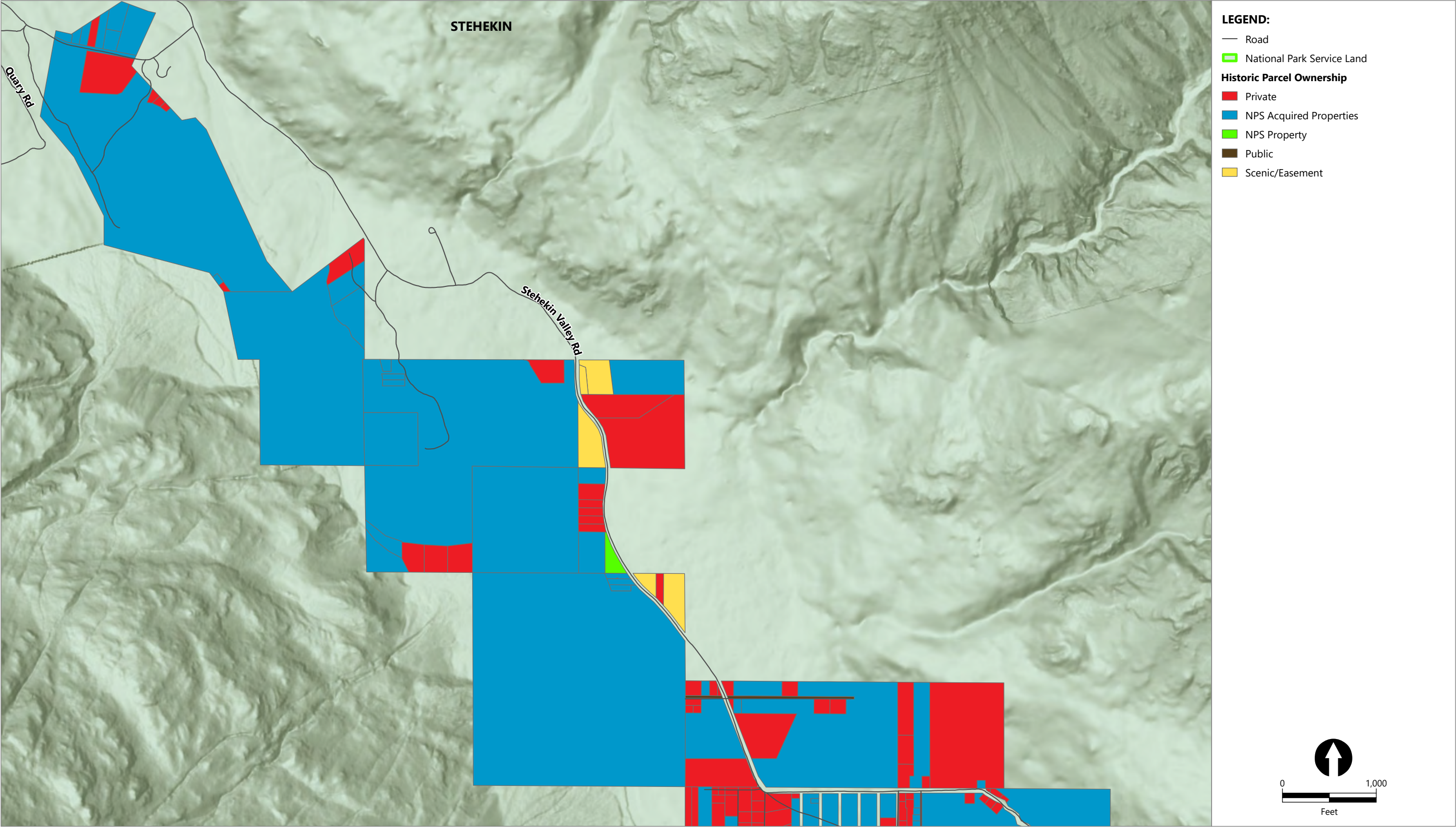




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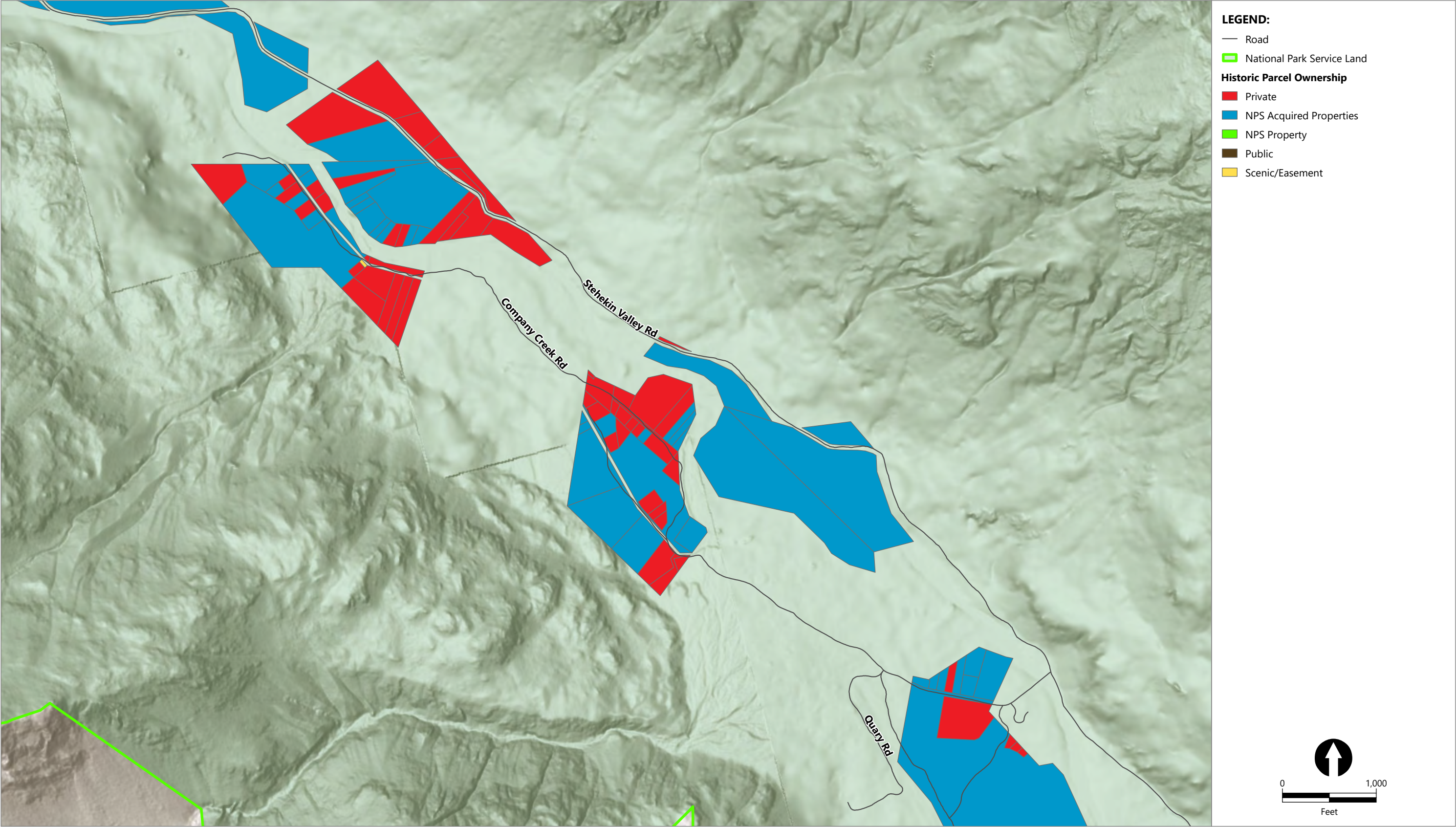


Map 2.3.1B-a
Historic Parcel Ownership: Community Area – Landing to Bakery
Stehekin Community Plan
Chelan County Comprehensive Plan



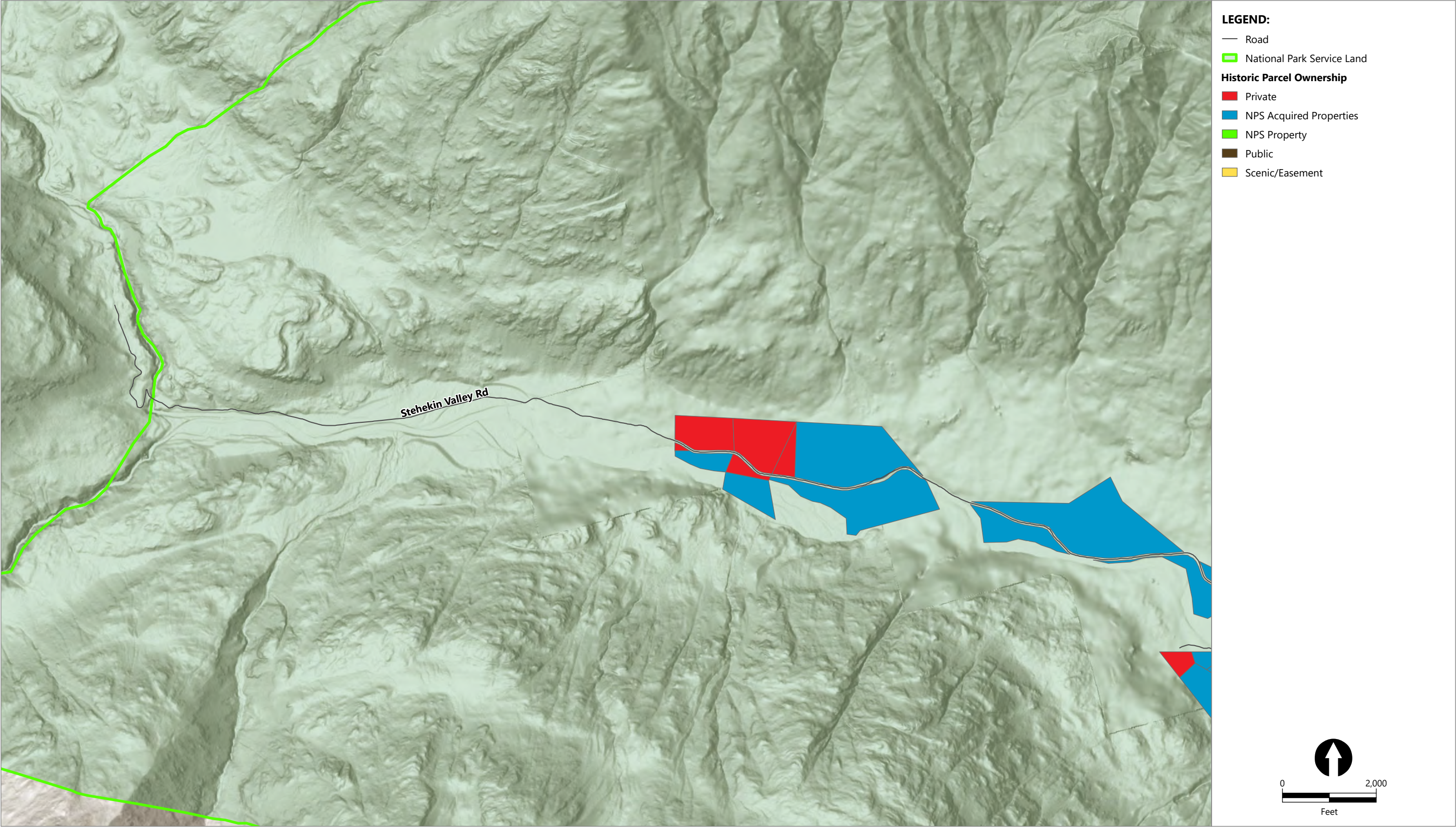
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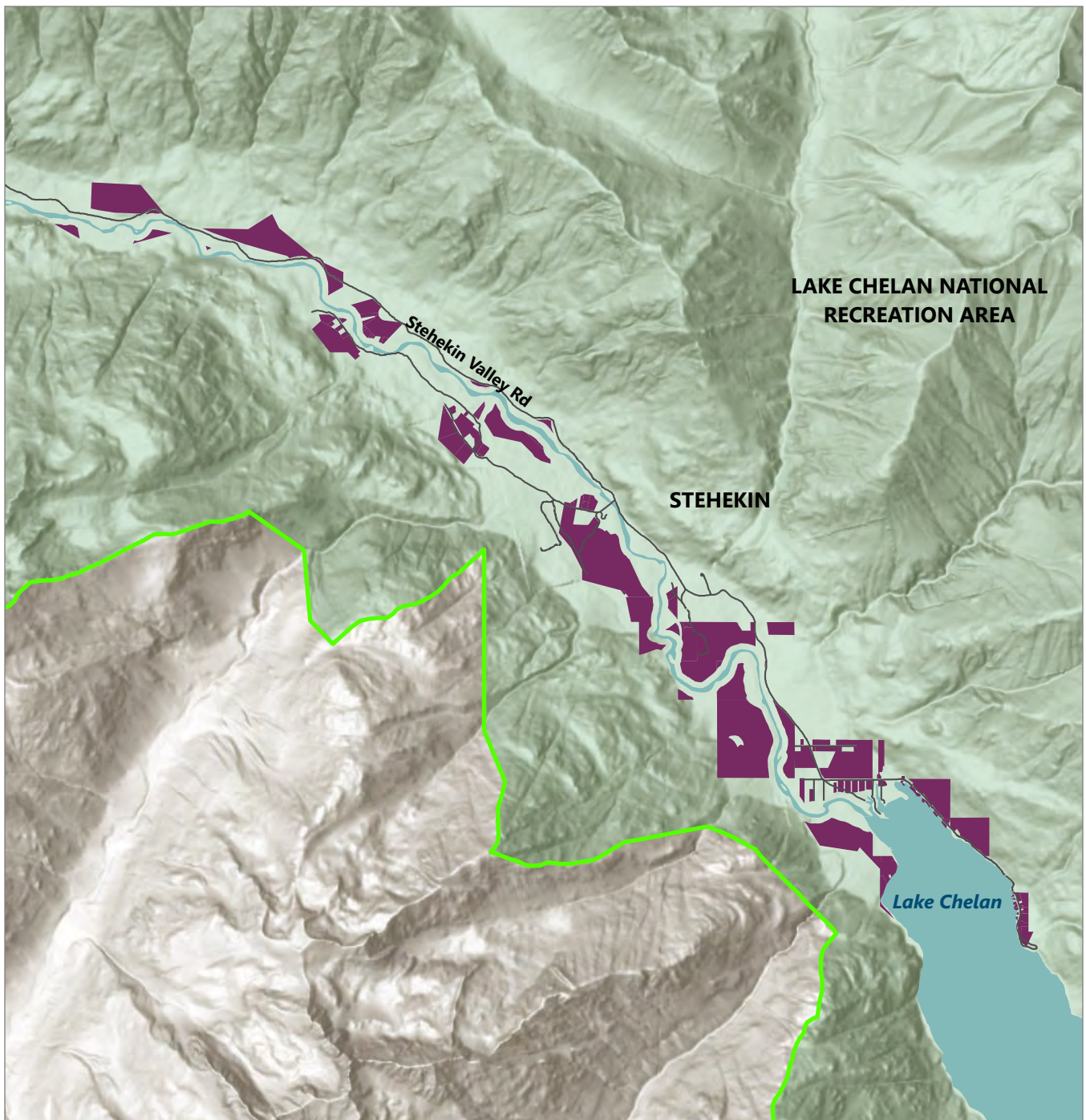
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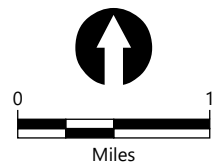


LEGEND:

- Road
- National Park Service Land
- Developable Land Acquired by NPS

NOTE:

1. Basemap: World Hillshade. Esri.



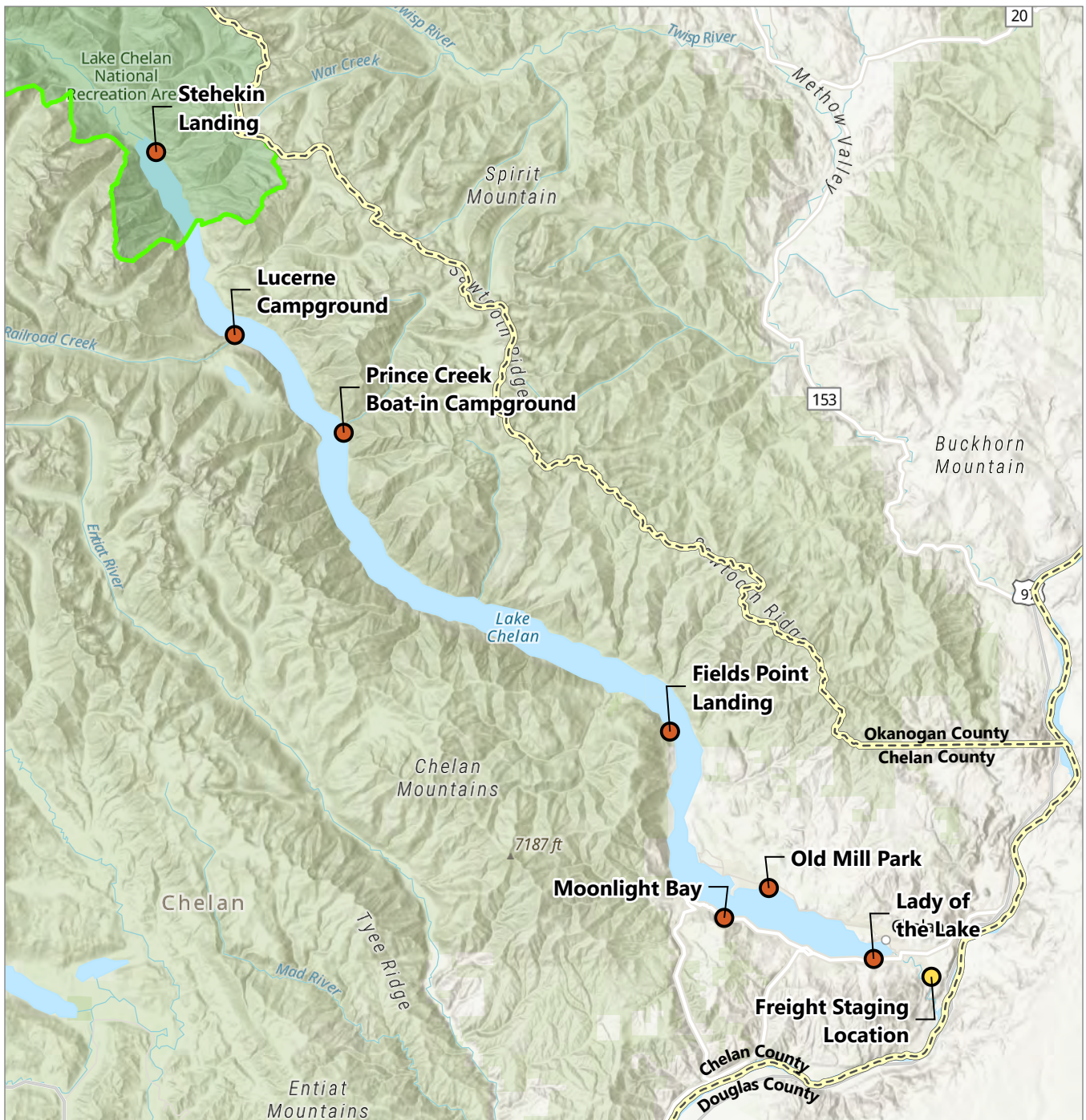
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Map 2.3.1C
Developable Land Acquired by NPS

Stehekin Community Plan
Chelan County Comprehensive Plan

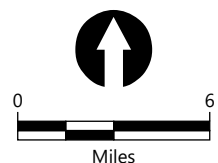


LEGEND:

- County Boundary
- National Park Service Land
- Barge Site
- Freight Staging Location

NOTE:

1. Basemap: World Topographic Map. Esri.



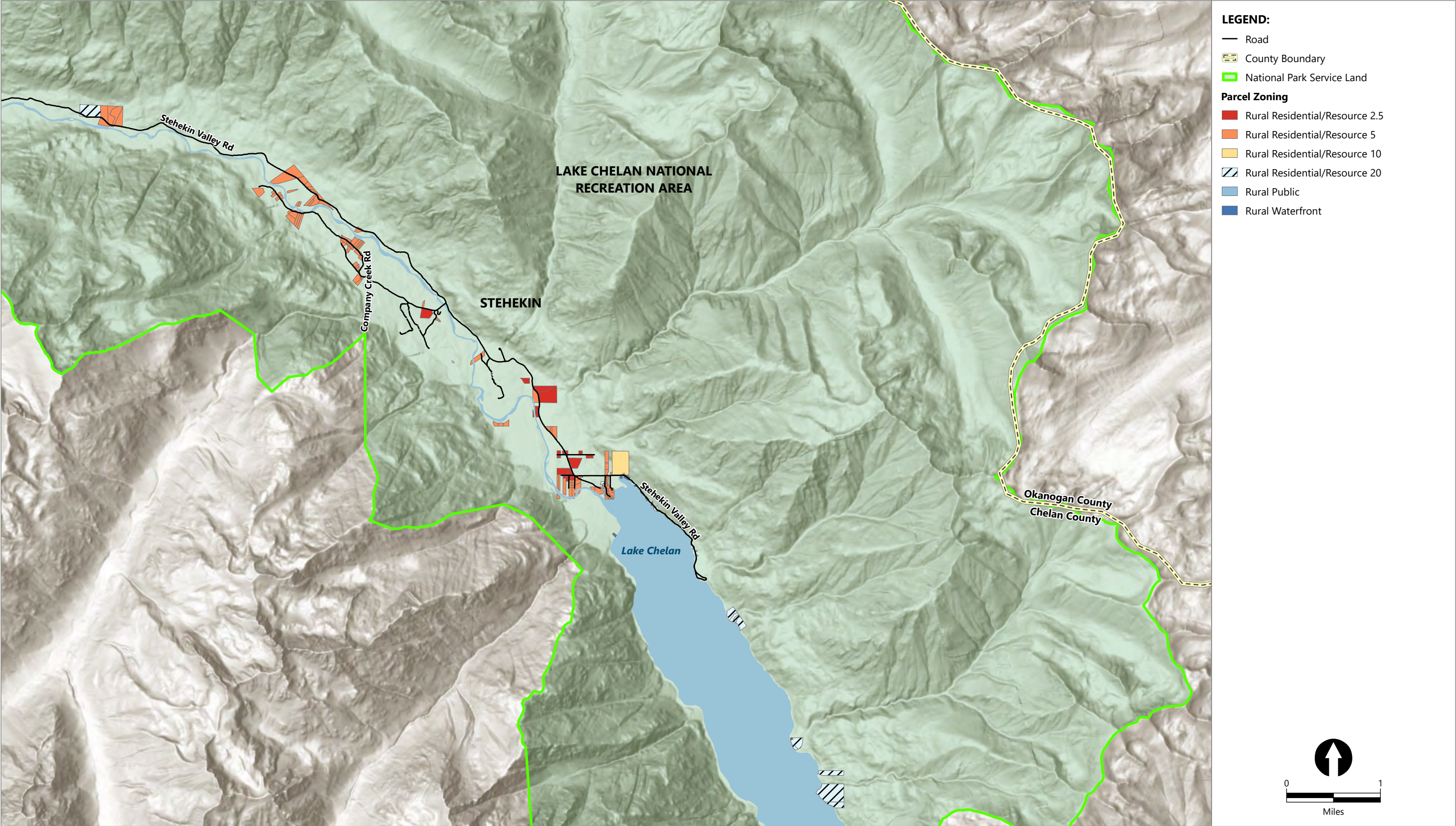
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**Map 3.5.3
Barge Sites**

Stehekin Community Plan
Chelan County Comprehensive Plan



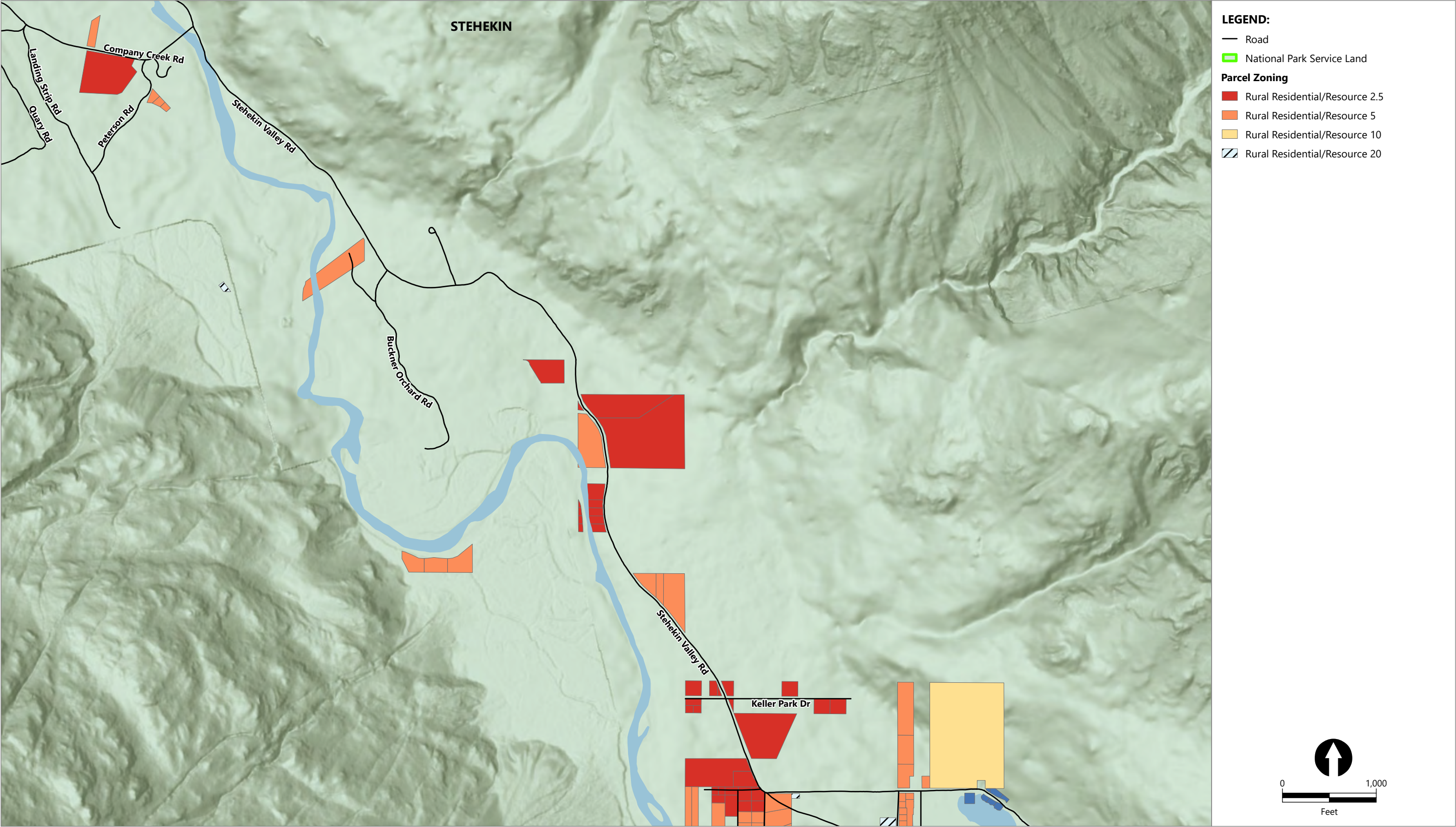
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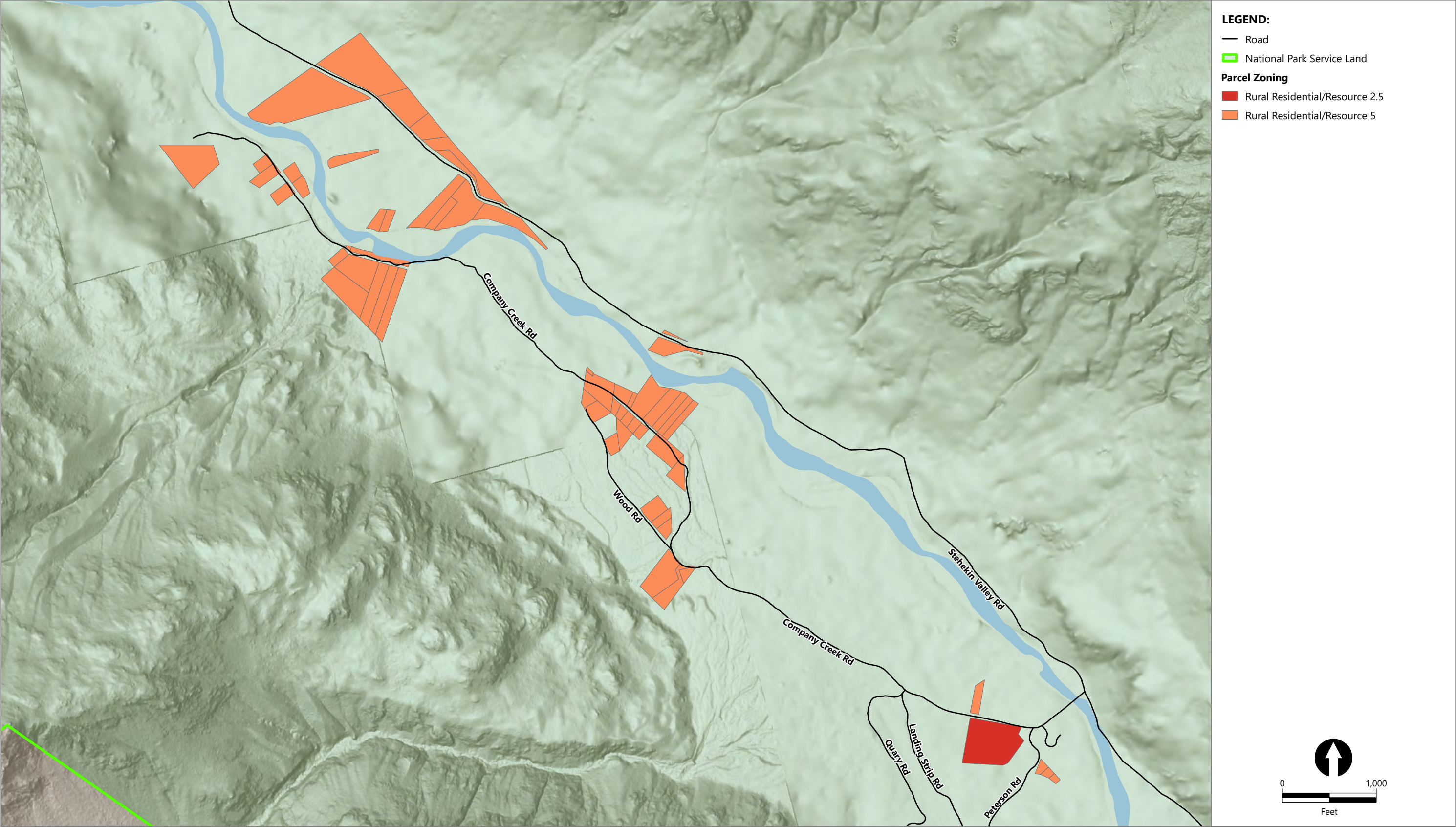
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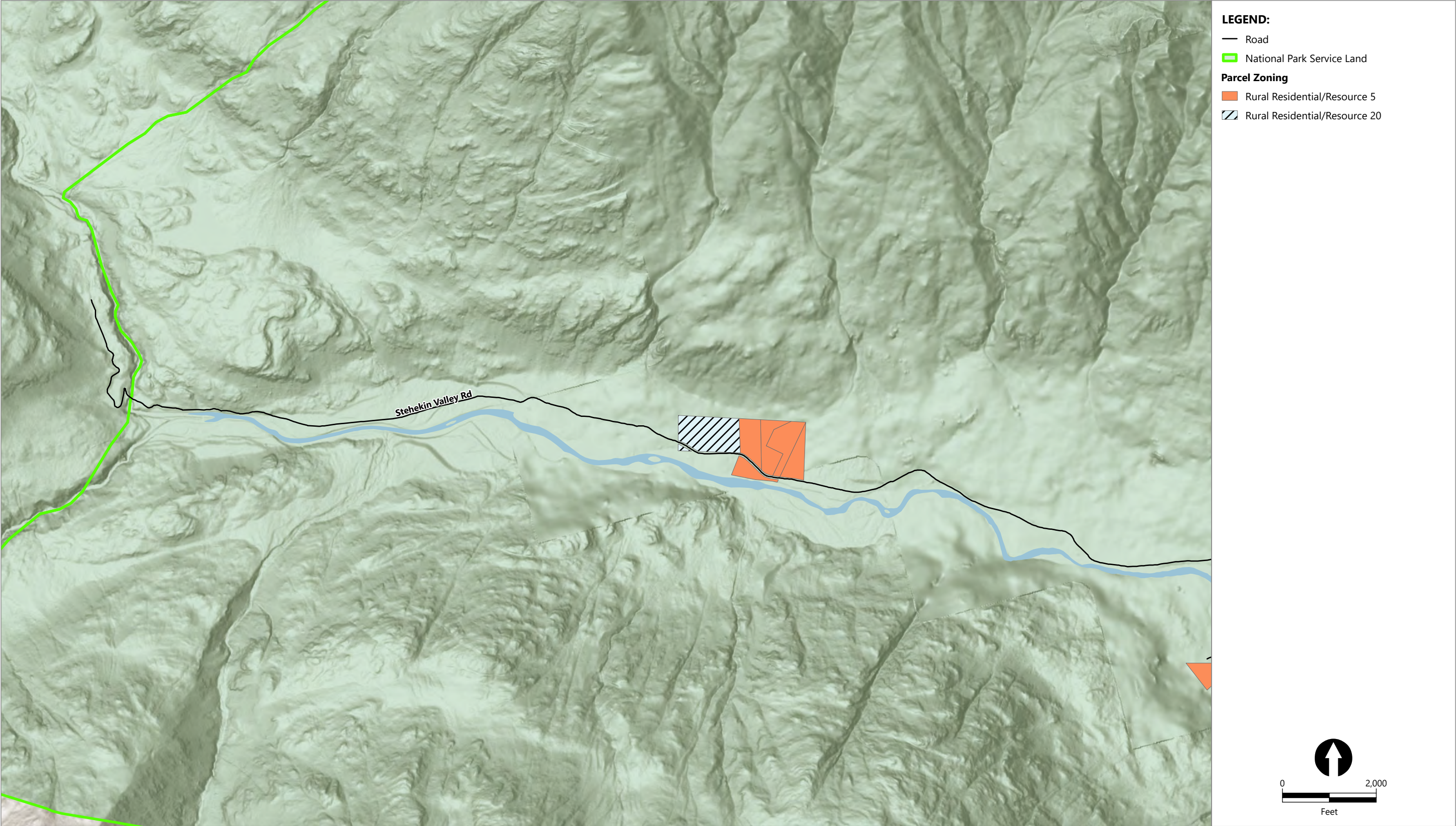
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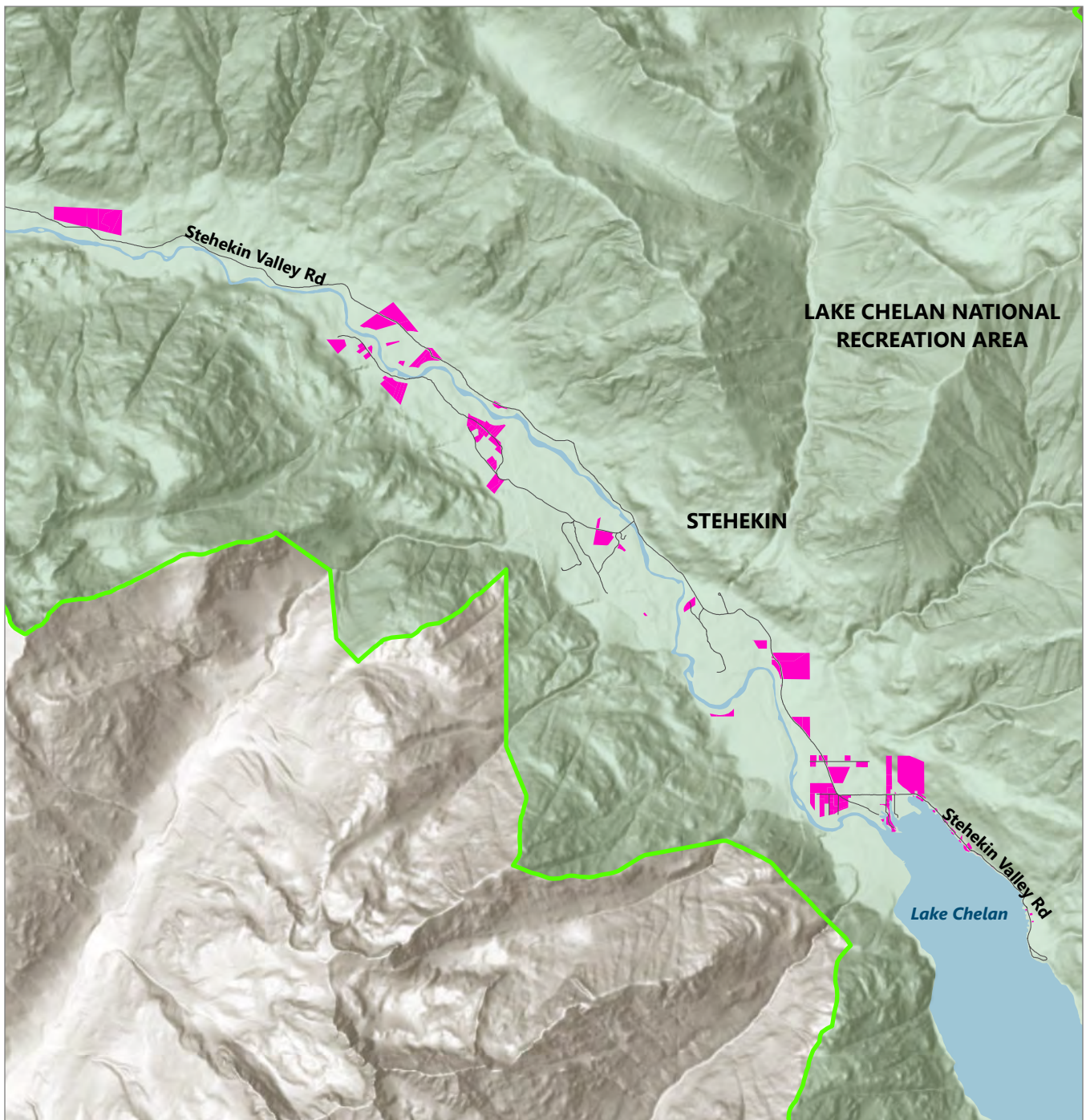
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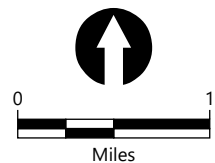


LEGEND:

- Road
- National Park Service Land
- Privately Owned Developable Land

NOTE:

1. Basemap: World Hillshade. Esri.



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**Map 5.1B
Developable Land**

Stehekin Community Plan
Chelan County Comprehensive Plan



CHELAN COUNTY
DEPARTMENT of COMMUNITY DEVELOPMENT

**2026 Comprehensive Plan Text
Amendments Staff Analysis**

TO: Chelan County Planning Commission
FROM: Chelan County Community Development

File Numbers: CPA 26-007 Heart for Homes
CPA 26-026 G & B Properties
CPA 26-041 Campbell
CPA 26-048 HMJD-Collins, LLC
CPA 26-054 Hellickson
CPA 26-060 McMahon
CPA 26-063 Sanderson
CPA 26-067 WA DNR

CPA 26-007 Heart for Homes - Meets approval criteria

The applicant is requesting approval of a comprehensive plan map amendment in order to change the designation of a 0.38-acre parcel from Rural Industrial (RI) to Rural Commercial (RC). Development on the site consists of a vacant 5,000-sf single story warehouse built in 1926, that the property owner would like to rehabilitate and use as a community center. The property in question is also known as parcel number 27-23-32-515-096. The site is located within the community of Chelan Falls, a Local Area of More Intense Rural Development (LAMIRD). Zoning in the immediate vicinity of the site is Rural Industrial (RI) adjacent to the north, south and east, and Rural Commercial (RC) to the west across 2nd St and the railroad tracks.

Comprehensive Plan

Chelan County conducts an annual concurrent review of proposals to amend the Comprehensive Plan. The Plan represents the long-term vision for future land uses and development. Applicants must demonstrate the merits of the requested change as being consistent with adopted goals and policies.

The following Comprehensive Plan policies are relevant to the proposed request:

LU 1.5: Encourage infill of vacant and underdeveloped land in existing residential areas within urban growth areas and rural communities, such as LAMIRDs.

LU 1.7: Consistent with the Growth Management Act, ensure provision of necessary public facilities and public services for the development, infill and redevelopment of existing residential and mixed-use centers outside urban growth areas, such as LAMIRDs or rural communities. Such services should not be extended in a manner that promotes low density sprawl in rural areas.

GOAL LU 6: Direct future commercial development to designated commercial areas in urban growth areas and to existing rural commercial areas consistent with the Growth Management Act.

RE 3.9: Allow the infill, development, and redevelopment of existing intensely developed rural areas where consistent with the goals and policies of the comprehensive plan, including recreational, residential, mixed-use, and shoreline developments.

GOAL RE 6: Designate limited areas of more intensive rural development (LAMIRDs) for infill, development or redevelopment of existing commercial, industrial, residential or mixed-use areas.

Policy RE 6.2: Apply development standards in LAMIRDs to ensure the design of development or redevelopment is consistent with the character of the existing areas and the proposed use conforms to the intent of this Comprehensive Plan.

Review Criteria

The map amendment was analyzed based on information provided by the applicant or when readily available, within existing County resources. Agency and public comment also play a role in understanding how the amendment may advance the Comprehensive Plan goals and policies and how it may serve the general public's interest.

Pursuant to Chelan County Code (CCC) Section 14.14.060(1), the following general review criteria were used to evaluate the proposed amendment:

(A) The proposal is consistent with the goals of the Growth Management Act (Chapter [36.70A](#) RCW), and any applicable county-wide planning policies.

Finding of Fact: The Growth Management Act under RCW 36.70A.020 contains planning goals whose purpose is to guide the development of comprehensive plans and development regulations among other things. These goals address the following that are relevant to the subject proposal: 5) Economic Development. The Growth Management Act (GMA) permits the development, redevelopment and infill of existing intensely developed rural areas known as LAMIRDs. The proposed land use change would allow for the redevelopment of an unused industrially designated property into a facility to serve the community.

Requirements of the GMA that allow more intense development in rural areas include a provision that these areas serve primarily the existing and projected rural population, generally to ensure rural sprawl does not occur where inappropriate.

The current Rural Industrial land use designation allows for a variety of industrial uses and is currently developed with a 5,000 square foot structure built in 1926 which has been vacant and unused for some time. The applicant's intent in requesting the map amendment is to rehabilitate the existing building in order to use it as a community meeting place.

Conclusion: The requested map amendment would comply with the goals of the Growth Management Act (GMA).

(B) The amendment is consistent with or supports the Chelan County comprehensive plan goals and policies.

Finding of Fact: If approved, the map amendment would make provision for the redevelopment of an under-utilized lot and provide opportunity for infill within an existing LAMIRD. In the instant case, the applicant is seeking approval of the amendment in order to provide a community center in an existing building that is no longer used for its original purpose.

Conclusion: The proposal would be consistent with the GMA goals and County-wide Planning Policies.

(C) The amendment complies with comprehensive plan land use designation/siting criteria.

Finding of Fact: The subject property is located in an existing LAMIRD with Rural Public (RP), Rural Industrial (RI), Rural Commercial (RC) and Rural Village (RV) zoning in the immediate vicinity.

LAMIRDs are designated to identify more intense areas of existing development, and to minimize and contain those existing developed areas within the rural lands. LAMIRDs are rural; they are contained and compact, and, with minor exceptions, were built before July 1, 1990.

Conclusion: Based on the designation/siting criteria for LAMIRD designations, as outlined in the Comprehensive Plan, the proposed amendment would be consistent as it would provide the opportunity for redevelopment within an already existing LAMIRD without impacting the rural character of the area.

(D) The amendment is supported by and consistent with the capital facility element and the transportation element. Amendments that would alter existing provisions of the capital facilities or transportation elements shall demonstrate why existing provisions should not continue to be in effect or why existing provisions should be amended.

Finding of Fact: Access to the site is via Chestnut Street. The proposed use is intended to serve the community of Chelan Falls and is not expected to generate traffic from out of the area.

Conclusion: No change in the Capital Facility Element or Transportation Element has been identified. The proposed amendment would be supported by and consistent with the existing capital facility element and transportation element.

(E) The amendment does not adversely affect the surrounding land uses.

Finding of Fact: The areas surrounding the subject property are zoned for and developed as industrial, commercial, public park and small lot residential uses.

Conclusion: The proposed amendment would not adversely affect the surrounding land uses as it would allow lower intensity uses than currently allowed and would be intended to serve the existing residents.

(F) The amendment does not adversely affect lands designated as resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.

Finding of Fact: The property is developed with a vacant warehouse on an industrial zone parcel. No resource lands of long-term commercial significance or designated critical areas would be impacted.

Conclusion: The proposed amendment does not appear to have the potential to adversely affect lands designated as resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.

(G) The amendment does not adversely affect the supply of land for various purposes which is available to accommodate projected growth over the twenty-year planning period covered by the comprehensive plan.

Finding of Fact: The proposed amendment would allow the applicant to redevelop the site into a community to serve the community. The change in use from industrial to commercial would not impact the supply of land for residential purposes.

Conclusion: The proposed amendment would not have an adverse impact on projected growth; as it would not contribute to the possibility of sprawl, nor would it be expanding the existing LAMIRD.

(H) The proposed amendment serves the interests of both the applicant and the general public including public health, safety, and welfare.

Finding of Fact: The proposed amendment would allow the applicant to rehabilitate an aging structure in order to develop it into a facility to serve the existing community.

Conclusion: The proposed amendment would serve the interest of both the applicant as well as the general public health, safety and welfare the Chelan Falls community.

CPA 26-026 G & B Properties East, LLC – Does not meet approval criteria

The application is a request for a comprehensive plan map amendment in order to re-designate the 4.94-acre parcel from Rural Residential/Resource 5 (RR5) to Rural Commercial (RC). The property is located at 18625 Beaver Valley Road in the Plain community, and is developed with several pole buildings and shed cover/carport structures. The Assessor's Parcel Number for the property is 26-17-13-720-007.

Comprehensive Plan

Chelan County conducts an annual concurrent review of proposals to amend the Comprehensive Plan. The Plan represents the long-term vision for future land uses and development. Applicants must demonstrate the merits of the requested change as being consistent with adopted goals and policies.

The following Comprehensive Plan policies are relevant to the proposed request:

Policy LU 6.1: Strengthen existing commercial centers rather than permitting the aimless spread of new development.

Policy LU 6.3: Promote employment opportunities for rural residents by permitting isolated cottage industries and small-scale businesses where public services and public facilities would be limited to those necessary to serve these uses and be provided in a manner that does not permit low density sprawl.

Policy LU 6.4: Take advantage of Chelan County's rural character and natural setting by promoting small scale, non-residential, recreation and tourist uses, including associated commercial facilities in rural areas.

Policy LU 7.2: Implement regulations to ensure recreation or tourist uses and associated commercial facilities in rural areas are compatible with surrounding land uses.

Policy LU 7.7: Support placement of commercial activities and land use designations to meet the economic needs of the County and provide for a range of commercial opportunities that support diversification of the area economy.

Review Criteria

The map amendment was analyzed based on information provided by the applicant or when readily available, within existing County resources. Agency and public comment also play a role in understanding how the amendment may advance the Comprehensive Plan goals and policies and how it may serve the general public's interest.

Pursuant to Chelan County Code (CCC) Section 14.14.060(1), the following general review criteria were used to evaluate the proposed amendment:

(A) The proposal is consistent with the goals of the Growth Management Act (Chapter [36.70A](#) RCW), and any applicable county-wide planning policies.

Finding of Fact: The Growth Management Act under RCW 36.70A.020 contains planning goals that include, but are not limited to, 1) Urban Growth, 2) Reduce Sprawl, 3) Transportation, and 5) Economic Development. The Growth Management Act (GMA) and the Chelan County Comprehensive plan allows for the provision of small-scale recreation and tourist oriented commercial uses. Rural Commercial is an implementing designation of a Type II LAMIRD, which is described as an existing tourist or recreational commercial uses as well as some new commercial tourist uses in a rural location. Although the applicant has indicated intent to develop the site into new commercial uses that would serve the large number of visitors to the Plain community, uses on the site have primarily been agricultural in nature and not commercial. The intent of a Type II LAMIRD is to recognize existing areas of recreation and tourist oriented commercial services.

Conclusion: The Plain community is served by a rural commercial center directly across Beaver Valley Road from the subject property which includes a hardware store, grocery store, mini-storage, lodge which includes both typical lodging rooms with stand-alone housing also available, and a full-service restaurant. Expanding the commercial center would not be consistent with the goals of the Growth Management Act and applicable county-wide planning policies.

(B) The amendment is consistent with or supports the Chelan County comprehensive plan goals and policies.

Finding of Fact: Existing comprehensive plan goals and policies encourage the development of small-scale recreational, tourist and resort use in areas where these uses already exist. Plain is a popular regional draw in the winter for a large cross-country ski trail system sponsored and developed by the owners adjacent to the north of the site. These same owners also own and operate the Mountain Springs Lodge which attracts visitors to the area in both summer and winter, increasing recreation and tourism traffic in the community. The applicant asserts that these factors have resulted in a need for additional commercial uses to serve the tourist population.

Conclusion: The proposal would not be consistent with the GMA goals and with County-wide Planning Policies.

(C) The amendment complies with comprehensive plan land use designation/siting criteria.

Finding of Fact: The Rural Commercial designation is intended to be located in areas with existing commercial or higher intensity residential uses in addition to other rural development. The site proposed for amendment has been used for agriculture production storage and does not include existing commercial uses.

Conclusion: The proposed amendment would not comply with the comprehensive plan land use designation/siting criteria.

(D) The amendment is supported by and consistent with the capital facility element and the transportation element. Amendments that would alter existing provisions of the capital facilities or transportation elements shall demonstrate why existing provisions should not continue to be in effect or why existing provisions should be amended.

Finding of Fact: Access to the site is via Beaver Valley Road. The designation of the site would provide an opportunity for services to support the large number of visitors to the area both in summer and winter.

Conclusion: No change in the Capital Facility Element or Transportation Element has been identified. The proposed amendment would be supported by and consistent with the existing capital facility element and transportation element.

(E) The amendment does not adversely affect the surrounding land uses.

Finding of Fact: The area west of the subject property is zoned Rural Commercial and is developed with a number of commercial, agricultural, recreational and low-density residential uses.

Conclusion: The proposed amendment would not adversely affect the surrounding land uses.

(F) The amendment does not adversely affect lands designated as resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.

Finding of Fact: If approved, the site would no longer be available for agricultural use.

Conclusion: The proposed amendment would have the potential to adversely affect lands designated as resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.

(G) The amendment does not adversely affect the supply of land for various purposes which is available to accommodate projected growth over the twenty-year planning period covered by the comprehensive plan.

Finding of Fact: The site proposed for designation is approximately 5 acres and is located in a relatively remote area in an identified cohesive community. Earlier development has resulted in a large number of small, recreational lots that have evolved into more year-round housing and rental properties increasing the permanent population and visitors to the area.

Conclusion: The proposed amendment would not have an adverse impact on projected growth.

(H) The proposed amendment serves the interests of both the applicant and the general public including public health, safety, and welfare.

Finding of Fact: The proposed amendment would provide opportunities to provide additional services to both the tourists and year-round residents of the community. The applicant asserts existing services are strained by the large

number of visitors to the area who cross-country ski in the winter and enjoy water sports, camping and large multi-day festivals in the summer.

Conclusion: The proposed amendment would serve the interest of both the applicant and general public including health, safety and welfare.

CPA 26-041 Campbell – Meets approval criteria

The applicant is requesting a comprehensive plan map amendment to change the designation of a 5.14-acre property from Rural Residential/Resource 5 (RR5) to Rural Residential/Resource 2.5 (RR2.5). The property is located at 24 Hugo Road, Chelan, WA 98816 and is currently developed with 1,600 sf double wide mobile home. The parcel is also known as Assessor's Parcel Number 27-23-03-330-175.

Comprehensive Plan

Chelan County conducts an annual concurrent review of proposals to amend the Comprehensive Plan. The Plan represents the long-term vision for future land uses and development. Applicants must demonstrate the merits of the requested change as being consistent with adopted goals and policies.

The following Comprehensive Plan policies are relevant to the proposed request:

Goal LU 1: Residential designations shall provide for an adequate supply of land to accommodate the housing needs and strategies outlined by the comprehensive plan. Implementation regulations shall provide for a variety of residential opportunities to serve a full range of income levels.

Goal RE 2: Maintain natural environment features that support and enhance natural resource-based economic activities, wildlife habitats, traditional rural lifestyles, outdoor recreation, and open space.

Policy RE 2.2: Rural development should not preclude use of rural lands for agriculture and timber production and should avoid or mitigate impacts on existing agriculture or timber operations.

Policy RE 2.6: To achieve a variety of rural densities and uses, allow for development clustering, density transfer, design guidelines, conservation easements, and other innovative techniques to accommodate growth consistent with rural character.

Goal H 1: Encourage the availability of affordable housing to all economic segments of the population of the county.

Goal H 2: Promote a variety of residential densities and housing types.

Review Criteria

The map amendment was analyzed based on information provided by the applicant or when readily available, within existing County resources. Agency and public comment also play a role in understanding how the amendment may advance the Comprehensive Plan goals and policies and how it may serve the general public's interest.

Pursuant to Chelan County Code (CCC) Section 14.14.060(1), the following general review criteria were used to evaluate the proposed amendment:

(A) The proposal is consistent with the goals of the Growth Management Act (Chapter [36.70A](#) RCW), and any applicable county-wide planning policies.

Finding of Fact: The Growth Management Act under RCW 36.70A.020 contains planning goals that include, but are not limited to, 2) Reduce Sprawl, 3) Transportation, and 4) Housing. The Growth Management Act (GMA) encourages the provision of a variety of housing densities in order to accommodate projected growth while maintaining the rural character.

The requested map amendment to RR2.5 would allow the site to be divided to provide housing at densities equal to the property to the northeast currently zoned RR2.5 and developed as 2- 2.5 acre lots.

Conclusion: The proposal would be consistent with the goals of the Growth Management Act and the applicable county-wide planning policies.

(B) The amendment is consistent with or supports the Chelan County comprehensive plan goals and policies.

Finding of Fact: The proposed land use change would support the comprehensive plan goals and policies which encourage a variety of housing densities in the rural area.

Conclusion: The proposal would be consistent with the GMA goals and with County-wide Planning Policies.

(C) The amendment complies with comprehensive plan land use designation/siting criteria.

Finding of Fact: The comprehensive plan states that the purpose of the RR2.5 zoning is “To maintain the range of rural development opportunities consistent with the rural character and rural development provisions outlined in the goals and policies of this comprehensive plan. These areas can provide buffering or transitions between existing rural developments and areas of higher or lower densities...” The two lots north of the subject property are both zoned RR2.5 and are 2.5 acres in size. Extending the RR2.5 zoning to the subject 5-acre parcel could result in similar development.

Conclusion: Additional 2.5 acre lots would be consistent with providing a variety of densities while maintaining the rural character of the area.

(D) The amendment is supported by and consistent with the capital facility element and the transportation element. Amendments that would alter existing provisions of the capital facilities or transportation elements shall demonstrate why existing provisions should not continue to be in effect or why existing provisions should be amended.

Finding of Fact: The subject parcel has frontage along both Hugo Road and US Hwy 97A and would at most, contribute 2 additional single-family residence to Hugo Road.

Conclusion: No change in the Capital Facility Element or Transportation Element has been identified. The proposed amendment would be supported by and consistent with the existing capital facility element and transportation element.

(E) The amendment does not adversely affect the surrounding land uses.

Finding of Fact: The areas surrounding the subject property are all zoned Rural Residential/Resource at varying densities. Land uses in the vicinity of the parcel are developed with single family residence or are under cultivation as orchards.

Conclusion: The designation of the site from RR 5 to RR 2.5 would not adversely affect the surrounding area as the site, at most, could only be developed with 2 additional lots, assuming an alternative subdivision method such as rural cluster, were used.

(F) The amendment does not adversely affect lands designated as resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.

Finding of Fact: Although a portion of the site has been used for agriculture, that area consists of less than half of the total lot area.

Conclusion: The amendment would not adversely affect resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.

(G) The amendment does not adversely affect the supply of land for various purposes which is available to accommodate projected growth over the twenty-year planning period covered by the comprehensive plan.

Finding of Fact: The proposed amendment would allow the applicant to potentially develop one, at most two additional lots depending on the method of subdivision used.

Conclusion: The proposed amendment would not have an adverse impact on projected growth; as it does not contribute to the possibility of sprawl.

(H) The proposed amendment serves the interests of both the applicant and the general public including public health, safety, and welfare.

Finding of Fact: The proposed amendment could increase the availability of additional housing at rural densities.

Conclusion: The proposed amendment could provide additional housing opportunities while retaining the rural character of the area.

CPA 26-048 HMJD-Collins, LLC – Does not meet approval criteria

The applicant is requesting a comprehensive plan map amendment to change the designation of the 46.44-acre property from Rural Residential/Resource 5 (RR5) and Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 2.5 (RR2.5). The property is located off Hwy 97A northeast of the City of Chelan and south of the Lake Chelan Airport. The site is currently in active agricultural use as a cherry orchard. The parcel is also known as Assessor's Parcel Number 27-23-03-430-050.

Comprehensive Plan

Chelan County conducts an annual concurrent review of proposals to amend the Comprehensive Plan. The Plan represents the long-term vision for future land uses and development. Applicants must demonstrate the merits of the requested change as being consistent with adopted goals and policies.

The following Comprehensive Plan policies are relevant to the proposed request:

Goal LU 1: Residential designations shall provide for an adequate supply of land to accommodate the housing needs and strategies outlined by the comprehensive plan. Implementation regulations shall provide for a variety of residential opportunities to serve a full range of income levels.

Goal RE 2: Maintain natural environment features that support and enhance natural resource-based economic activities, wildlife habitats, traditional rural lifestyles, outdoor recreation, and open space.

Policy RE 2.2: Rural development should not preclude use of rural lands for agriculture and timber production and should avoid or mitigate impacts on existing agriculture or timber operations.

Goal H 1: Encourage the availability of affordable housing to all economic segments of the population of the county.

Goal H 2: Promote a variety of residential densities and housing types.

GOAL AL 1: Support the viability of agriculture and encourage the continued use of rural and resource lands for agriculturally related land uses

Review Criteria

The map amendment was analyzed based on information provided by the applicant or when readily available, within existing County resources. Agency and public comment also play a role in understanding how the amendment may advance the Comprehensive Plan goals and policies and how it may serve the general public's interest.

Pursuant to Chelan County Code (CCC) Section 14.14.060(1), the following general review criteria were used to evaluate the proposed amendment:

(A) The proposal is consistent with the goals of the Growth Management Act (Chapter [36.70A](#) RCW), and any applicable county-wide planning policies.

Finding of Fact: The Growth Management Act under RCW 36.70A.020 contains planning goals that include, but are not limited to, 8) Natural resource industries. Requirements of the GMA that allow more intense development in rural areas include a provision that these areas serve primarily the existing and projected rural population, generally to ensure rural sprawl does not occur where inappropriate.

The requested map amendment to RR2.5 could provide the opportunity for the site to be divided into approximately 20-30 lots depending upon the method used to develop the property (i.e., rural cluster subdivision, planned development). Approximately half the site is used for agricultural purposes in the form of cherry orchards. The rest of the property contains steep slope in an identified erosion hazard area.

Conclusion: The amendment to the comprehensive plan map could result in development out of character with the surrounding area of low densities and agricultural uses and would not be consistent with the goals of the GMA.

(B) The amendment is consistent with or supports the Chelan County comprehensive plan goals and policies.

Finding of Fact: The proposed land use change would allow a variety of densities for housing. Development of the site into housing would remove approximately 24 acres of the 44.6 acres of the parcel from agricultural production.

Conclusion: The proposal would not be consistent with the GMA goals and with County-wide Planning Policies, specifically Policy RE.2.2.

(C) The amendment complies with comprehensive plan land use designation/siting criteria.

Finding of Fact: The subject property is located in an area of existing rural residential/resource designations ranging from RR2.5 to RR10. Properties to the north of 97A are designated RR2.5, Airport (within the City of Chelan UGA) and Commercial Agricultural

Conclusion: Re-designation of this site to Rural Residential 2.5 would comply with the siting criteria, but would not comply with mandates to protect resource protection.

(D) The amendment is supported by and consistent with the capital facility element and the transportation element. Amendments that would alter existing provisions of the capital facilities or transportation elements shall demonstrate why existing provisions should not continue to be in effect or why existing provisions should be amended.

Finding of Fact: The extent of the northern property boundary is adjacent to the US Hwy 97A right-of-way. Any future development of the site would be required to work with the Washington State Dept. of Transportation for access requirements.

Conclusion: No change in the Capital Facility Element or Transportation Element has been identified. The proposed amendment would be supported by and consistent with the existing capital facility element and transportation elements.

(E) The amendment does not adversely affect the surrounding land uses.

Finding of Fact: The areas surrounding the subject property are primarily zoned rural residential, however, most properties are being used for commercial agricultural production as tree fruit orchards.

Conclusion: The amendment could allow for the infringement of residential uses in an area of heavy agricultural use which could adversely surrounding land uses.

(F) The amendment does not adversely affect lands designated as resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.

Finding of Fact: A majority of the property in the vicinity of the site are used for commercial agricultural purposes. Additionally, the immediate surrounding contains critical areas in the form of geological hazard areas.

Conclusion: The amendment could potentially adversely affect resource lands and critical areas.

(G) The amendment does not adversely affect the supply of land for various purposes which is available to accommodate projected growth over the twenty-year planning period covered by the comprehensive plan.

Finding of Fact: If approved, the amendment could result in the buildable areas of the site to be developed at 2-4 times the existing density.

Conclusion: The proposed amendment would not have an adverse impact on projected growth.

(H) The proposed amendment serves the interests of both the applicant and the general public including public health, safety, and welfare.

Finding of Fact: The proposed amendment increases the existing allowable density for residential development approximately double what is currently allowed. The surrounding areas already designated RR2.5 have not been developed for residential purposes.

Conclusion: The proposed amendment is not necessary for the public health, safety and welfare.

CPA 26-054 Hellickson – Meets approval criteria

The applicant is requesting a comprehensive plan map amendment to change the designation of the 22-acre property from Commercial Forest (FC) to Rural Residential/Resource 10 (RR10). The property is developed with one single family residence taking access of Stevens Canyon Road, a private road serving additional single-family residences to the north and south as well as the preliminarily approved 5-lot rural cluster subdivision adjacent to the west. The site is also known as parcel number 25-18-32-330-200.

Comprehensive Plan

Chelan County conducts an annual concurrent review of proposals to amend the Comprehensive Plan. The Plan represents the long-term vision for future land uses and development. Applicants must demonstrate the merits of the requested change as being consistent with adopted goals and policies.

The following Comprehensive Plan policies are relevant to the proposed request:

Goal LU 1: Residential designations shall provide for an adequate supply of land to accommodate the housing needs and strategies outlined by the comprehensive plan. Implementation regulations shall provide for a variety of residential opportunities to serve a full range of income levels.

Goal RE 2: Maintain natural environment features that support and enhance natural resource-based economic activities, wildlife habitats, traditional rural lifestyles, outdoor recreation, and open space.

Policy RE 2.2: Rural development should not preclude use of rural lands for agriculture and timber production and should avoid or mitigate impacts on existing agriculture or timber operations.

Goal H 1: Encourage the availability of affordable housing to all economic segments of the population of the county.

Goal H 2: Promote a variety of residential densities and housing types.

Review Criteria

The map amendment was analyzed based on information provided by the applicant or when readily available, within existing County resources. Agency and public comment also play a role in understanding how the amendment may advance the Comprehensive Plan goals and policies and how it may serve the general public's interest.

Pursuant to Chelan County Code (CCC) Section 14.14.060(1), the following general review criteria were used to evaluate the proposed amendment:

(A) The proposal is consistent with the goals of the Growth Management Act (Chapter [36.70A](#) RCW), and any applicable county-wide planning policies.

Finding of Fact: The Growth Management Act under RCW 36.70A.020 contains planning goals that include, but are not limited to, 2) Reduce Sprawl, 3) Transportation, 4) Housing, and 8) Natural Resources. The Growth Management Act (GMA) encourages the provision of a variety of densities in order to accommodate projected growth while maintaining the rural character.

The requested map amendment to RR10 would provide for the site to be divided into one additional lot. The Chelan County Comprehensive Plan locational guidelines for RR10 designation include "Natural Resources. The area may have agricultural or forest land practice of both small scale and/or commercial significance. The area may also be adjacent to designated resource lands. Properties bordering the site to the north and east are also designated Commercial Forest (FC).

Conclusion: The proposal would be consistent with the goals of the Growth Management Act and the applicable county-wide planning policies.

(B) The amendment is consistent with or supports the Chelan County comprehensive plan goals and policies.

Finding of Fact: The proposed land use change would support the comprehensive plan goals and policies which encourage a variety of housing densities in the rural area.

Conclusion: The proposal would be consistent with the GMA goals and with County-wide Planning Policies.

(C) The amendment complies with comprehensive plan land use designation/siting criteria.

Finding of Fact: The comprehensive plan states that the purpose of the RR10 designation is “To allow for rural development, forestry and agricultural uses consistent with the rural character and rural development provisions outlined in the goals and policies of the comprehensive plan. These areas can function as areas of transition between resource lands and areas of more intense rural or urban development. These areas also provide opportunities for protecting sensitive environmental areas and creating open space typical of a rural setting.” Properties adjacent to the east and south of the subject parcel are designated and zoned RR10.

Conclusion: The amendment would comply with comprehensive plan land use designation/siting criteria.

(D) The amendment is supported by and consistent with the capital facility element and the transportation element. Amendments that would alter existing provisions of the capital facilities or transportation elements shall demonstrate why existing provisions should not continue to be in effect or why existing provisions should be amended.

Finding of Fact: The subject parcel has frontage along Stevens Canyon Road, a private road serving properties both northeast and southwest of the subject property.

Conclusion: No change in the Capital Facility Element or Transportation Element has been identified. The proposed amendment would be supported by and consistent with the existing capital facility element and transportation element.

(E) The amendment does not adversely affect the surrounding land uses.

Finding of Fact: The areas surrounding the subject property are either zoned FC (north and east) or RR10 (west and south). There are a number of 1.5 acre lots to the south of the subject property developed with single family residences.

Conclusion: The designation of the site from FC to RR10 would not adversely affect the surrounding area as the site, at most, could only be developed with 1 additional lot.

(F) The amendment does not adversely affect lands designated as resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.

Finding of Fact: The RR10 designation is considered compatible with small-scale forestry operations if the property owner wishes to conduct such activities on the parcel.

Conclusion: The amendment would not adversely affect resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.

(G) The amendment does not adversely affect the supply of land for various purposes which is available to accommodate projected growth over the twenty-year planning period covered by the comprehensive plan.

Finding of Fact: The proposed amendment would allow the applicant to potentially develop one additional lot.

Conclusion: The proposed amendment would not have an adverse impact on projected growth; and would not contribute to the possibility of sprawl.

(H) The proposed amendment serves the interests of both the applicant and the general public including public health, safety, and welfare.

Finding of Fact: The proposed amendment could increase the availability of additional housing at rural densities, however a number of neighboring residents submitted comments regarding concerns for the potential additional traffic on the public and private road system serving the neighborhood. Concerns were also raised regarding the availability of potable water for additional users and the potential impact to wildlife.

Conclusion: The proposed amendment could provide additional housing opportunities while retaining the rural character of the area.

CPA 26-060 McMahon – Does not meet approval criteria

The applicant is requesting a comprehensive plan map amendment to change the designation of a 5-acre parcel from Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 2.5 (RR2.5). The property is developed with one single family residence taking access off East Leavenworth Road. The site is also known as parcel number 241723510480.

Comprehensive Plan

Chelan County conducts an annual concurrent review of proposals to amend the Comprehensive Plan. The Plan represents the long-term vision for future land uses and development. Applicants must demonstrate the merits of the requested change as being consistent with adopted goals and policies.

The following Comprehensive Plan and Shoreline Master Program goals, policies and objectives are relevant to the proposed request:

Goal LU 1: Residential designations shall provide for an adequate supply of land to accommodate the housing needs and strategies outlined by the comprehensive plan. Implementation regulations shall provide for a variety of residential opportunities to serve a full range of income levels.

Goal RE 2: Maintain natural environment features that support and enhance natural resource-based economic activities, wildlife habitats, traditional rural lifestyles, outdoor recreation, and open space.

GOAL CL 1: Identify and protect critical areas from adverse environmental impacts while providing for reasonable use of private property

Policy CL 1.3: Classify, designate and protect all critical areas, including frequently flooded areas, wetlands, fish and wildlife habitat conservation areas, aquifer recharge areas and geologically hazardous areas using best available science, pursuant to RCW 36.70A.172 and WAC 365-190.

Policy CL 1.4: Regulate development in floodplains to protect property and mitigate the loss of floodplain storage capacity.

Policy CL 1.5: Discourage development on unstable soils or steep slopes and in areas susceptible to landslide, flood, or avalanche.

Policy CL 1.14: In designating and protecting critical areas, the County shall use best available science to develop policies and development regulations. The County should also give special consideration to conservation or protection measures necessary to preserve or enhance anadromous fisheries.

Policy CL 1.16: The goals and policies of the Chelan County Shoreline Master Program, as amended, are considered an element of the comprehensive plan, and are included by reference as if fully set forth herein.

Policy CL 1.17: Support ongoing watershed planning efforts.

Goal H 1: Encourage the availability of affordable housing to all economic segments of the population of the county.

Goal H 2: Promote a variety of residential densities and housing types.

Chelan County Shoreline Master Program Flood Hazard Prevention Goals and Objectives

Goal FLOOD-1. Recognize the hydrologic functions of floodplains, and protect frequently flooded areas.

Objective FLOOD-1.1. Avoid or mitigate land use practices that may impede the flow of floodwater or cause danger to life or property. Mitigate the loss of floodplain storage capacity to avoid greater impact of flooding downstream.

Objective FLOOD-1.2. Implement the 100-year floodplain designations of the Federal Emergency Management Agency and the National Flood Insurance Program.

Objective FLOOD-1.5. Coordinate shoreline jurisdiction flood hazard prevention policies and regulations with Growth Management Act provisions to protect critical areas including frequently flooded areas.

Review Criteria

The map amendment was analyzed based on information provided by the applicant or when readily available, within existing County resources. Agency and public comment also play a role in understanding how the amendment may advance the Comprehensive Plan goals and policies and how it may serve the general public's interest.

Pursuant to Chelan County Code (CCC) Section 14.14.060(1), the following general review criteria were used to evaluate the proposed amendment:

(A) The proposal is consistent with the goals of the Growth Management Act (Chapter [36.70A](#) RCW), and any applicable county-wide planning policies.

Finding of Fact: The Growth Management Act under RCW 36.70A.020 contains planning goals that include, but are not limited to, 2) Reduce Sprawl, 4) Housing, and 5) Economic Development, 9) Open Space and Recreation and 14) Climate Change and Resiliency. The Growth Management Act (GMA) encourages the provision of a variety of densities in order to accommodate projected growth while maintaining the rural character.

The requested map amendment to RR 2.5 would provide for the site to be divided into one additional lot. The parcel is also located within the floodplain of the Icicle River and the existing residence on the site is located in the southwest corner of the property which is the only part of the lot that is not in the floodplain. Amending the designation of the site could result in additional development in the floodplain.

Conclusion: The proposal would not be consistent with the goals of the Growth Management Act and the applicable county-wide planning policies as it could result in additional development in the floodplain.

(B) The amendment is consistent with or supports the Chelan County comprehensive plan goals and policies.

Finding of Fact: The proposed land use change would support the comprehensive plan goals and policies which encourage a variety of housing densities in the rural area, however, it would be in direct conflict with goals and objectives which support the preservation of natural functions of critical areas.

Conclusion: The proposal would not be consistent with the GMA goals and with County-wide Planning Policies.

(C) The amendment complies with comprehensive plan land use designation/siting criteria.

Finding of Fact: The comprehensive plan states that the purpose of the RR 2.5 designation is intended to act as a buffer or transition area between higher and lower densities. Properties west of the site are designated RR2.5. Most, if not all properties north, east and southeast of the site are designated RR10 and are located wholly or partially within the floodplain.

Conclusion: The amendment would not comply with comprehensive plan land use designation/siting criteria.

(D) The amendment is supported by and consistent with the capital facility element and the transportation element. Amendments that would alter existing provisions of the capital facilities or transportation elements shall demonstrate why existing provisions should not continue to be in effect or why existing provisions should be amended.

Finding of Fact: The subject parcel has frontage along East Leavenworth Road, the amendment would limit development/redevelopment of the site due to floodplain location.

Conclusion: No change in the Capital Facility Element or Transportation Element has been identified. The proposed amendment would be consistent with the existing capital facility element and transportation element.

(E) The amendment does not adversely affect the surrounding land uses.

Finding of Fact: The areas surrounding the subject property are developed with single family residences with exception of a fish hatchery due south across East Leavenworth Road.

Conclusion: The designation of the site from RR10 to RR2.5 could adversely affect the surrounding area by the introduction of additional development within a floodplain.

(F) The amendment does not adversely affect lands designated as resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.

Finding of Fact: The RR2.5 designation is intended to be located in areas with limited resource management potential. The subject site is located in the floodplain of the Icicle River.

Conclusion: The amendment could adversely affect designated critical areas in ways that cannot be mitigated.

(G) The amendment does not adversely affect the supply of land for various purposes which is available to accommodate projected growth over the twenty-year planning period covered by the comprehensive plan.

Finding of Fact: The proposed amendment would allow the applicant to potentially develop one additional lot.

Conclusion: The proposed amendment would not have an adverse impact on projected growth; and would not contribute to the possibility of sprawl.

(H) The proposed amendment serves the interests of both the applicant and the general public including public health, safety, and welfare.

Finding of Fact: The proposed amendment could increase the availability of additional housing at rural densities.

Conclusion: The proposed amendment could provide additional housing opportunities while retaining the rural character of the area. A number of comments were received from residents of the area expressing concerns with additional development on a site with a high potential for flooding during major storm events.

CPA 26-063 Sanderson – Meets approval criteria

The applicant is requesting a comprehensive plan map amendment to change the designation of the 21.65-acre property from Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 5 (RR5). The property is developed with one single family residence and an accessory dwelling taking access of Whitetail Way, a private road serving additional single-family residences to the north, west and east. The property has received preliminary approval of a 3-lot rural cluster short subdivision under file number SP23-409. The site is also known as parcel number 28-22-34-410-100.

Comprehensive Plan

Chelan County conducts an annual concurrent review of proposals to amend the Comprehensive Plan. The Plan represents the long-term vision for future land uses and development. Applicants must demonstrate the merits of the requested change as being consistent with adopted goals and policies.

The following Comprehensive Plan policies are relevant to the proposed request:

Goal LU 1: Residential designations shall provide for an adequate supply of land to accommodate the housing needs and strategies outlined by the comprehensive plan. Implementation regulations shall provide for a variety of residential opportunities to serve a full range of income levels.

Goal RE 1: Maintain a balance between human uses and the natural environment in rural areas of the County.

Policy RE 1.3: Establish a variety of rural land use designations that would accommodate a wide variety of rural uses and densities consistent with the County's rural character.

Goal RE 2: Maintain natural environment features that support and enhance natural resource-based economic activities, wildlife habitats, traditional rural lifestyles, outdoor recreation, and open space.

Goal H 1: Encourage the availability of affordable housing to all economic segments of the population of the county.

Goal H 2: Promote a variety of residential densities and housing types.

Review Criteria

The map amendment was analyzed based on information provided by the applicant or when readily available, within existing County resources. Agency and public comment also play a role in understanding how the amendment may advance the Comprehensive Plan goals and policies and how it may serve the general public's interest.

Pursuant to Chelan County Code (CCC) Section 14.14.060(1), the following general review criteria were used to evaluate the proposed amendment:

(A) The proposal is consistent with the goals of the Growth Management Act (Chapter [36.70A](#) RCW), and any applicable county-wide planning policies.

Finding of Fact: The Growth Management Act under RCW 36.70A.020 contains planning goals that include, but are not limited to, 2) Reduce Sprawl, 3) Transportation, 4) Housing, and 5) Economic Development. The Growth Management Act (GMA) encourages the provision of a variety of housing densities in order to accommodate projected growth while maintaining the rural character.

The requested map amendment to RR5 would provide for the site to be divided into additional single-family residential lots. The Chelan County Comprehensive Plan purpose for the RR5 designation states that it "provides opportunities for small scale agricultural activities, and rural development consistent with the rural character and rural development provisions outlined in goals and policies of the comprehensive plan."

Conclusion: The proposal would be consistent with the goals of the Growth Management Act and the applicable county-wide planning policies.

(B) The amendment is consistent with or supports the Chelan County comprehensive plan goals and policies.

Finding of Fact: The proposed land use change would support the comprehensive plan goals and policies which encourage a variety of housing densities in the rural area.

Conclusion: The proposal would be consistent with the GMA goals and with County-wide Planning Policies.

(C) The amendment complies with comprehensive plan land use designation/siting criteria.

Finding of Fact: The comprehensive plan states that the RR5 designation should be located in areas that are “predominately rural character.” Lots adjacent to the west, north, and east of the site have been developed with single family residences on lot sizes ranging from 5-14.5 acres. Properties to the south and southwest have been segregated into five acre lots which are proposed to be served by a recently approved Type A water system.

Conclusion: The amendment would comply with comprehensive plan land use designation/siting criteria.

(D) The amendment is supported by and consistent with the capital facility element and the transportation element. Amendments that would alter existing provisions of the capital facilities or transportation elements shall demonstrate why existing provisions should not continue to be in effect or why existing provisions should be amended.

Finding of Fact: The subject parcel is served by Whitetail Way, a private road.

Conclusion: No change in the Capital Facility Element or Transportation Element has been identified. The proposed amendment would be supported by and consistent with the existing capital facility element and transportation element.

(E) The amendment does not adversely affect the surrounding land uses.

Finding of Fact: The areas surrounding the subject property are either zoned RR5 or RR10 and are developed with single family residences.

Conclusion: The designation of the site from RR10 to RR5 would not adversely affect the surrounding area.

(F) The amendment does not adversely affect lands designated as resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.

Finding of Fact: The RR5 designation is considered compatible with dispersed single-family residence, farms or forestry uses.

Conclusion: The amendment would not adversely affect resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.

(G) The amendment does not adversely affect the supply of land for various purposes which is available to accommodate projected growth over the twenty-year planning period covered by the comprehensive plan.

Finding of Fact: The proposed amendment would allow the applicant to potentially develop additional single-family residential lots. The total number of new lots would be dependent upon the method of subdivision proposed.

Conclusion: The proposed amendment would not have an adverse impact on projected growth; and would not contribute to the possibility of sprawl.

(H) The proposed amendment serves the interests of both the applicant and the general public including public health, safety, and welfare.

Finding of Fact: The proposed amendment could increase the availability of additional housing at rural densities.

Conclusion: The proposed amendment could provide additional housing opportunities while retaining the rural character of the area.

CPA 26-067 WA Department of Natural Resources – Meets approval criteria

The applicant is requesting a comprehensive plan map amendment to change the designation of the 119-acre property from Rural Residential/Resource 20 (RR20) to Rural Residential/Resource 10 (RR10). The property is located northwest of the City of Wenatchee urban growth area and is undeveloped. Burch Mountain Road bisects the parcel in a north/south orientation in the western portion of the site. The site is also known as parcel number 28-22-34-410-100.

Comprehensive Plan

Chelan County conducts an annual concurrent review of proposals to amend the Comprehensive Plan. The Plan represents the long-term vision for future land uses and development. Applicants must demonstrate the merits of the requested change as being consistent with adopted goals and policies.

The following Comprehensive Plan policies are relevant to the proposed request:

Goal LU 1: Residential designations shall provide for an adequate supply of land to accommodate the housing needs and strategies outlined by the comprehensive plan. Implementation regulations shall provide for a variety of residential opportunities to serve a full range of income levels.

Goal RE 1: Maintain a balance between human uses and the natural environment in rural areas of the County.

Policy RE 1.3: Establish a variety of rural land use designations that would accommodate a wide variety of rural uses and densities consistent with the County's rural character.

Goal RE 2: Maintain natural environment features that support and enhance natural resource-based economic activities, wildlife habitats, traditional rural lifestyles, outdoor recreation, and open space.

Goal H 1: Encourage the availability of affordable housing to all economic segments of the population of the county.

Goal H 2: Promote a variety of residential densities and housing types.

Review Criteria

The map amendment was analyzed based on information provided by the applicant or when readily available, within existing County resources. Agency and public comment also play a role in understanding how the amendment may advance the Comprehensive Plan goals and policies and how it may serve the general public's interest.

Pursuant to Chelan County Code (CCC) Section 14.14.060(1), the following general review criteria were used to evaluate the proposed amendment:

(A) The proposal is consistent with the goals of the Growth Management Act (Chapter [36.70A](#) RCW), and any applicable county-wide planning policies.

Finding of Fact: The Growth Management Act under RCW 36.70A.020 contains planning goals that include, but are not limited to, 1) Urban Growth, 2) Reduce Sprawl, 3) Transportation, 4) Housing, and 5) Economic Development. The Growth Management Act (GMA) encourages the provision of a variety of densities in order to accommodate projected growth while maintaining the rural character.

The requested map amendment to RR10 would provide for the site to be divided to provide additional single-family residential lots. The Chelan County Comprehensive Plan purpose for the RR10 zone is "to allow for rural development, forestry and agricultural uses consistent with the rural character and rural development provisions outlined in the goals and policies of the comprehensive plan. These areas can function as areas of transition between resource lands and areas of more intense rural or urban development." Properties in the immediate vicinity of the parcel are zoned RR2.5, RV, RS and RR10

Conclusion: The proposal would be consistent with the goals of the Growth Management Act and the applicable county-wide planning policies.

(B) The amendment is consistent with or supports the Chelan County comprehensive plan goals and policies.

Finding of Fact: The proposed land use change would support the comprehensive plan goals and policies which encourage a variety of housing densities in the rural area.

Conclusion: The proposal would be consistent with the GMA goals and with County-wide Planning Policies.

(C) The amendment complies with comprehensive plan land use designation/siting criteria.

Finding of Fact: The comprehensive plan states that the RR10 should be located in areas that are predominantly rural in character. Soil characteristics, steep slopes or other physical constraints to development may be present. Significant areas of undeveloped open space may exist.”. Although the subject parcel is located in a rapidly developing area, it is characterized by the steep slopes of Burch Mountain which may limit future development.

Conclusion: The amendment would comply with comprehensive plan land use designation/siting criteria.

(D) The amendment is supported by and consistent with the capital facility element and the transportation element. Amendments that would alter existing provisions of the capital facilities or transportation elements shall demonstrate why existing provisions should not continue to be in effect or why existing provisions should be amended.

Finding of Fact: The subject parcel is served by Burch Mountain Road, a public road.

Conclusion: No change in the Capital Facility Element or Transportation Element has been identified. The proposed amendment would be supported by and consistent with the existing capital facility element and transportation element.

(E) The amendment does not adversely affect the surrounding land uses.

Finding of Fact: The areas surrounding the subject property are zoned a wide variety of both urban and rural zones and are developed with single family residences.

Conclusion: The designation of the site from RR20 to RR10 would not adversely affect the surrounding area.

(F) The amendment does not adversely affect lands designated as resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.

Finding of Fact: The RR10 designation is considered compatible with dispersed single-family residence, farms or forestry uses.

Conclusion: The amendment would not adversely affect resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.

(G) The amendment does not adversely affect the supply of land for various purposes which is available to accommodate projected growth over the twenty-year planning period covered by the comprehensive plan.

Finding of Fact: The proposed amendment would allow development of additional single-family residential lots. The total number of new lots would be dependent upon the method of subdivision proposed.

Conclusion: The proposed amendment would not have an adverse impact on projected growth; and would not contribute to the possibility of sprawl.

(H) The proposed amendment serves the interests of both the applicant and the general public including public health, safety, and welfare.

Finding of Fact: The proposed amendment could increase the availability of additional housing at rural densities.

Conclusion: The proposed amendment could provide additional housing opportunities while retaining the rural character of the area.