



Chelan County Planning Commission

Chair: Jordan McDevitt

Vice Chair: Vicki Malloy

Commissioners District 1: Vicki Malloy, Aaron Young, Ryan Kelso

Commissioners District 2: Jim Newberry, Randy Baldwin, Jordan McDevitt

Commissioners District 3: Carl Blum, Pat Hammersmith, Greg Becker

Meeting Agenda

Wednesday, November 20, 2019 at 6:00 P.M.

Chelan County Administration Building, Room 1

400 Douglas Street, Wenatchee, WA

I. Call Meeting to Order

II. Administrative

- A. Review/Approval of Minutes from October 23, 2019

III. Public Comment Period

Comment for any matters not identified on the agenda (limit 3 minutes per person)

IV. Old Business

- A. None

V. New Business

- A. Hearing for PBRs 19-002 for Open Space classification pursuant to the Public Benefit Rating System
- B. Hearing for CPA 2019-001 Riverstone Ranch Comprehensive Plan Map Amendment
- C. Hearing for CPA 2019-002 Bjorklund Comprehensive Plan Map Amendment
- D. Hearing for CPA 2019-004 Capital Improvement Plan Amendment

VI. Discussion, at the Chair's discretion

VII. Adjournment

Materials available on the Community Development website

Next Meeting: January 22, 2020 at 6:00 P.M.

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

Chelan County Community Development

316 Washington Street Suite 301, Wenatchee, WA 98801 ♦ Phone: (509) 667-6586 Fax: (509) 667-6475



CHELAN COUNTY PLANNING COMMISSION MINUTES

Chelan County Special Meeting
Chelan County Administration Building, Room 1
400 Douglas Street
Wenatchee, WA 98801

Date: October 23, 2019
Called to Order: 6:06 PM

CALL TO ORDER

Meeting was called to order at 6:06 pm.

COMMISSIONER PRESENT/ABSENT

Greg Becker	Present	Jim Newberry	Present
Randy Baldwin	Present	Carl Blum	Present
Pat Hammersmith	Present	Vicki Malloy	Present
Aaron Young	Present	Ryan Kelso	Present
Jordan McDevitt	Present		

STAFF PRESENT

Kirsten Larsen, Planning Manager
Angel Hallman, Code Enforcement Manager
Wendy Lane, Permit Clerk

APPROVAL OF SEPTEMBER 25, 2019 MINUTES

Commissioner Greg Becker pointed out that Item #2, in the September 25, 2019, minutes, stated that Planner Emily Morgan recommended approval of the Comprehensive Plan update. To the best of his memory, he did not believe that was accurate. Planning Manager Kirsten Larsen confirmed his statement. Commissioner Greg Becker asked that the minutes be corrected.

Upon motion and second by Commissioners Becker and Blum, the Commission unanimously approves the minutes with the recommended change.

PUBLIC COMMENT PERIOD

No members of the public commented.

PUBLIC HEARING ITEMS:

Continued Hearing for ZTA 19-004 Short-term Rental Code and Definitions

Chairman Jordan McDevitt opened the discussion among the Commissioners.

Chairman Jordan McDevitt discussed closing the held over Short-term Rental Code Hearing, since the draft code has been revised, and allow the public to comment on the new draft.

Commissioner Aaron Young disagreed and wanted to hear what other Commissioners researched over the last month.

Chairman Jordan McDevitt would like that discussion under a workshop on the revised draft code.

Planning Manager Kristen Larsen explained the difference between both processes. She recommended ending the previous hearing and conducting a new workshop.

Upon motion and second by Commissioners Kelso and Becker for the denial of ZTA 19-004 Short-term Rental Code, the Commissioners unanimously approve the denial.

Chairman Jordan McDevitt closed the public record on ZTA 19-004 Short-term Rental Code.

Workshop for Revised Draft Code on Short -term Rentals.

ADJOURNMENT

MOTION:

Upon motion and second by Commissioners Young and Newberry, the Commission unanimously agreed to adjourn the meeting at 7:17 PM

Next Meeting: November 20, 2019 at 6:00 p.m.



CHELAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

STAFF REPORT

BEN FRITZ ETAL

TO: Planning Commission
FROM: Chelan County Community Development
HEARING DATE: November 20, 2019 with the Planning Commission
FILE NUMBER: Public Benefit Rating System, PBRS 2019-002
PROPOSAL: An application requesting approval of an 'open space' classification for 608.23 acres of land to the Public Benefit Rating System. The application was submitted on September 30, 2019.

GENERAL INFORMATION:

Property location:	3664 No. 1 Canyon Road, Wenatchee, WA
Applicant:	Ben Fritz Etal David Bentsen (agent) Speidel Bentsen LLP PO Box 881 Wenatchee, WA 98807-0881
Assessor Parcel Number:	22-19-01-000-050 601.60 acres 22-20-06-200-050 86.63 acres
Total acreage involved:	688.23 acres <u>80 acres withheld for home site</u> 608.23 total acres
Comprehensive Plan designation & Zoning district:	Rural Resource/Residential 20 (RR-20) Rural Resource/Residential 10 (RR-10)
Existing land uses:	22-19-01-000-050 currently has a 1,200 square foot pole building 22-20-06-200-050 currently vacant
SEPA:	Exempt pursuant to WAC 197-11-80014(k)

Chelan County Code Chapter 14.22.060 Open Space Timber and Open Space Public Benefit:

The applicant is seeking the following Open Space classifications:

High Priority Resources: 5 Points Each

Rural Open Space Outside Urban Growth Areas: *pursuant to CCC*

14.22.060(3)(A)(vii), one or more acres of land located within two miles of an urban growth area designated by Chelan County.

Finding: Parcel number 22-19-01-000-050 is 0.95 miles from the Wenatchee Urban Growth Boundary and parcel number 22-22-06-200-050 is 0.71 miles from the Wenatchee Urban Growth Boundary; therefore, this classification does apply.

Significant Wildlife Habitat Area: pursuant to CCC 14.22.060(3)(A)(viii), an area which is characterized by the presence of important habitats and species or other animals in such frequency and diversity for critical ecological processes occurring, such as breeding, nesting, nesting, nursery, feeding, migration and resting....sites located adjacent to natural area preserves (NAP) as identified by the Washington State Department of Natural Resources, including Upper Dry Gulch NAP, Entiat Slopes NAP, Larkspur Meadows NAP, and future natural area preserves.

Finding: The subject properties have both Golden Eagle and Northern Spotted Owl breeding and nesting habitats. Both the Golden Eagle and the Northern Spotted Owl are on the Washington State Department of Fish and Wildlife Priority Habitats and Species List. Additionally, the subject property provides breeding and migration corridors for Mule Deer; therefore, this classification does apply.

Special Plants Sites: pursuant to CCC 14.22.060(3)(A)(ix), those vascular plant species defined as being either endangered, threatened, or sensitive species in the Washington State Department of Natural Resources, Natural Heritage Program.

Finding: According to the Washington National Heritage Program, '2019 Washington Vascular plant species of Special Concern' has identified the Whited's fuzzytongue penstemon as threatened and located on the subject properties; therefore, this classification does apply.

Medium Priority Resources: 3 Points Each

Public Lands Buffer: pursuant to CCC 14.22.060(3)(B)(i), lands lying adjacent to neighborhood parks, forests, wildlife preserves, natural area preserves, or sanctuaries.

Finding: The subject properties are directly abutting Okanogan-Wenatchee National Forest, Chelan-Douglas Land Trust, Washington Department Natural Resources, Department of Interior and City of Wenatchee; therefore, this classification does apply.

Scenic Vistas or Resources: pursuant to CCC 14.22.060(3)(B)(iii), an area of natural features which is visually significant to the aesthetic character of the county and is visible from a public right-of-way. Eligible lands must be of sufficient size to substantially preserve scenic resource value and contain at least ten (10) acres and areas designated as scenic highway or byways.

Finding: The subject properties are two (2) parcels totaling 688.23 acres with 80 acres withheld for a future home site. Highway 97/2 is classified as a scenic highway (see attachment A) and the subject property is visible from highway 97/2 leaving Wenatchee and returning to Wenatchee; therefore, this classification does apply.

Bonus Categories:

Contiguous parcels under separate ownership: 2 points pursuant to CCC 14.22.060(4)(C)(iii), contiguous parcels of land with the same open space resources, regardless of whether under the same ownership or not, are eligible for treatment as a

single parcel if open space classification is sought under the same application.

Finding: The subject properties are under the same ownership and application; therefore, this classification does apply.

Conclusion: Staff finds the following are consistent with Chelan County Code:

- Rural Open Space Outside Urban Growth Areas=5 points
- Significant Wildlife Habitat Area=5 points
- Special Plants Sites=5 points
- Public Lands Buffer= 3 points
- Scenic Vista or Resources= 3 points
- Contiguous Parcels Under Separate Ownership= 2 points

In total the applicant has requested 23 points; staff finds the application and properties are consistent with the criteria for 23 points and meets the criteria of the super bonus category for a reduction of 80% in the fair market value for 608 acres.

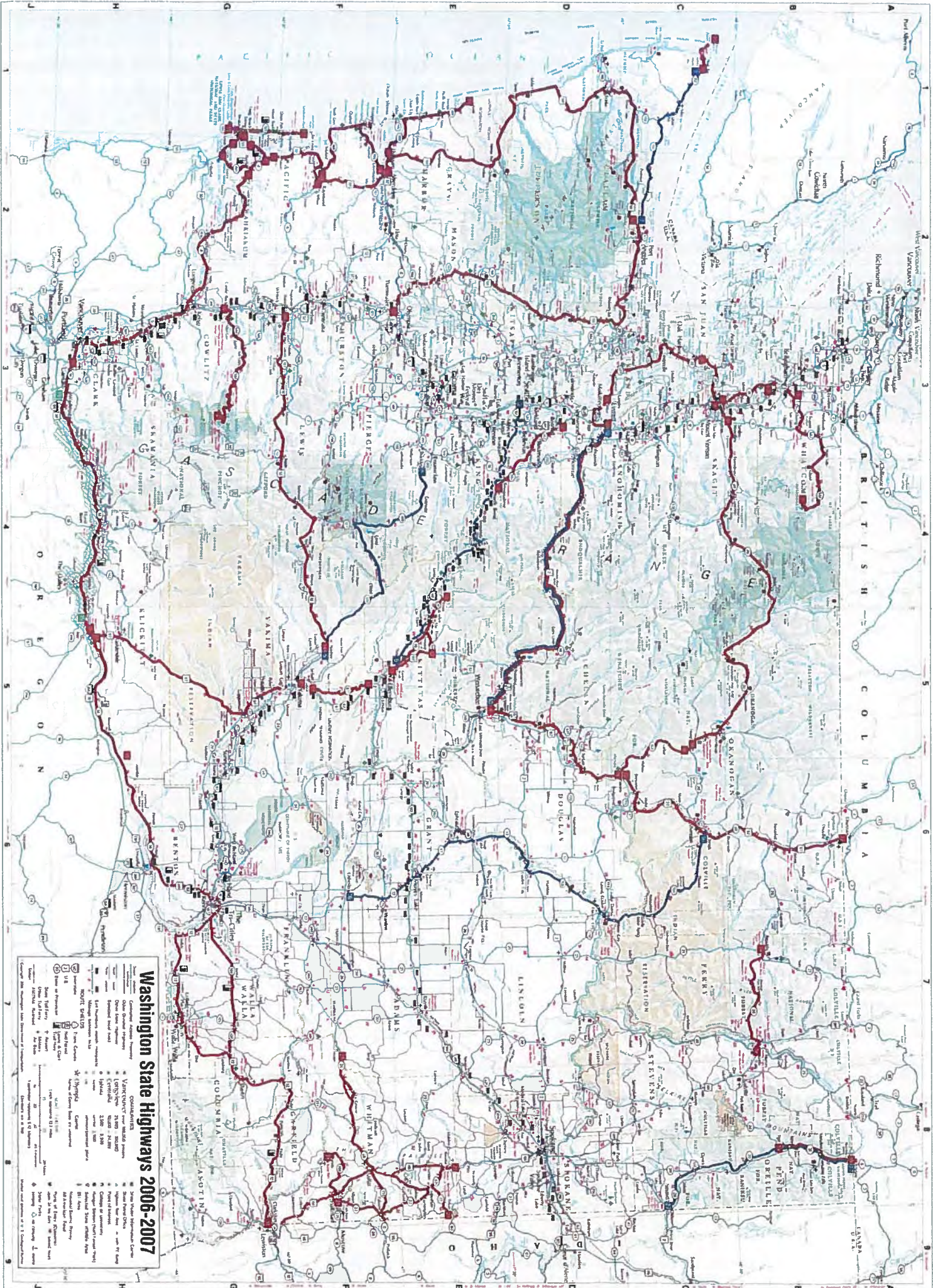
CONDITIONS OF APPROVAL:

1. Pursuant to RCW 84.34, the applicant shall sign the "Open Space Taxation Agreement" and return to the Chelan County Assessor's office.

ATTACHMENT

- A. Scenic Highway or byways Map
- B. File of Record

* ATTN: HMMERIT & *



Washington State Highways 2006-2007

Legend

- Highway Types**
 - Interstate (Red line with shield)
 - State Route (Red line with shield)
 - County Road (Red line with shield)
 - Local Road (Red line with shield)
- Other Features**
 - City (Black dot)
 - Town (Black dot)
 - Village (Black dot)
 - Unincorporated Community (Black dot)
 - Indian Reservation (Yellow area)
 - National Forest (Green area)
 - State Park (Green area)
 - State Wildlife Refuge (Green area)
 - State Natural Area (Green area)
 - State Historical Site (Green area)
 - State Archaeological Site (Green area)
 - State Cultural Site (Green area)
 - State Geological Site (Green area)
 - State Historical Site (Green area)
 - State Archaeological Site (Green area)
 - State Cultural Site (Green area)
 - State Geological Site (Green area)
- Scale**
 - 1 inch = 10 miles
 - 1 centimeter = 10 kilometers



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

PUBLIC BENEFIT RATING SYSTEM

This packet is designed to assist you in preparing your application for a Public Benefit Rating (Open Space). The following information is required at the time of submittal. The applicant is required to review and submit documentation showing compliance with all Chelan County Code, including but not limited to Title 4, Title 11, Title 12, Title 14, and Title 15. Additional information may be required. **An incomplete application will not be processed.**

The following information is required at the time of submittal:

- ☐ Department of Revenue Application
- ☐ Complete the following Cannabis Disclosure Section, Site Plan Checklist Section and Acknowledgement Section

Parcel Number (APN): 22-19-01-000-050 and 22-20-06-200-050 Lot Size: 601.6 acres and 86.63 acres (Acres)
 Parcel Address: 3664 No. 1 Canyon Road City/Zip Code: Wenatchee/98801
 Property Owner(s): Sherry L. Warren and Ben L. Fritz Zoning: RR20 and RR10

CHAPTER 14.22 OPEN SPACE PUBLIC BENEFIT

Indicate, using the following chart, each type of "open space benefit" you are requesting. NOTE: For each type of "open space benefit" the applicant is required to provide support documentation, pursuant to CCC14.22.060.

High Priority Resources: 5 Points Each

(7 categories maximum from High and Medium Priority Resource)

	Archaeological Sites
	Farm and Agricultural Conservation Land
	Fish-Rearing Habitat: Ponds and Streams I
	Shoreline Environments
	Historical Sites
	Private Recreation Areas
5	Rural Open Space Close to Urban Growth Area
5	Significant Wildlife Habitat Area
5	Special Plants Sites
	Urban Growth Area Open Space
	Trail Linkage
	Aquifer Protection Area
	Surface Water Quality Buffer Area I

Medium Priority Resources: 3 Points Each

3	Public Lands Buffer
	Fish-Rearing Habitat: Ponds and Streams II
3	Scenic Vista or Resources
	Geological Features
	Fee Recreation and Public Access Parking

21 Subtotal points from High and Medium Priority Resources

Bonus Categories

	Resource Enhancement/Restoration: 5 Points
	Surface Water Quality Buffer Area II: 3 or 5 Points
2	Contiguous Parcels Under Separate Ownership: 2 points
	Conservation/Historic Easement: 8 Points

Public Access

	Unlimited Access: 8 Points
	Limited Access (due to resource sensitivity): 6 Points
	Limited Access (seasonal and/or special arrangements): 4 Points
0	No Public Access: 0 Points

2 Subtotal points from Bonus and Public Access

Super Bonus Category

Does the site meet the three criteria?
 Check box if "Yes" to all (100% Reduction)

Yes/No	One high priority resource
Yes/No	Public access
Yes/No	Conservation easement

23	Grand Total (Add subtotals)
80%	Reduction from Valuation Schedule

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**CHELAN COUNTY
 COMMUNITY DEVELOPMENT**

CANNABIS DISCLOSURE SECTION

SUB-SECTION I: Circle

I AFFIRM there IS NOT or **IS** (circle one) an existing or pending Liquor and Cannabis Board (LCB) license or approval for cannabis production, processing, or retail located on the property that is the subject of the requested development permit or approval.

If you circled "**IS NOT**" above, proceed to Sub-Section III of this form.

If you circled "**IS**" above, proceed to Sub-Section II of this form.

SUB-SECTION II: You must read the below statements, initial on the space provided, and then proceed to Sub-Section III.

_____ I ACKNOWLEDGE AND UNDERSTAND that all cannabis-related activities, development, uses and construction must comply with Chelan County regulations, including but not limited to Chelan County Code Section 11.100.

_____ I ACKNOWLEDGE AND UNDERSTAND that only those cannabis-related uses authorized pursuant to Chelan County Code Section 11.100 are permitted within Chelan County. All other commercial and noncommercial licensed or registered cannabis uses, including but not limited to cannabis research facilities and medical cannabis cooperatives, are prohibited within all zones of Chelan County.

N/A

_____ I ACKNOWLEDGE AND UNDERSTAND that pursuant to Chelan County Code Section 11.100 a conditional use permit is required to engage in the production or processing of cannabis within Chelan County, and that all cannabis producers and processors must register annually with Chelan County and pay the appropriate registration fee.

_____ I ACKNOWLEDGE AND UNDERSTAND that it is the responsibility of the property owner to submit for and obtain all necessary development permits and approvals prior to engaging in cannabis-related activities, development, uses or construction, including but not limited to conditional use permits for the production or processing of cannabis, building permits, change of use/occupancy permits, shoreline permits, variances, and mechanical permits.

SUB-SECTION III: Please select one of the following:

☒ I certify with the signature below that the building or land use permit requested **IS NOT** related to or in any way supportive of existing or planned cannabis-related activities, development, uses or construction on the property. I further certify that any authorized activities, development, uses or construction **WILL NOT** be utilized to support or expand cannabis-related activities, development, uses or construction.

☐ I certify with the signature below that the building or land use permit requested **IS** related to or in support of existing or planned cannabis-related activities, development, uses or construction on the property. I certify that any authorized activities, development, uses or construction will be in strict compliance with LCB licensure requirements and all applicable laws and regulations including but not limited to Chelan County Code, Chapter 69.50 RCW (Uniform Controlled Substances Act), Chapter 69.51A (Medical Cannabis), Chapter 19.27 RCW and WAC Title 51 (State Building Code), Chapter 58.17 RCW (Plats-Subdivisions-Dedications), Chapter 90.58 RCW (Shoreline Management Act), Chapter 314.55 WAC, and the Chelan County Shoreline Master Program.

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SITE PLAN CHECKLIST SECTION

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

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ACKNOWLEDGEMENT SECTION

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

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

Initials

(Owner and, if applicable, Applicant)

1. All applications will be reviewed for completeness and processed according to Chelan County Code Title 14. Each application may be denied if not consistent with all Chelan County Codes, adopted regulations, Comprehensive Plan and related plans or studies.
2. This application does not constitute approval of the proposed development and Chelan County does not make any guarantee, either express or implied, that this application will be approved.
3. False statements, errors and/or omissions in this application or information provided with or in regard to this application may be sufficient cause for denial of the request.
4. Additional permit applications and approvals may be necessary to conduct specific activities.
5. Application fees are non-refundable, except when approved by the Board.
6. In the event of any legal proceeding to challenge this application, any environmental determination or any other aspect of the proposed development, the applicant/owner(s) shall be solely responsible to defend such challenge and pay all court costs and attorney's fees necessary for such defense.
7. Chelan County is hereby given consent to enter the property(ies) listed above.
8. I certify that I am the property owner, or authorized agent of the property owner, and I have familiarized myself with the rules and regulations of Chelan County with respect to making this application.
9. I certify that I possess full legal authority and rights necessary to exercise control over the subject property.
10. I certify that this application has been made with the consent of the lawful property owner(s).
11. I certify that all Easements, Deed Restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property have been accurately disclosed and are shown on the site plan submitted with this application.
12. This application shall be subject to all additions to and changes in the laws, regulations and ordinances applicable to the proposed development until a determination of completeness has been made pursuant to Section 14.08.030.

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

Owner Signature: Sherry Warren Place: Wenatchee Date: 9-27-19

Print Name: Sherry Warren

Owner/Applicant/Agent Signature: Ben L. Fritz Place: Wenatchee Date: 9/27/19

Print Name: Ben L. Fritz

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I. Open Space Public Benefit Application

Owner/Applicant Information: Ms. Sherry L. Warren
 Mr. Ben L. Fritz
 3664 Number One Canyon Road
 Wenatchee, WA 98801
 Phone: 509-662-3720

Applicant Representative & Contact: David J. Bentsen
 Speidel Bentsen LLP
 P.O. Box 881
 Wenatchee, WA 98807-0881
 Phone: 509-662-1211

This Application is for an Open Space Public Benefit for Chelan County Assessor's Parcel Numbers 22-19-01-000-050 and 22-20-06-200-050, as legally described on Exhibit "A", attached hereto and incorporated by this reference as though fully set forth. These parcels consist of a total of 688.23 acres, with 608.23 acres being submitted for an Open Space Public Benefit (the "Subject Property"). The remaining 80 acres is being reserved from the program as the homesite of the Applicants. The details of the tax parcels are as follows:

Property

Account

Property ID:	19382	Legal Description:	T 22N R 19EWM S 01 ALL LESS SESE 601.6000 ACRES
Geographic ID:	221901000050	Agent Code:	
Type:	Real		
Tax Area:	62 - 246	Land Use Code	11
Open Space:	N	DFL	N
Historic Property:	N	Remodel Property:	N
Multi-Family Redevelopment:	N		
Township:	22N	Section:	01
Range:	19EWM	Legal Acres:	601.6000

Location

Address:	3664 NUMBER 1 CANYON RD WENATCHEE, WA 98801	Mapsc:	
Neighborhood:	Cycle 2 Wenatchee rural div 1 RES	Map ID:	2WER101R01
Neighborhood CD:	2WER101R01		

Owner

Name:	FRITZ BEN L ETAL	Owner ID:	14725
Mailing Address:	3669 NUMBER 1 CANYON RD WENATCHEE, WA 98801	% Ownership:	%
		Exemptions:	

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Property**Account**

Property ID:	15309	Legal Description:	T 22N R 20EWM S 06 GOVT LOTS 4-5 86.6300 ACRES
Geographic ID:	222006200050	Agent Code:	
Type:	Real		
Tax Area:	62 - 246	Land Use Code:	91
Open Space:	N	DFL:	N
Historic Property:	N	Remodel Property:	N
Multi-Family Redevelopment:	N		
Township:	22N	Section:	06
Range:	20EWM	Legal Acres:	86.6300

Location

Address:	NUMBER 1 CANYON RD WENATCHEE, WA 98801	Map ID:	2WENM01R01
Neighborhood:	Cycle 2 Wenatchee mid div 1 RES		
Neighborhood CD:	2WENM01R01		

Owner

Name:	FRITZ BEN L ETAL	Owner ID:	14725
Mailing Address:	3669 NUMBER 1 CANYON RD WENATCHEE, WA 98801	% Ownership:	%
		Exemptions:	

Attached hereto as Exhibit "B" and incorporated by this reference as though fully set forth is verification from the Chelan County Treasurer that all property taxes for these parcels are current.

Pursuant to Chapter 14.22 of the Chelan County Code, the above-described parcels of real property qualify for exemption under the following categories.

1. High Priority Resource: Rural Open Space Close to Urban Growth (5 Points)

Section 14.22.060(3)(A)(vii) of the Chelan County Code provides land of one or more acres must be located within two miles of an urban growth area designated by Chelan County in order to qualify for exemption.

The Subject Property is located within two miles of the boundary of the designated urban growth area for the City of Wenatchee, near the intersection of Number 1 Canyon Road with Sage Hills Drive. Parcel No. 22-19-01-000-050 is located 0.95 miles from the urban growth area and Parcel No. 22-20-06-200-050 is located 0.71 miles from the urban growth area. Attached hereto as Exhibit "C" and incorporated by this reference as though fully set forth are maps showing the distance between the subject property and the urban growth area of the City of Wenatchee.

2. High Priority Resource: Significant Wildlife Habitat Area (5 Points)

Section 14.22.060(3)(A)(viii) acknowledges a public benefit from significant wildlife habitat areas, which are areas characterized by the presence of important habitats and species or other animals in such frequency and diversity for critical ecological processes to occur.

Attached hereto as Exhibit "D" and incorporated by this reference as though fully set forth is the Washington Department of Fish and Wildlife Priority Habitat and Species Report for the Subject Property.

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Per the attached Exhibit "D", the Subject Property is identified as breeding area for Golden Eagle and Northern Spotted Owl, which is classified as an endangered species classified by the State of Washington as critically imperiled. Additionally, the Subject Property provides habitat for Mule Deer, and a variety of bird species, including Mountain Bluebird.

3. High Priority Resource: Special Plants Sites (5 Points)

Section 14.22.060(3)(A)(ix) of the Chelan County Code provides that lands featuring vascular plant species defined by the Natural Heritage Program of the Washington State Department of Natural Resources as endangered, threatened or sensitive, are a high priority resource.

The Subject Property includes Whited's fuzzytongue penstemon (*Penstemon eriantherus* var. *whitedii*), a vascular plant species identifies as threatened by the Washington National Heritage Program.

Attached hereto as Exhibit "E" and incorporated by this reference are excerpts from the report of the Washington National Heritage Program entitled, "2019 Washington Vascular Plant Species of Special Concern." Page 22 of this report identifies the threatened status of Whited's fuzzytongue penstemon.

Attached hereto as Exhibit "J" and incorporated by this reference is the Letter of Mickey Fleming, Lands Program Manager for the Chelan-Douglas Land Trust, dated September 26, 2019, which further describes the flora and fauna present on the Subject Property, including Whited's fuzzytongue penstemon.

4. Medium Priority Resource: Public Lands Buffer (3 Points)

Section 14.22.060(3)(B)(i) of the Chelan County Code provides that lands lying adjacent to neighborhood parks, forests, wildlife preserves, natural area preserves, or sanctuaries are a medium priority resource provided the lands buffered are in public ownership.

The Okanogan-Wenatchee National Forest is located immediately to the West of the Subject Property. The section of land located immediately to the South of the Subject Property is also owned by the United States. The North boundary of the Subject Property is adjacent to lands owned by the Chelan-Douglas Land Trust, the Washington Department of Natural Resources and the Chelan County PUD. Furthermore, the Northeast boundary of the Subject Property is adjacent to a 40-acre parcel owned by the U.S. Department of the Interior. To the East of the Department of the Interior Property lies approximately 138 acres owned by the City of Wenatchee. Accordingly, the Subject Property provides significant buffer area for multiple parcels of property in public ownership.

Attached hereto as Exhibit "F" and incorporated by this reference as though fully set forth is a map from the Chelan County Assessor's GIS database, which is annotated with the locations of the Subject Property and the properties in public ownership which are buffered.

Attached hereto as Exhibit "G" is the Washington State Department of Natural Resources Public Lands Map for the Wenatchee area.

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5. Medium Priority Resource: Scenic Vista or Resources (3 Points)

Section 14.22.060(3)(B)(iii) of the Chelan County Code identifies Scenic Vistas or Resources as a public benefit. A "Scenic Vista or Resource" is defined as an area of natural features which is visually significant to the aesthetic character of the county and is visible from a public right-of-way. Eligibility is based on the following criteria:

- Historical significant view corridors visible to significant members of the public;
- Areas designated as scenic highways or byways by a government agency or 501(c)(3) organization whose primary purpose is to preserve scenic vistas; and
- The land must contain a minimum of ten acres and or significant size to preserve the scenic resource.

The property consists of 688.23 acres, 608.23 acres of which is submitted for inclusion in the Open Space Public Benefit program, and is located on the hills immediately to the West of the City of Wenatchee. Portions of the property feature more than 180 degrees of visibility, and can be seen on a variety of public roadways in the Wenatchee Valley, including from US 2/US 97, Wenatchee Avenue/SR 285, and Sunset Highway/SR 28. Furthermore, placement of the Subject Property in the Current Use Program as Open Space land will further the aesthetic beauty of the Wenatchee Valley by preserving scenic views of Chafey Mountain, which is located within the Okanogan-Wenatchee National Forest immediately to the West of the Subject Property.

Attached hereto as Exhibit "H" and incorporated by this reference are photographs of the Subject Property from various locations in the Wenatchee Valley, which have been annotated to show the general location of the Subject Property.

5. Bonus Category: Contiguous Parcels Under Separate Ownership (2 Points)

Section 14.22.060(3)(C)(iii) of the Chelan County Code provides two bonus points for "Contiguous parcels of land with the same open space resources, regardless of whether under the same ownership or not."

The Subject Property consists of two parcels of land which are being submitted under identical terms and conditions for inclusion in the program. Therefore, the Subject Property qualifies for the additional two bonus points.

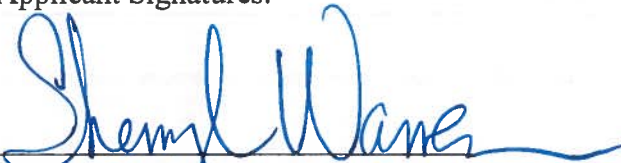
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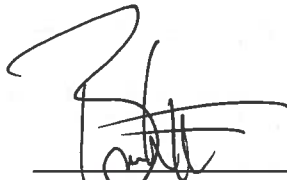
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CHELAN COUNTY
COMMUNITY DEVELOPMENT

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

Applicant Signatures:


Sherry L. Warren, Property Owner


Ben L. Fritz, Property Owner


David J. Bentsen, Attorney for Applicants

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**II. Department of Revenue Application for
Classification of Reclassification Open Space Land
Chapter 84.34 RCW**

Attached hereto is the Department of Revenue Form Application for Classification or Reclassification Open Space Land under Chapter 84.34 RCW.

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**CHELAN COUNTY
COMMUNITY DEVELOPMENT**



**Application for Classification or Reclassification
Open Space Land
Chapter 84.34 RCW**

File With The County Legislative Authority

Name of Owner(s): Ben L. Fritz and Sherry L. Warren Phone No: (509) 662-3720
 Email Address: c/o: david@speidelbentsen.com
 Address: 3664 No. 1 Canyon Road
Wenatchee, WA 98801

Parcel Number(s): Chelan County APN 22-19-01-000-050 and 22-20-26-200-050
 Legal Description: See Exhibit "A" attached hereto and incorporated by this reference as though fully set forth.
 Total Acres in Application: 608.23 acres

Indicate what category of open space this land will qualify for:

- ☒ Conserve or enhance natural, cultural, or scenic resources
- ☐ Protect streams, stream corridors, wetlands, natural shorelines, or aquifers
- ☒ Protect soil resources, unique or critical wildlife, or native plant habitat
- ☐ Promote conservation principles by example or by offering educational opportunities
- ☒ Enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature reservations or sanctuaries, or other open spaces
- ☐ Enhance recreation opportunities
- ☐ Preserve historic or archaeological sites
- ☒ Preserve visual quality along highway, road, street corridors, or scenic vistas
- ☒ Retain in its natural state tracts of land not less than one acre situated in an urban area and open to public use on such conditions as may be reasonably required by the granting authority
- ☐ Farm and agricultural conservation land previously classified under RCW 84.34.020(2), that no longer meets the criteria
- ☐ Farm and agricultural conservation land that is "traditional farmland" not classified under Chapter 84.33 or Chapter 84.34 RCW, that has not been irrevocably devoted to a use inconsistent with agricultural uses, and has a high potential for returning to commercial agriculture

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1. Describe the present use of the land.

With the exception of two residences described below, the land is undeveloped, not presently used for any farm or agricultural activity, and suitable habitat for a variety of native flora and fauna, including Golden Eagle, Mountain Bluebird, Mule Deer and Northern Spotted Owl. The land is the largest tract of privately held undeveloped land in the Wenatchee foothills and the last privately owned parcel located at the end of No. 1 Canyon Road, Wenatchee. The property is bordered on three sides by public lands, including the Okanogan-Wenatchee National Forest, which is immediately West of the property. The property abuts Chafey Mountain, which includes a stand of trees referred to as the "Eyebrow."

2. Is the land subject to a lease or agreement which permits any other use than its present use?

☐ Yes ☒ No

If yes, attach a copy of the lease agreement.

3. Describe the present improvements (residence, buildings, etc.) located on the land.

Two residences are located on Parcel No. 22-19-01-000-050. The residences are located at the base of the canyon on a private driveway which extends from the end of No. 1 Canyon Road. The residences are included in 80 acres of property which is being reserved from this Application.

4. Is the land subject to any easements?

☐ Yes ☒ No

If yes, describe the type of easement, the easement restrictions, and the length of the easement.

5. If applying for the farm and agricultural conservation land category, provide a detailed description below about the previous use, the current use, and the intended future use of the land.
Not applicable.**NOTICE:**

The county and/or city legislative authorities may require owners to submit additional information regarding the use of the land.

As owner of the parcel(s) described in this application, I hereby indicate by my signature below that I am aware of the additional tax, interest, and penalties involved when the land ceases to be classified under the provisions of Chapter 84.34 RCW. I also certify that this application and any accompanying documents are accurate and complete.

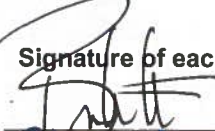
The agreement to tax according to use of the property is not a contract and can be annulled or canceled at any time by the Legislature (RCW 84.34.070)

Print the name of each owner:

Signature of each owner:

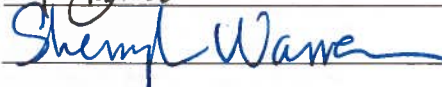
Date

Ben L. Fritz



9-26-19

Sherry L. Warren



9-27-19

The granting or denial of an application for classification or reclassification as open space land is a legislative determination and shall be reviewable only for arbitrary and capricious actions. Denials are only appealable to the superior court of the county in which the land is located and the application is made.

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Statement of Additional Tax, Interest, and Penalty Due Upon Removal of Classification

1. Upon removal of classification, an additional tax shall be imposed which shall be due and payable to the county treasurer 30 days after removal or upon sale or transfer, unless the new owner has signed the Notice of Continuance. The additional tax shall be the sum of the following:
 - (a) The difference between the property tax paid as "Open Space Land" and the amount of property tax otherwise due and payable for the last seven years had the land not been so classified; plus
 - (b) Interest upon the amounts of the difference in (a), paid at the same statutory rate charged on delinquent property taxes; plus
 - (c) A penalty of 20% will be applied to the additional tax and interest if the classified land is applied to some other use except through compliance with the property owner's request for withdrawal as described in RCW 84.34.070(1).
2. The additional tax, interest, and penalty specified in (1) shall not be imposed if removal resulted solely from:
 - (a) Transfer to a governmental entity in exchange for other land located within the State of Washington.
 - (b) A taking through the exercise of the power of eminent domain, or sale or transfer to an entity having the power of eminent domain in anticipation of the exercise of such power.
 - (c) A natural disaster such as a flood, windstorm, earthquake, wildfire, or other such calamity rather than by virtue of the act of the landowner changing the use of such property.
 - (d) Official action by an agency of the State of Washington or by the county or city where the land is located disallows the present use of such land.
 - (e) Transfer of land to a church when such land would qualify for property tax exemption pursuant to RCW 84.36.020.
 - (f) Acquisition of property interests by State agencies or agencies or organizations qualified under RCW 84.34.210 and 64.04.130 (See RCW 84.34.108(6)(f)).
 - (g) Removal of land classified as farm & agricultural land under RCW 84.34.020(2)(f) (farm home site).
 - (h) Removal of land from classification after enactment of a statutory exemption that qualifies the land for exemption and receipt of notice from the owner to remove the land from classification.
 - (i) The creation, sale, or transfer of forestry riparian easements under RCW 76.13.120.
 - (j) The creation, sale, or transfer of a conservation easement of private forest lands within unconfined channel migration zones or containing critical habitat for threatened or endangered species under RCW 76.09.040.
 - (k) The sale or transfer of land within two years after the death of the owner of at least a fifty percent interest in the land if the land has been assessed and valued as designated forest land under chapter 84.33 RCW, or classified under this chapter 84.34 RCW continuously since 1993. The date of death shown on the death certificate is the date used.
 - (l) The discovery that the land was classified in error through no fault of the owner.

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FOR LEGISLATIVE AUTHORITY USE ONLY

Date application received: _____ By: _____

Amount of processing fee collected: \$ _____

- Is the land subject to a comprehensive land use plan adopted by a city or county? ☐ Yes ☐ No

If yes, application should be processed in the same manner in which an amendment to the comprehensive land use plan is processed.

If no, application must be acted upon after a public hearing and notice of the hearing shall have been given by one publication in a newspaper of general circulation in the area at least ten days before the hearing.

- If the land is not subject to a comprehensive land use plan, is the land located within an incorporated part of the county? ☐ Yes ☐ No

If yes, application must be acted upon by three members of the county legislative authority and three members of the city legislative authority. See RCW 84.34.037(1) for details.

If no, application must be acted upon by three members of the county legislative authority.

- ☐ Application approved ☐ In whole ☐ In part
- ☐ Application denied ☐ Date owner notified of denial (Form 64 0103):

If approved, date Open Space Taxation Agreement (OSTA) was mailed to owner:

Signed OSTA received by Legislative Authority on:

Copy of signed OSTA forwarded to Assessor on:

To ask about the availability of this publication in an alternate format for the visually impaired, please call 1-800-647-7706. Teletype (TTY) users may use the Washington Relay Service by calling 711. For assistance, contact your local county assessor's office.

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Exhibit "A"

Legal Description

Legal Description of Tax Parcels:

All of Section 1, Township 22 North, Range 19, E.W.M., except
the Southwest quarter of the Southeast quarter thereof;

And also

Lots 4 and 5 and the Southeast Quarter of the Northwest quarter,
and the Northeast quarter of the Southwest quarter, Section 6,
Township 22 North, Range 20, E.W.M.

Situate in Chelan County, State of Washington.

For purposes of this Open Space Public Benefit Application, the following lands consisting of 80
acres, more or less, are reserved from inclusion in the program:

The Southwest quarter of the Southeast quarter, the South half of
the Northeast quarter of the Southeast quarter, and the East half of
the Southeast quarter of the Southwest quarter of Section 1,
Township 22 North, Range 19, E.W.M.

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III. Public Benefit Rating Sheet

Attached hereto is the Chelan County Department of Community Development Public Benefit Rating System Form.

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**CHELAN COUNTY
COMMUNITY DEVELOPMENT**

Application for Classification as Open Space Land

Ben L. Fritz and Sherry L. Warren

Table of Contents

- I. Open Space Public Benefit Application
- II. Department of Revenue Application for Classification of Reclassification Open Space Land Chapter 84.34 RCW
- III. Public Benefit Rating Sheet
- IV. Exhibits as follows:
 - Exhibit "A" Legal Description for Subject Property
 - Exhibit "B" Verification of Payment from the Chelan County Treasurer
 - Exhibit "C" Distance to Urban Growth Area Boundary Line
 - Exhibit "D" Washington Department of Fish and Wildlife Priority Habitat and Species Report
 - Exhibit "E" 2019 Washington Vascular Plant Species of Special Concern Report by Washington Natural Heritage Program
 - Exhibit "F" Chelan County Assessor's Map, with Annotations
 - Exhibit "G" Washington State Department of Natural Resources Public Lands Map
 - Exhibit "H" Pictures of Subject Property
 - Exhibit "I" Pictures of Subject Property from Public Roadways
 - Exhibit "J" Letter dated September 26, 2019 from Mickey Fleming, Lands Program Manager of the Chelan-Douglas Land Trust.

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COMMUNITY DEVELOPMENT

IV. Exhibits

Attached hereto are Exhibits offered in support of each of the Open Space Benefits requested by the Applicants, as follows:

Exhibit "A" Legal Description for Subject Property

Exhibit "B" Verification of Payment from the Chelan County Treasurer

Exhibit "C" Distance to Urban Growth Area Boundary Line

Exhibit "D" Washington Department of Fish and Wildlife Priority Habitat and Species Report

Exhibit "E" 2019 Washington Vascular Plant Species of Special Concern Report by Washington Natural Heritage Program

Exhibit "F" Chelan County Assessor's Map, with Annotations

Exhibit "G" Washington State Department of Natural Resources Public Lands Map

Exhibit "H" Pictures of Subject Property

Exhibit "I" Pictures of Subject Property from Public Roadways

Exhibit "J" Letter dated September 26, 2019 from Mickey Fleming, Lands Program Manager of the Chelan-Douglas Land Trust.

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CHELAN COUNTY
COMMUNITY DEVELOPMENT

Exhibit "A"

Legal Description

Legal Description of Tax Parcels:

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Lots 4 and 5 and the Southeast Quarter of the Northwest quarter, and the Northeast quarter of the Southwest quarter, Section 6, Township 22 North, Range 20, E.W.M.

Situate in Chelan County, State of Washington.

For purposes of this Open Space Public Benefit Application, the following lands consisting of 80 acres, more or less, are reserved from inclusion in the program:

The Southwest quarter of the Southeast quarter, the South half of the Northeast quarter of the Southeast quarter, and the East half of the Southeast quarter of the Southwest quarter of Section 1, Township 22 North, Range 19, E.W.M.

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Exhibit "B"

Verification of Payment from the Chelan County Treasurer

Parcel No. 22-19-01-000-050:

Taxes and Assessment Details

Property Tax Information as of 06/27/2019

Amount Due If Paid on: [Recalculate](#) NOTE: If you plan to submit payment on a future date, make sure you enter the date and click RECALCULATE to obtain the correct total amount due.

Click on "Statement Details" to expand or collapse a tax statement.

Year	Statement ID	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
▶ Statement Details							
2019	8173	\$1316.09	\$1316.05	\$0.00	\$0.00	\$1316.09	\$1316.05
▶ Statement Details							
2018	8221	\$1610.22	\$1610.14	\$0.00	\$0.00	\$3220.36	\$0.00

Parcel No. 22-20-06-200-050:

Taxes and Assessment Details

Property Tax Information as of 06/27/2019

Amount Due If Paid on: [Recalculate](#) NOTE: If you plan to submit payment on a future date, make sure you enter the date and click RECALCULATE to obtain the correct total amount due.

Click on "Statement Details" to expand or collapse a tax statement.

Year	Statement ID	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
▶ Statement Details							
2019	4132	\$677.09	\$677.00	\$0.00	\$0.00	\$677.09	\$677.00
▶ Statement Details							
2018	4176	\$959.08	\$959.01	\$0.00	\$0.00	\$1918.09	\$0.00

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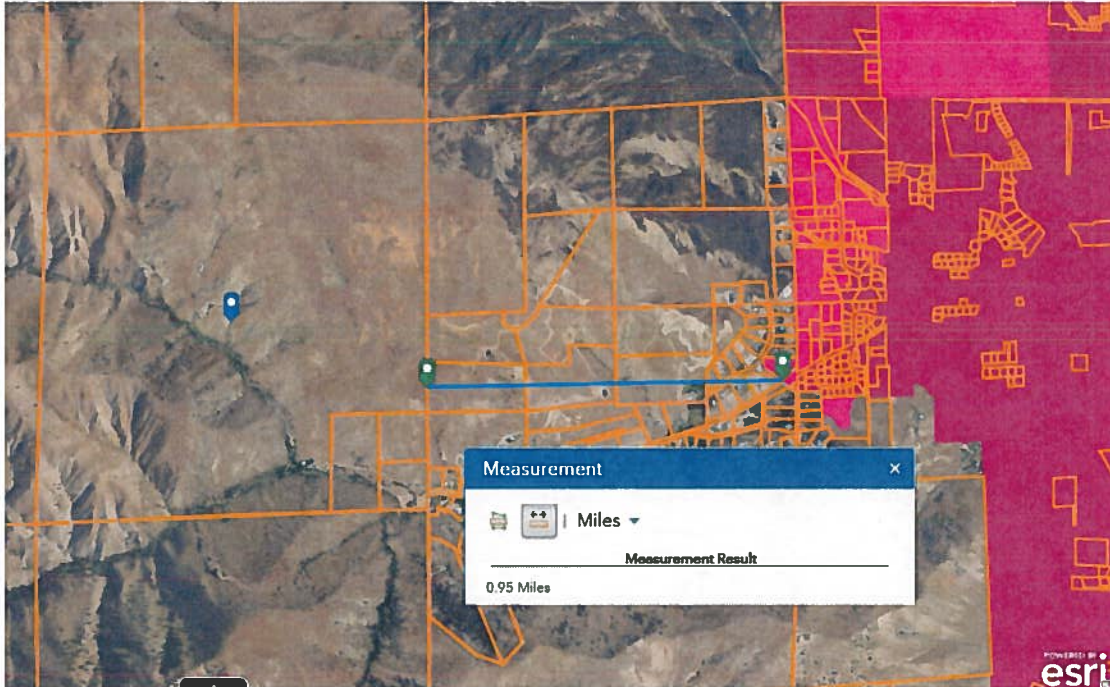
SEP 30 2019

CHELAN COUNTY
COMMUNITY DEVELOPMENT

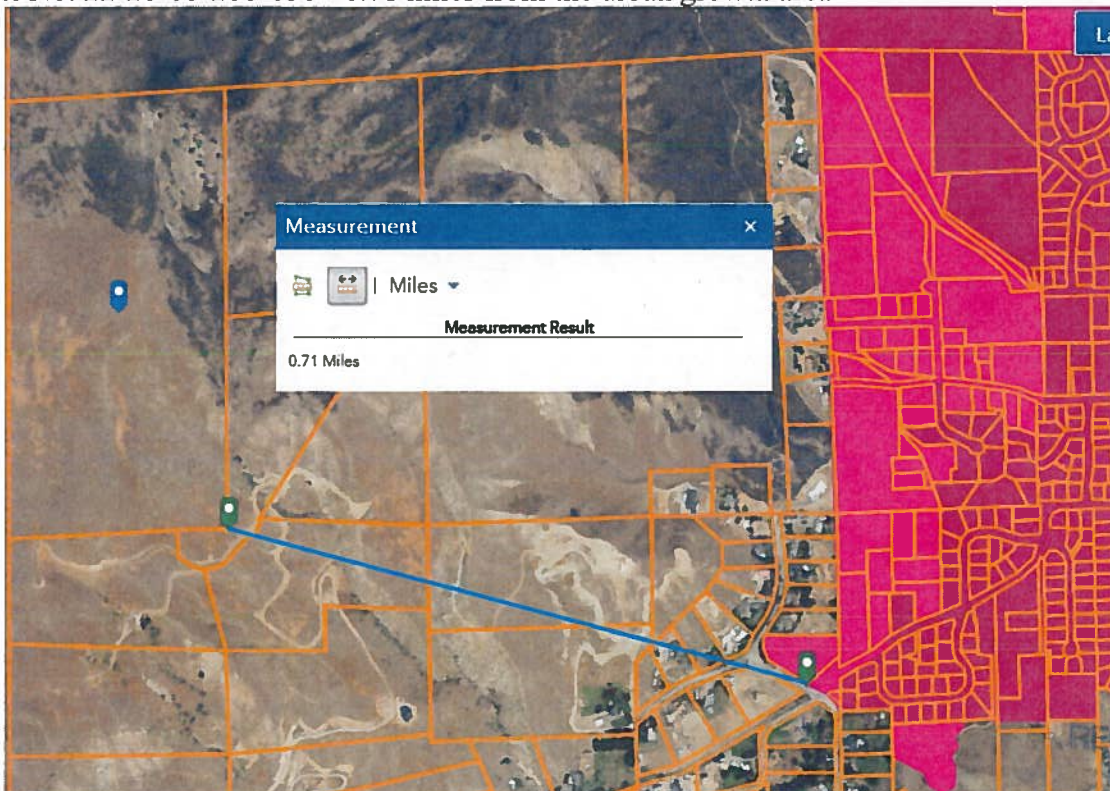
Exhibit "C"

Distance to Urban Growth Area Boundary Line

Parcel No. 22-19-01-000-050 - 0.95 miles from the urban growth area



Parcel No. 22-20-06-200-050 - 0.71 miles from the urban growth area



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Exhibit "D"

Washington Department of Fish and Wildlife Priority Habitat and Species Report

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WASHINGTON DEPARTMENT OF FISH AND WILDLIFE PRIORITY HABITATS AND SPECIES REPORT

SOURCE DATASET: PHSPlusPublic
REPORT DATE: 09/27/2019 11.50

Query ID: P190927114956

Common Name Scientific Name Notes	Site Name Source Dataset Source Record Source Date	Priority Area Occurrence Type More Information (URL) Mgmt Recommendations	Accuracy	Federal Status State Status PHS Listing Status	Sensitive Data Resolution	Source Entity Geometry Type
Golden eagle Aquila chrysaetos	WS_OccurPoint 54475 February 11, 2013	Breeding Area Nest http://wdfw.wa.gov/publications/pub.php?	1/4 mile (Quarter)	N/A Candidate PHS LISTED	Y TOWNSHIP	WA Dept. of Fish and Wildlife Points
Golden eagle Aquila chrysaetos	WS_OccurPoint 133378 June 03, 2016	Breeding Area Nest http://wdfw.wa.gov/publications/pub.php?	GPS	N/A Candidate PHS LISTED	Y TOWNSHIP	WA Dept. of Fish and Wildlife Points
Golden eagle Aquila chrysaetos	WS_OccurPoint 131147 March 25, 2014	Breeding Area Nest http://wdfw.wa.gov/publications/pub.php?	GPS	N/A Candidate PHS LISTED	Y TOWNSHIP	WA Dept. of Fish and Wildlife Points
Golden eagle Aquila chrysaetos	WS_OccurPoint 77457 March 25, 2014	Breeding Area Nest http://wdfw.wa.gov/publications/pub.php?	GPS	N/A Candidate PHS LISTED	Y TOWNSHIP	WA Dept. of Fish and Wildlife Points
Golden eagle Aquila chrysaetos	WS_OccurPoint 54863 February 11, 2013	Breeding Area Nest http://wdfw.wa.gov/publications/pub.php?	1/4 mile (Quarter)	N/A Candidate PHS LISTED	Y TOWNSHIP	WA Dept. of Fish and Wildlife Points
Golden eagle Aquila chrysaetos	WS_OccurPoint 54862 February 11, 2013	Breeding Area Nest http://wdfw.wa.gov/publications/pub.php?	1/4 mile (Quarter)	N/A Candidate PHS LISTED	Y TOWNSHIP	WA Dept. of Fish and Wildlife Points
Golden eagle Aquila chrysaetos	WS_OccurPoint 107306 March 25, 2014	Breeding Area Nest http://wdfw.wa.gov/publications/pub.php?	GPS	N/A Candidate PHS LISTED	Y TOWNSHIP	WA Dept. of Fish and Wildlife Points

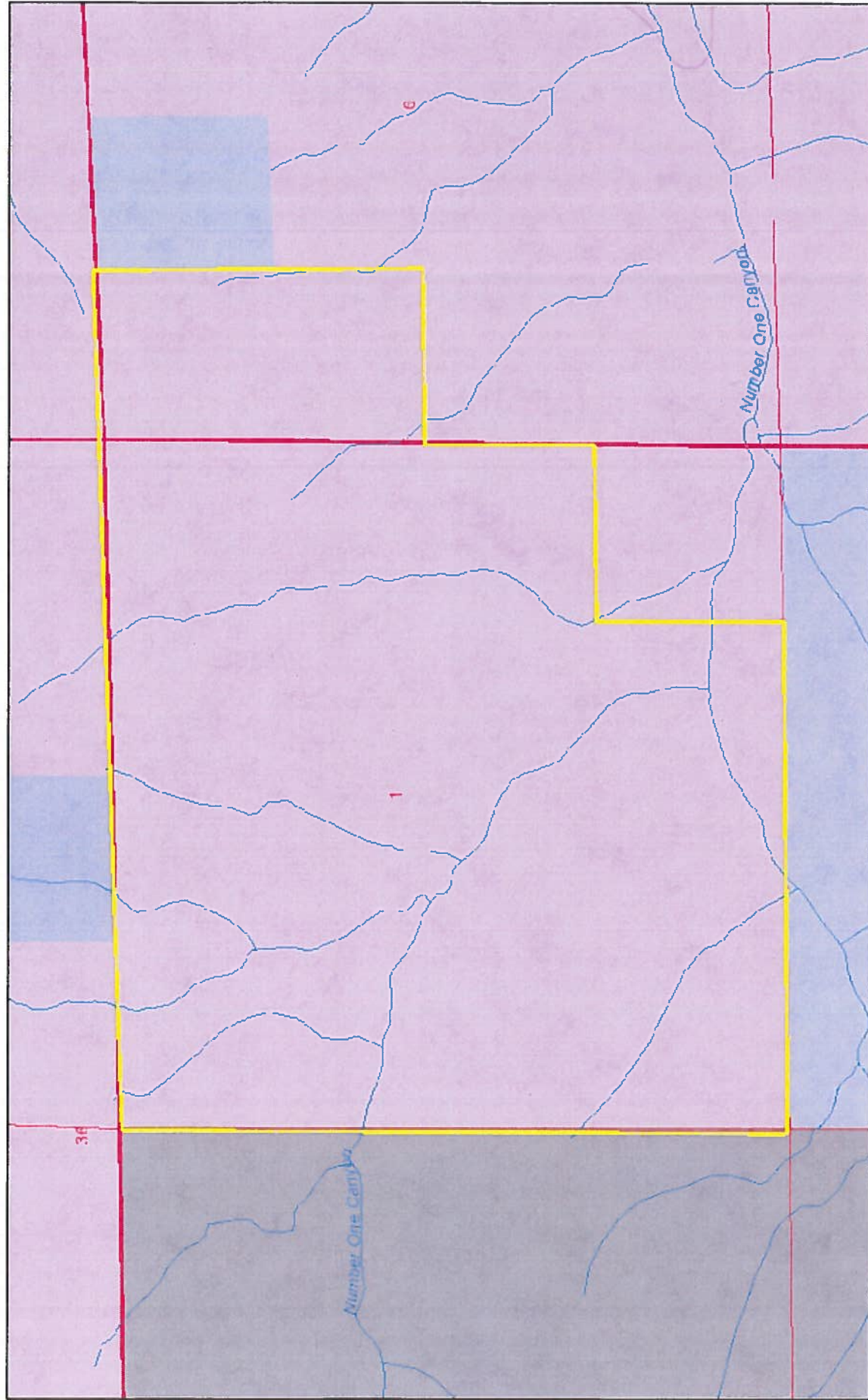
09/27/2019 11.50

Common Name Scientific Name	Site Name Source Dataset Source Record Source Date	Priority Area Occurrence Type More Information (URL) Mgmt Recommendations	Accuracy	Federal Status State Status PHS Listing Status	Sensitive Data Resolution	Source Entity Geometry Type
Golden eagle <i>Aquila chrysaetos</i>	WS_OccurPoint 54872 March 30, 2013	Breeding Area Nest http://wdfw.wa.gov/publications/pub.php?	1/4 mile (Quarter)	N/A Candidate PHS LISTED	Y TOWNSHIP	WA Dept. of Fish and Wildlife Points
Golden eagle <i>Aquila chrysaetos</i>	WS_OccurPoint 130971 June 11, 2014	Breeding Area Nest http://wdfw.wa.gov/publications/pub.php?	GPS	N/A Candidate PHS LISTED	Y TOWNSHIP	WA Dept. of Fish and Wildlife Points
Golden eagle <i>Aquila chrysaetos</i>	WS_OccurPoint 130970 June 11, 2014	Breeding Area Nest http://wdfw.wa.gov/publications/pub.php?	GPS	N/A Candidate PHS LISTED	Y TOWNSHIP	WA Dept. of Fish and Wildlife Points
Golden eagle <i>Aquila chrysaetos</i>	WS_OccurPoint 133394 May 09, 2014	Breeding Area Nest http://wdfw.wa.gov/publications/pub.php?	GPS	N/A Candidate PHS LISTED	Y TOWNSHIP	WA Dept. of Fish and Wildlife Points
Golden eagle <i>Aquila chrysaetos</i>	WS_OccurPoint 131145 March 25, 2014	Breeding Area Nest http://wdfw.wa.gov/publications/pub.php?	GPS	N/A Candidate PHS LISTED	Y TOWNSHIP	WA Dept. of Fish and Wildlife Points
Golden eagle <i>Aquila chrysaetos</i>	WS_OccurPoint 54476 March 09, 2005	Breeding Area Nest http://wdfw.wa.gov/publications/pub.php?	1/4 mile (Quarter)	N/A Candidate PHS LISTED	Y TOWNSHIP	WA Dept. of Fish and Wildlife Points
Mule deer <i>Odocoileus hemionus</i>	MISSION CREEK DEER PHSREGION 901318	Regular Concentration Regular concentration http://wdfw.wa.gov/publications/pub.php?	1/4 mile (Quarter)	N/A N/A PHS LISTED	N AS MAPPED	WA Dept. of Fish and Wildlife Polygons
Northern Spotted Owl <i>Strix occidentalis</i>	WS_OwlStatus_Buf	Management Buffer Management buffer http://wdfw.wa.gov/publications/pub.php?	NA	Threatened Endangered PHS Listed	Y TOWNSHIP	WA Dept. of Fish and Wildlife Polygons

Common Name Scientific Name	Site Name Source Dataset Source Record Source Date	Priority Area Occurrence Type More information (URL) Mgmt Recommendations	Accuracy	Federal Status State Status PHS Listing Status	Sensitive Data Resolution	Source Entity Geometry Type
Northern Spotted Owl Strix occidentalis	WS_OccurPoint 105684 May 02, 2001	Breeding Area Nest http://wdfw.wa.gov/publications/pub.php?	Map 1:100,000 <=	Threatened Endangered PHS LISTED	Y TOWNSHIP	WA Dept. of Fish and Wildlife Points
Northern Spotted Owl Strix occidentalis	WS_OccurPoint 104516 May 24, 1998	Breeding Area Nest http://wdfw.wa.gov/publications/pub.php?	Map 1:100,000 <=	Threatened Endangered PHS LISTED	Y TOWNSHIP	WA Dept. of Fish and Wildlife Points
Northern Spotted Owl Strix occidentalis	WS_OwlStatus_Buf	Management Buffer Management buffer http://wdfw.wa.gov/publications/pub.php?	NA	Threatened Endangered PHS Listed	Y TOWNSHIP	WA Dept. of Fish and Wildlife Polygons
Northern Spotted Owl Strix occidentalis	WS_OwlStatus_Buf	Management Buffer Management buffer http://wdfw.wa.gov/publications/pub.php?	NA	Threatened Endangered PHS Listed	Y TOWNSHIP	WA Dept. of Fish and Wildlife Polygons
Northern Spotted Owl Strix occidentalis	WS_OccurPoint 93032 June 20, 2000	Breeding Area Nest http://wdfw.wa.gov/publications/pub.php?	Map 1:100,000 <=	Threatened Endangered PHS LISTED	Y TOWNSHIP	WA Dept. of Fish and Wildlife Points

DISCLAIMER: This report includes information that the Washington Department of Fish and Wildlife (WDFW) maintains in a central computer database. It is not an attempt to provide you with an official agency response as to the impacts of your project on fish and wildlife. This information only documents the location of fish and wildlife resources to the best of our knowledge. It is not a complete inventory and it is important to note that fish and wildlife resources may occur in areas not currently known to WDFW biologists, or in areas for which comprehensive surveys have not been conducted. Site specific surveys are frequently necessary to rule out the presence of priority resources. Locations of fish and wildlife resources are subject to variation caused by disturbance, changes in season and weather, and other factors. WDFW does not recommend using reports more than six months old.

WDFW Test Map



September 27, 2019

- PHS Report Clip Area
- AS MAPPED
- QTR-TWP
- TOWNSHIP
- SECTION
- POLY
- PT
- LN

WDFW

PBRS 19.002

Exhibit "E"

2019 Washington Vascular Plant Species of Special Concern

Report by Washington Natural Heritage Program

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PBRS19.002



2019 Washington Vascular Plant Species
of Special Concern

Washington Natural Heritage Program

July 15, 2019

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CHELAN COUNTY
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Natural Heritage
Report 2019-04



WASHINGTON STATE DEPARTMENT OF
NATURAL RESOURCES

Washington Species of Special Concern							
Species Common Name	Heritage Rank	State Status	Federal Status	Dist. Pattern	County	Eco- region	Managed Area
<i>Pedicularis rainierensis</i> Mt. Rainier lousewort	G2G3/ S2S3	Sens	F-Sens	LocEnd	Lew, Pie, Yak	EC, WC	Clearwater WA Mt. Baker-Snoqualmie NF Mt. Rainier NP Okanogan-Wenatchee NF
<i>Pediocactus nigrispinus</i> snowball cactus	G4/S2	Sens	B-Sens	RegEnd	Dou, Gra, Ktt, Yak	EC, CP	Colockum SWA Ginkgo Petrified Forest SP LT Murray SWA North Columbia Basin SWA Quilomene SWA Spokane BLM Yakima TC
<i>Pellaea brachyptera</i> Sierra cliffbrake	G4G5/S2	Sens	B-Sens F-Sens	Disjunct	Che	EC	Chelan-Sawtooth WA Okanogan-Wenatchee NF
<i>Pellaea breweri</i> Brewer's cliffbrake	G5/S2	Sens	F-Sens	Sparse	Che, Jef, Kin, Ktt, Mas, Ste	CR, EC, PC	Buckhorn WA Glacier Peak WA Mt Baker Snoqualmie NF Okanogan-Wenatchee NF Olympic NP Olympic NP Spokane BLM
* <i>Pellaea gastonyi</i> Gastony's cliffbrake	G2G3/S1	Threat		Periph	Ste	OK	Trombetta Canyon NAP
<i>Penstemon barrettiae</i> Barrett's beardtongue	G2/S2	Threat	B-Sens F-Sens	LocEnd	Kli, Skm	EC	Columbia River Gorge NSA Gifford Pinchot NF Klickitat SWA Spokane BLM
<i>Penstemon deustus</i> var. <i>variabilis</i> hot-rock penstemon	G5T1T2/ S1	Threat	B-Sens F-Sens	RegEnd	Kli	CP	Columbia Hills NAP Columbia River Gorge NSA
* <i>Penstemon eriantherus</i> var. <i>whitedii</i> Whited's fuzzytongue penstemon	G4T2/S2	Threat	B-Sens F-Sens	RegEnd	Che, Dou, Fra, Gra, Kli, Ktt, Lin, Spo	CP, EC	Colockum SWA Entiat Slopes NAP Hanford ERP Okanogan-Wenatchee NF Peshastin Pinnacles SP Riverside SP Saddle Mountain NWR South Columbia Basin SWA Spokane BLM
<i>Penstemon hesperius</i> tall beardtongue (<i>P. rydbergii</i> , misapplied)	G1/S1	Endang		RegEnd	Clk	PT	Lacamas Prairie NAP
<i>Penstemon pennellianus</i> Blue Mountain penstemon	G3/S2	Threat	F-Sens	RegEnd	Aso, Col, Gar	BM	Chief Joseph SWA Fields Spring SP Umatilla NF Wenaha Tucannon WA
<i>Penstemon wilcoxii</i> Wilcox's beardtongue	G4/S1	Threat	B-Sens F-Sens	RegEnd	Col, Gra, Oka, Skm, Spo, Wht	BM, CP, OK, WC	Columbia River Gorge NSA Gifford Pinchot NF North Columbia Basin SWA Okanogan-Wenatchee NF Trapper Creek WA Umatilla NF
<i>Perideridia oregana</i> Oregon yampah	G4G5/ SH	Extirp		Periph	Skm	WC	Columbia River Gorge NSA
<i>Petrophytum caespitosum</i> ssp. <i>caespitosum</i> Rocky Mountain rockmat	G5T3T5/ S1	Endang	B-Sens	Periph	Aso	BM	Vale BLM

Exhibit "F"

Chelan County Assessor's Map, with Annotations

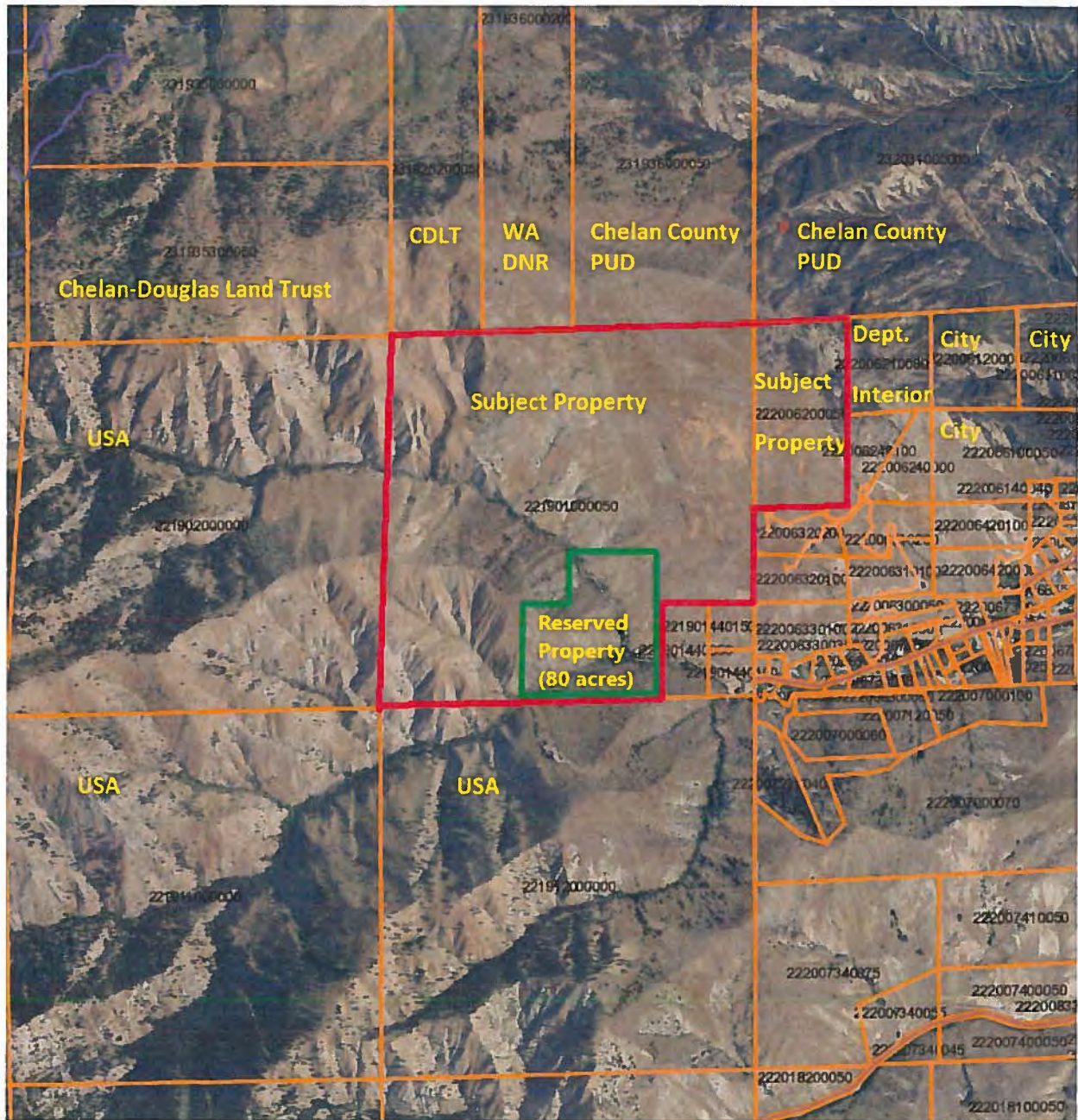


Exhibit "G"

Washington State Department of Natural Resources Public Lands Map

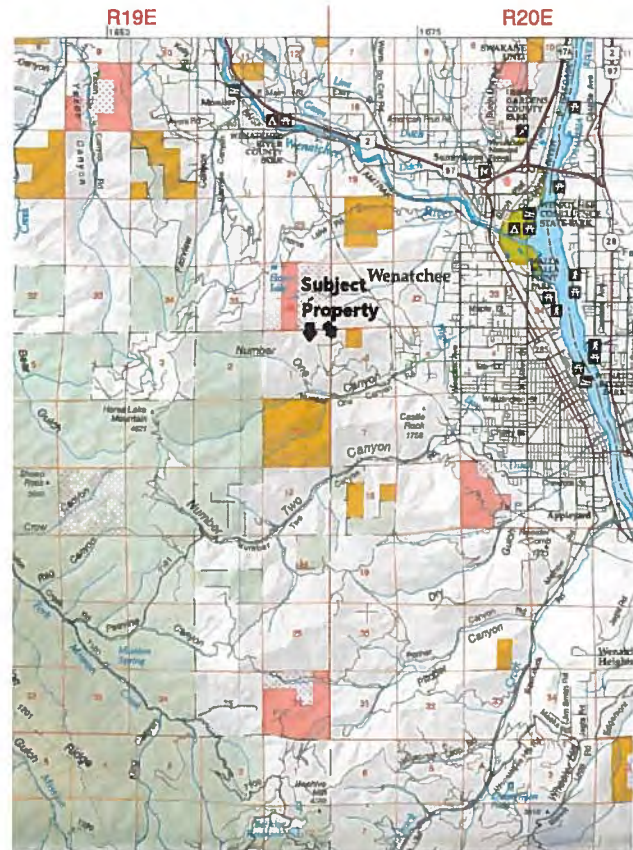
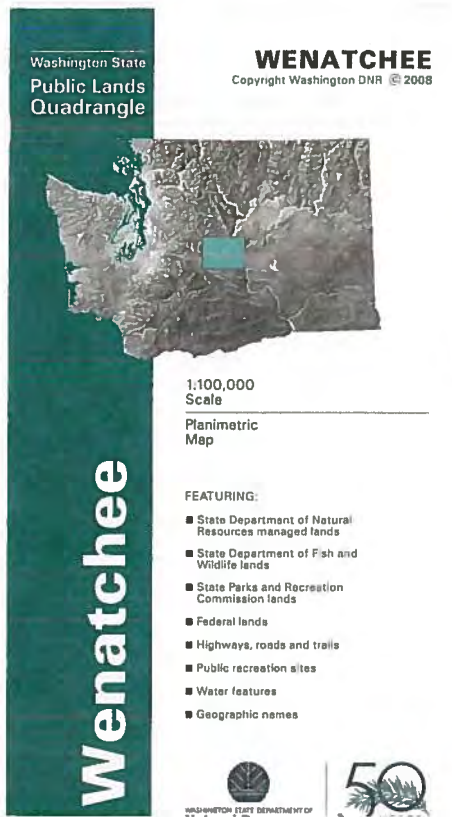
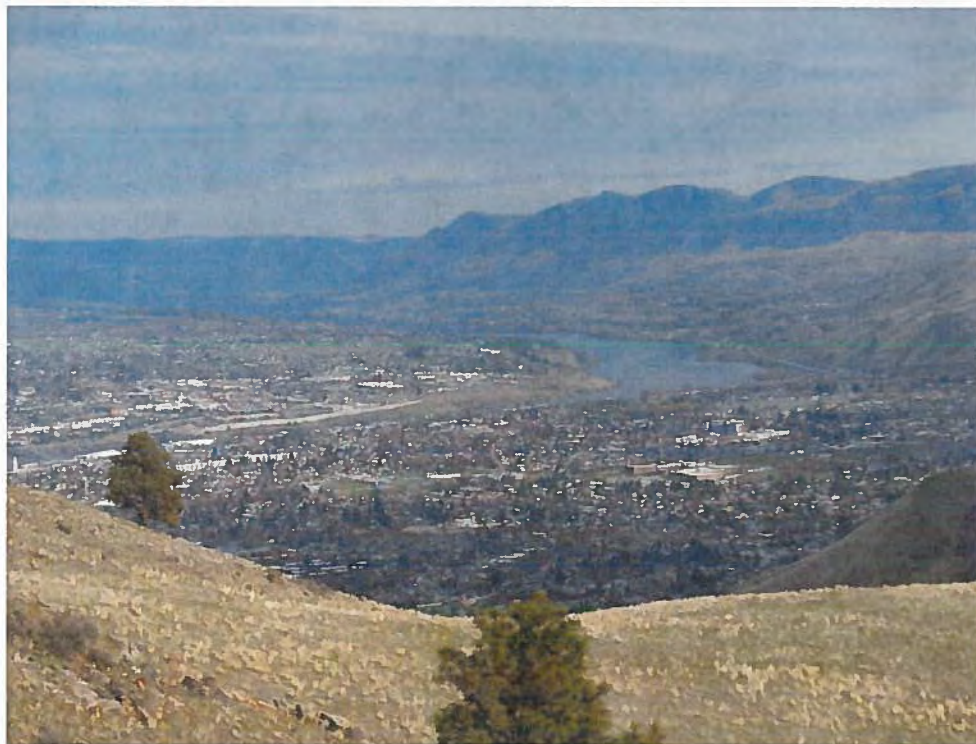
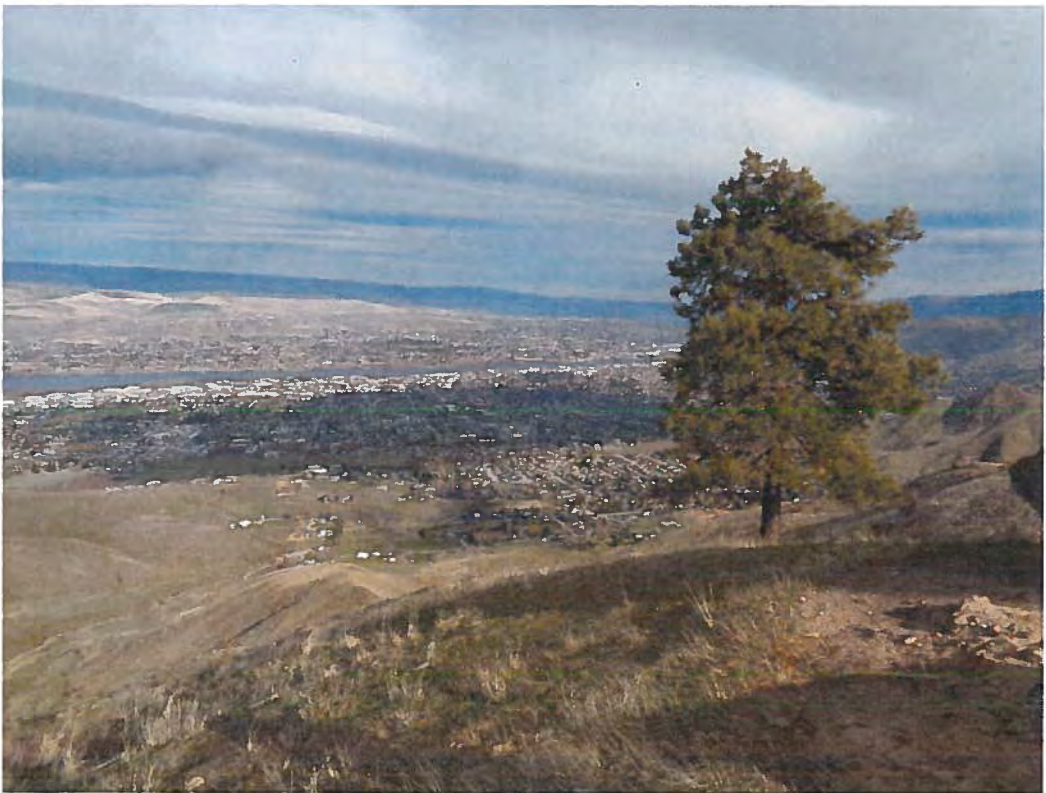


Exhibit "H"

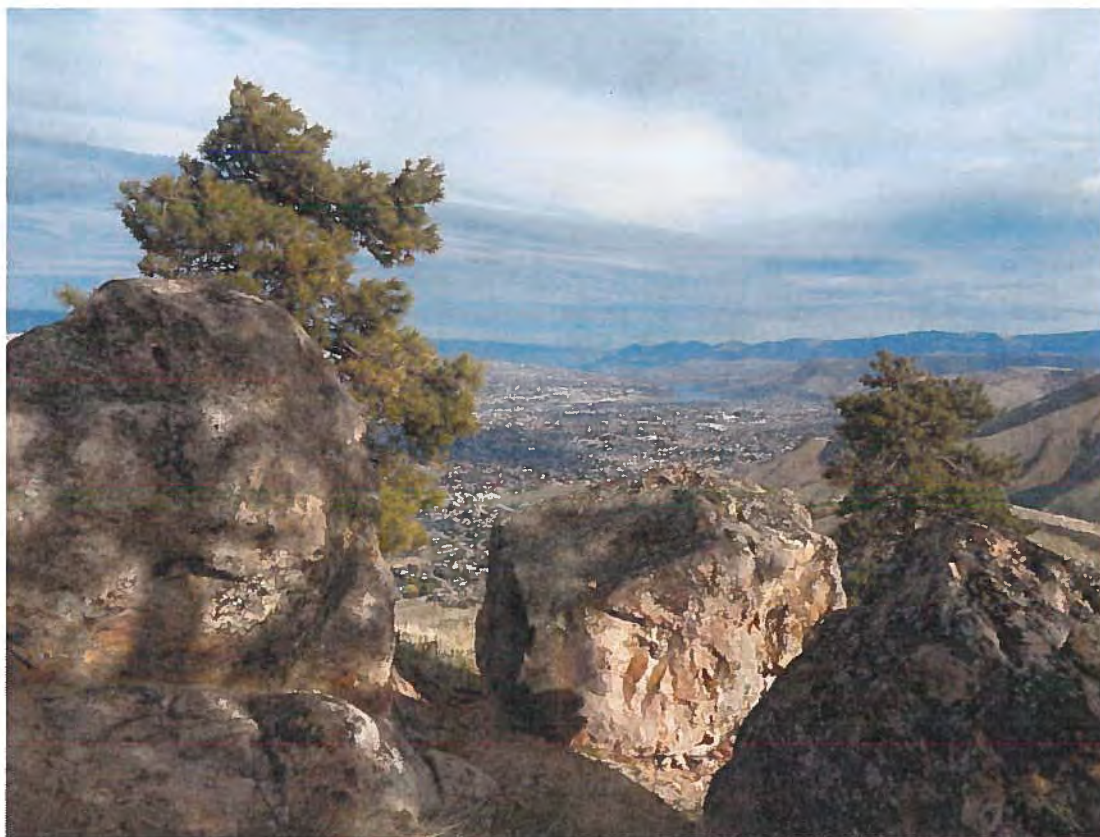
Pictures of Subject Property















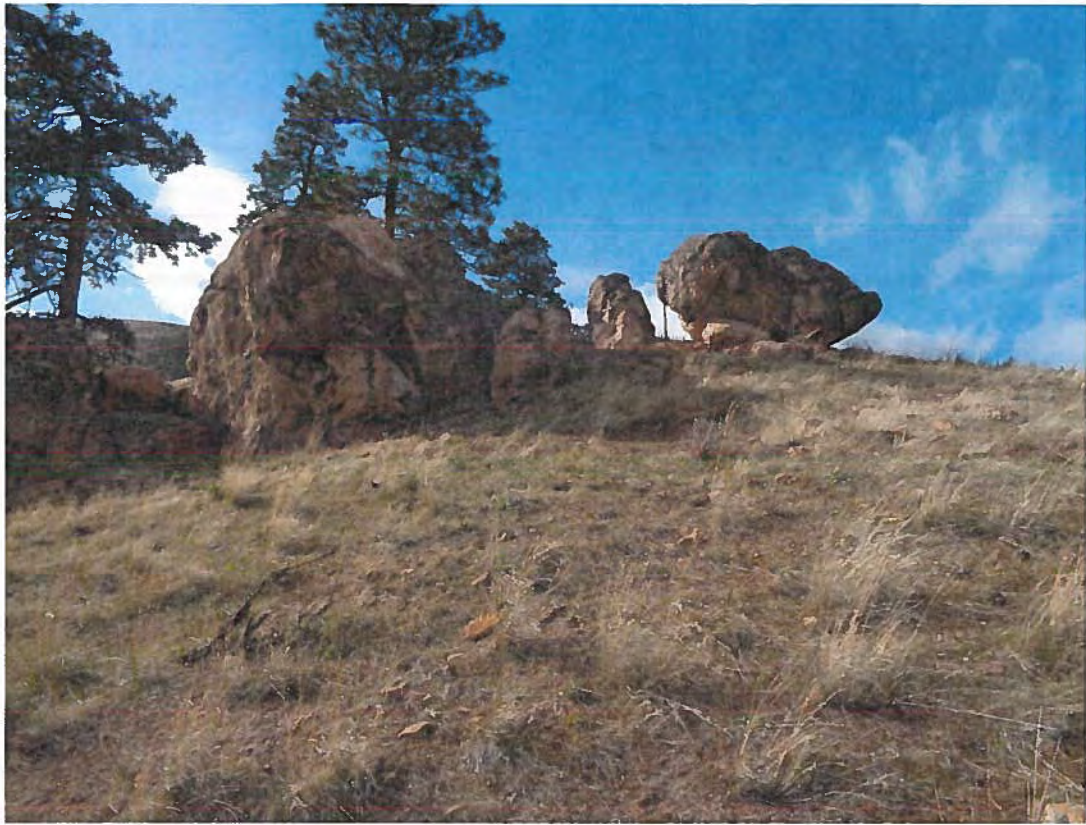




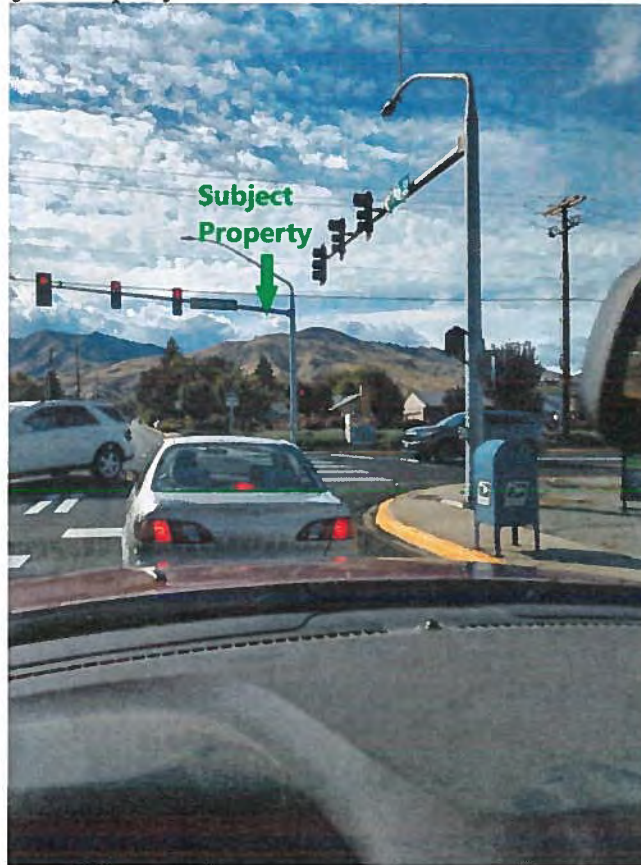


Exhibit "I"

Pictures of Subject Property from Public Roadways



View of Subject Property from Intersection of US 2/US 97 and Easy Street



View of Subject Property from Intersection of
5th Street and Western Avenue, Wenatchee



View of Subject Property from Intersection of SR 285 and SR 28, East Wenatchee



View of Subject Property from South Wenatchee Avenue

Exhibit "J"

Letter from Mickey Fleming,
Lands Program Manager
Chelan-Douglas Land Trust

RECEIVED

SEP 30 2009

CHELAN COUNTY
COMMUNITY DEVELOPMENT

September 26, 2019



PBRS 19.002

RECEIVED

SEP 30 2019

To Whom It May Concern:

CHELAN COUNTY
COMMUNITY DEVELOPMENT

The Chelan-Douglas Land Trust ("CDLT") is a public benefit corporation that has been protecting and stewarding important habitat in our area since 1985. We are pleased to submit this letter in support of the Fritz family's application for Open Space on its property, APN 221901000050 and 221901222006, totaling 686.63 acres. This property has been in the family since 1903 and is a gem of undeveloped habitat for plants and animals in the Wenatchee Valley.

This property was brought to CDLT's attention by a Washington Department of Fish and Wildlife biologist who has been monitoring wildlife in the Wenatchee Valley for years. This property is surrounded on three sides by public lands for which wildlife habitat is a major objective, including the PUD's Homewater Preserve, CDLT's Horse Lake Reserve, and property owned by the Washington Department of Natural Resources land, the United State Forest Service (see attached map). As the core of this habitat, the Fritz property is a critical undeveloped link in the habitat.

CDLT has visited the property several times during the summer of 2019, and is impressed with the quality of habitat on the site. The two shrubby riparian corridors connect habitat corridors between the lower elevation shrub-steppe on the Number One canyon floor, up to the low elevation forest on public lands. The diverse community of native shrubs in the perennial spring-fed creeks provide critical habitat for neotropical migrating songbirds that depend upon the shady temperature-moderating cover that protects nest sites, and provides rich insect foods and abundant fruits for successful nesting and rearing of young. Example species observed during a 90-minute site visit on June 7, 2019, include Bullock's oriole, Lazuli bunting, Black-headed grosbeak, yellow-breasted chat, veery, and Western wood-pewee. The 2012 wildfire in these ravines was low intensity, and resprouting Big-leaf maple again tower over the thick tangle of mock-orange, oceanspray, golden current, and rose. On the upland slopes, a state-threatened wildflower is abundant, *Penstemon eriantherus* var. *whitedii*. A formerly state sensitive species, *Illiamna longisepala*, is abundant, re-sprouting after wildfire, covering over a 1/2-mile of the north creek branch.

This riparian corridor and upland slopes provide year-round wildlife habitat including species commonly observed by Ben Fritz, such as golden eagle and wintering herds of mule deer. On June 7, 2019, CDLT staff observed a black bear, yellow-bellied marmot, Columbia ground squirrel and 15 species of birds within a 2-hour period. The steep-sided canyons above both creeks that rise up to the public land forests have been protected by the Fritz family for over 100 years, and are the largest tract of privately held undeveloped land in the Wenatchee Foothills, designed by Washington state as critical mule deer wintering habitat. The property's very steep slopes above the ribbons of riparian creeks has discouraged human trespass and travel, further increasing the habitat value for the resident wildlife.

CHELAN~DOUGLAS LAND TRUST

email: info@cdlandtrust.org • web: cdlandtrust.org

PHONE: 509.667.9708 • 18 N. WENATCHEE AVE. • WENATCHEE, WASHINGTON 98801

The Fritz family is in discussions with CDLT to place a conservation easement on the property to support the habitat and preclude future development on most of the property. We hope that the County will consider the Open Space application for reduced valuation due to the number of high resource values present at this time, including:

Significant Wildlife Habitat Area (5 points)

Rural Open Space Close to Urban Growth Area (5 points)

Special Plants Sites (5 points)

Public Lands Buffer (3 points)

Scenic Vista or Resources (3 points)

Geological Features (3 points)

Contiguous Parcels under Separate Ownership (2 points)

Thank you for the opportunity to comment on this application.


Mickey Fleming
Lands Program Manager



CHELAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

2019 Comprehensive Plan Map Amendments Staff Report

TO: Chelan County Planning Commission
FROM: Chelan County Community Development
HEARING DATE: November 20, 2019
FILE NUMBERS: CPA 2019-001 & 2019-002

A. PROJECT DESCRIPTION

Chelan County has received two requests for Comprehensive Plan Map Amendments.

Determining where to place density is a complex question which requires a detailed review. The bulk of this staff report is dedicated to reviewing the Chelan County Code criteria. Staff used facts and statistics to analyze each proposal as it was provided by the applicant or when readily available within existing County resources. While each application may or may not have met all the criteria, the applications must be weighed by their individual and collective impacts. Additionally, public comment plays 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.

The Comprehensive Plan Map is intended to represent the long-term vision for future land uses and development, consistent with the Comprehensive Plan Goals and Policies.

The Planning Commission is being asked to review, consider, and make a recommendation to the Board of Chelan County Commissions to approve or deny adoption of the proposed County Comprehensive Plan Map amendments.

Suggested Findings of Fact and Conclusions of Law, which may be modified, are included in this staff report.

General Information

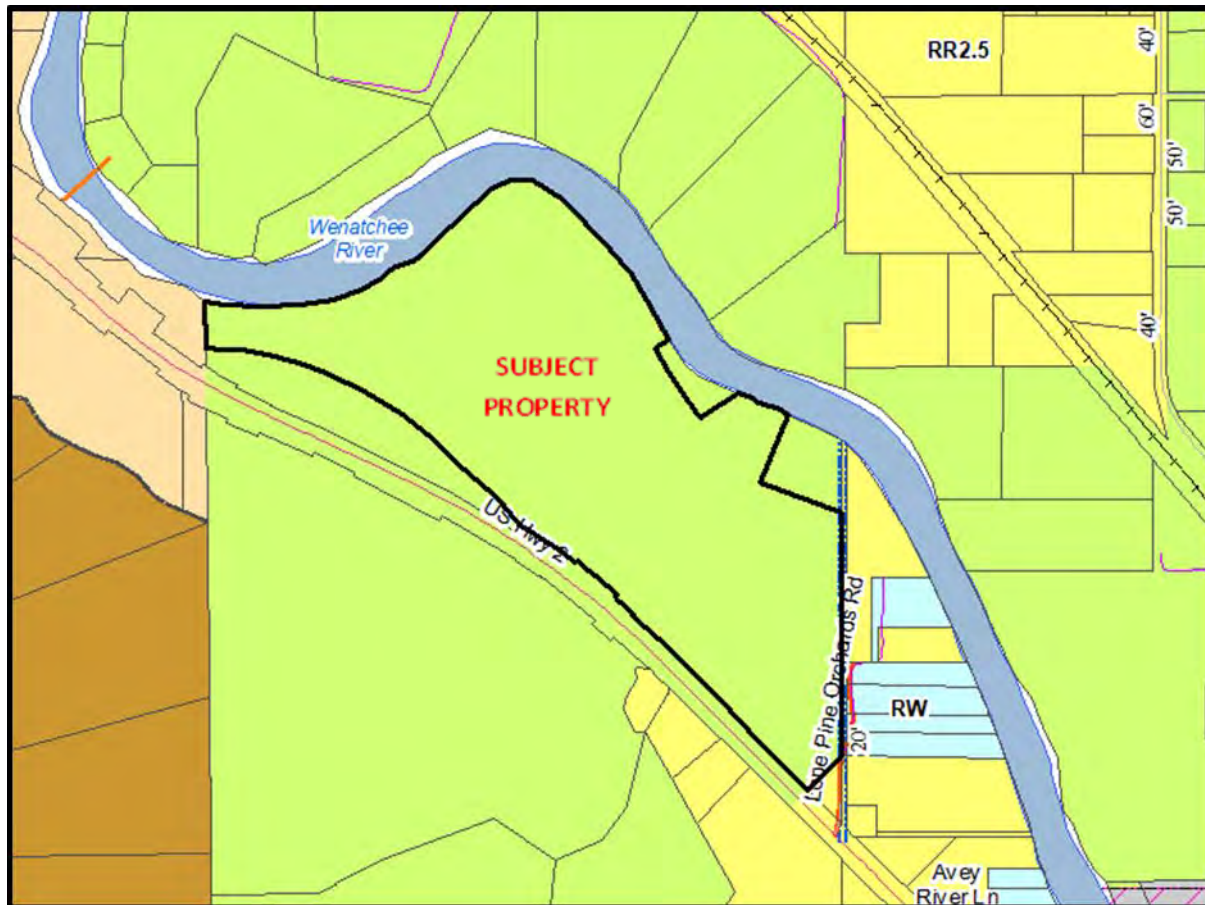
Planning Commission Workshop:	September 25, 2019
Notice to Surrounding Properties:	October 24, 2019
Planning Commission Notice of Hearing Published:	October 24, 2019
Planning Commission Hearing on:	November 20, 2019
60-day State agency review:	Received September 13, 2019 with comment period ending November 12, 2019
SEPA Determination:	November 8, 2019

SEPA Environmental Review

Determination of Non-Significance were issued under WAC 197-11-340(2) for both CPAs on November 8, 2019 (Exhibit A). 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.

B. STAFF ANALYSIS – CPA 2019-001 – RIVERSTONE RANCH, LLC

Proposal: An application for a Comprehensive Plan Map Amendment was submitted by Michelle Green of Jeffers, Danielson, Sonn, & Aylward (agent) on behalf of Riverstone Ranch, LLC (owner) to change the land use designation for the subject property from Commercial Agricultural Lands (AC) to Rural Residential/Recreational 2.5 acres (RR2.5). The subject property is located at 10990 US Hwy 2, Leavenworth, WA 98826 and further identified by Assessor's Parcel No.: 24-18-07-140-150.



General Information:

- **Density:** Currently, the minimum lot size is 10 acres for the AC zoning district. The proposed amendment would potentially allow for an increased density from 6 lots (63 acres/10 acres) to potentially 25 lots (63 acres/2.5 acres) as the minimum lot size in RR2.5 is 2.5 acres.
- **Site Information:** The site is composed of one parcel that is currently in commercial agriculture.
- **Access:** Access is from US Highway 2, a state right of way.
- **Surrounding:** The areas north and south of the subject property are in residential and agricultural use and are primarily zoned AC. Additionally, the subject property is bordering and partially covered by the Wenatchee River, a shoreline of statewide significance; this reach of the river holds a 'rural' shoreline environment designation. The properties to the west are either undeveloped or residential with the zoning of Residential/Resource 5 (RR5). The properties to the east are residential and are zoned either Rural Waterfront (RW) or Rural Residential/Resource 2.5 (RR2.5).

Comments:

- WA Dept. of Archaeology & Historic Preservation provided comments dated October 24, 2019, stating that the subject property is located in an area that holds a high potential for having archaeological resources; therefore, it is recommended that prior to any ground disturbing activities, a professional archaeological survey for the project area be conducted. Consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues is recommended.
- The Confederated Tribes of the Colville Reservation provided comments, dated October 28, 2019, that states as long as the proposed project does not result in ground disturbing activities, the Tribes have no issues. However, if in the future ground disturbing activities are to occur through development, a cultural resource survey would be recommended.

Review Criteria

The evaluation criteria from Chelan County Section 14.14.060 was used to analyze the proposed amendments. Agency and public comments have been incorporated as appropriate.

Chelan County Code Section 14.14.060(1): General Review Criteria for Comprehensive Plans

- 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 subject property is located between US Hwy 2 and the Wenatchee River, creating an isolated pocket of agriculture. The parcels directly adjacent to the subject property are zoned for residential development and are smaller in size. The proposed amendment would allow for higher density development which is compatible with the existing residential zonings and uses of the adjacent properties. Additionally, the subject property is situated in close proximity to the Leavenworth Urban Growth Area Boundary and the Peshastin Urban Growth Area Boundary.

The proposed amendment would be consistent with the goals from the Growth Management Act under RCW 36.70A.020, specifically (1) Urban Growth, (2) Reduce Sprawl, (3) Transportation, (4) Housing, and (5) Economic Development.

County-wide Planning Policies provide guidance to coordinated planning with the public and other affected jurisdictions.

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

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

Finding of Fact: Properties that are within the AC zoning are subject to the goals and policies of the Chelan County Comprehensive Plan Resource Element. Typically, these natural resource lands are critical to the economic benefits and commercial production of food and are therefore protected. These areas were dedicated as such due to the U.S. Soil Conservation Service's classification for prime farmland soils as outlined via the criteria found in WAC 365-190-050.

One of the main purposes of the AC zoning is to assure the long-term conservation of commercial agricultural lands. Based on the application materials, the pear production that has been historically used is facing a market decline; therefore, the likelihood of continued long-term pear production is minimal. The property is anticipated to be significantly more valuable as potential land for residential development rather than orchards.

Conclusion: The proposed amendment appears to be consistent with or supports the goals and policies of the Chelan County Comprehensive Plan.

- C. The amendment complies with Comprehensive Plan land use designation/siting criteria.

Finding of Fact: According to the Rural Element of the Chelan County Comprehensive Plan, the purpose of the RR2.5 designation is to *“maintain the range of rural development opportunities consistent with the rural character and rural development provisions”*. Appropriate uses for the RR2.5 include residential and agricultural uses; therefore, the adjacent properties as well as the current use of the property would be compatible.

The subject property is located in an isolated pocket between the Wenatchee River and US Hwy 2. The parcels that would share common lot lines are not in commercial agriculture production but rather residential uses. Typically, large producing orchards will be located parcel after parcel and under a common ownership; this is not the case for the subject property.

Conclusion: It appears based on the designation/siting criteria for RR2.5 designation as outlined in the Comprehensive Plan, the proposed amendment would be consistent.

- 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 proposed designations for the subject property would place RR2.5 zoning along US Hwy 2 being as the subject property is adjacent to the highway. Pursuant to the Transportation Goals and Policies of the Comprehensive Plan, it is encouraged to place development in proximity to existing infrastructure as it would not result in the increase of traffic or congestion on rural county roads.

No alteration of the Capital Facility Element or Transportation Element is expected as a result of the proposal. Future development of the site will be reviewed for potential impacts to existing roads and creation of new private or public roads.

Conclusion: No change in the Capital Facility Element or Transportation Element has been identified. The proposed amendment is 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 subject property is located in close proximity to AC zoning to the north and south. With the exception of 3 properties that are zoned AC, which are each less than 5 acres in size and contain residences or accessory structures, the subject property is separated by the barriers of the Wenatchee River and US Hwy 2. Besides the 3 small AC zoned properties, the other AC zoned properties do not share common lot lines with the subject property, which therefore results in an isolated pocket of AC zoning.

Based on CCC 11.88.040(8), no dwelling unit is to be placed within 100 ft. of any property line that abuts commercial agriculture. This code provision is to protect property owners from uses that occur within agricultural areas that may not be compatible with residential development (i.e. noise, spraying). By converting the subject property to RR2.5, the proposal would potentially alleviate adverse impacts that are found to be associated with commercial agricultural activities.

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: As stated, the proposed amendment does involve resource land for commercial agriculture. Some factors that are reviewed when determining land has long-term commercial significance for agriculture per WAC 365-190-050(3)(c) are as follows: (v) relationship or proximity to urban growth areas, (vi) predominant parcel size, (vii) land use settlement patterns and their compatibility with agricultural practices, & (x) land values under alternative uses.

The subject property is located along US Hwy 2 in close proximity to the Leavenworth Urban Growth Area Boundary and the Peshastin Urban Growth Area Boundary. The subject property is surrounded by properties developed with residential uses and smaller lot sizes with allowable higher densities. There are not contiguous orchards in the vicinity which as a result, makes the property less valuable in regards to orchard production. Therefore, the subject property would in turn be more valuable as potential residential development than in commercial pear operations.

The subject property does contain critical areas for geological hazards, shoreline environment, and class II habitat for riparian zones; these critical areas would be reviewed and mitigated for at time of potential development.

Conclusion: The proposed amendment does not appear 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 for residential development at a higher density which in turn could accommodate the projected growth and the needed housing supply in the years to come.

Conclusion: The proposed amendment would support the supply of land for projected growth for housing.

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

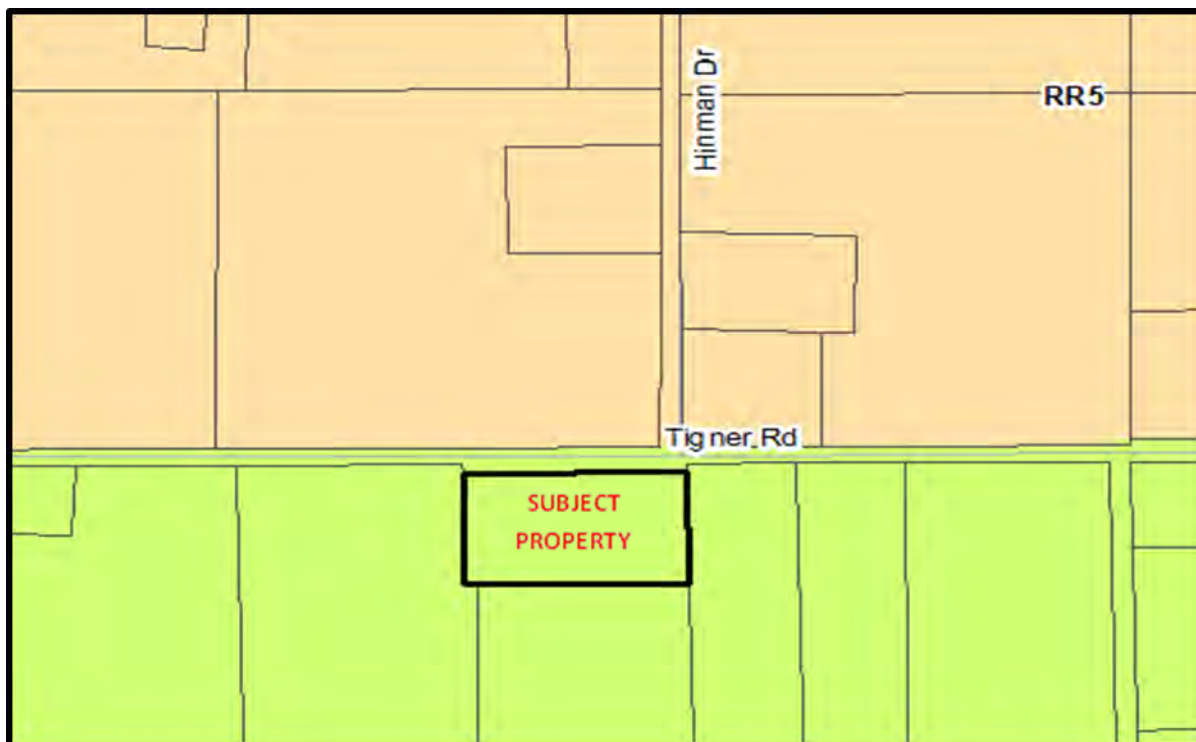
Finding of Fact: The proposed amendment would serve the applicant by allowing for the potential of residential development which appears to be a higher and better use of the land.

The proposed amendment serves the general public through the placement of residential development which would result in an increase to the housing stock in the rural residential areas of the County which are currently developed with similar residential uses.

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

C. STAFF ANALYSIS – CPA 2019-002 – BJORKKLUND

Proposal: An application for a Comprehensive Plan Map Amendment was submitted by Brian & Carley Bjorklund (owners) to change the land use designation for the subject property from Commercial Agricultural Lands (AC) to Rural Residential/Recreational 5 acres (RR5). The subject property is located at 6201 Tigner Rd., Cashmere, WA 98815 and further identified by Assessor's Parcel No.: 23-19-07-110-250.



General Information:

- **Density:** Typically, the minimum lot size for the AC zoning district is 10 acres. The proposed amendment would potentially allow for the minimum lot size to be 5 acres in the RR5 zoning district. However, through SP 2009-073, the parent property was divided into 2 lots, 9.91 acres and the subject property at 1.75 acres, via CCC 11.30.020(10). This provision allows for a one time segregation to remove the existing residence from the parent property; therefore, the subject property is already below the allowable density for both the AC and RR5 zoning districts.
- **Site Information:** The subject property is currently developed and used as residential.
- **Access:** Access is from Tigner Road, a county right of way.
- **Surrounding:** The properties east, west, and south of the subject property are in agricultural use and are zoned AC. The properties north of Tigner Road are zoned RR5 and are primarily in agricultural use with few properties having residential development.

Comments:

- The Confederated Tribes of the Colville Reservation provided comments, dated October 28, 2019, that states as long as the proposed project does not result in ground disturbing activities, the Tribes have no issues. However, if in the future ground disturbing activities are to occur through development, a cultural resource survey would be recommended.

Review Criteria

The evaluation criteria from Chelan County Section 14.14.060 was used to analyze the proposed amendments. Agency and public comments have been incorporated as appropriate.

Chelan County Code Section 14.14.060(1): General Review Criteria for Comprehensive Plans

- 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 subject property is used as residential with a small amount of agriculture on site as a hobby farm. The owners purchased the subject property in 2011 from Michael George, the owner who short platted the property in 2009.

When reviewing the goals of the Growth Management Act, the lot as it is currently configured, would not necessarily be consistent with the GMA goals. By removing the AC zoning designation, the existing and proposed residential use of the property would not change.

County-wide Planning Policies provide guidance to coordinated planning with the public and other affected jurisdictions.

Conclusion: The subject property as it was short platted in 2009 does not necessarily comply with the goals of the GMA; therefore, staff finds that the subject property would not be any more inconsistent as its current state.

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

Finding of Fact: Properties that are within the AC zoning are subject to the goals and policies of the Chelan County Comprehensive Plan Resource Element. Typically, these natural resource lands are critical to the economic benefits and commercial production of food and are therefore protected.

One of the main purposes of the AC zoning is to assure the long-term conservation of commercial agricultural lands. Based on the application materials, the remaining agriculture on the 1.75 acre parcel is not enough to be profitable and would therefore, not be a long-term commercial agricultural use.

Although agriculture is typically the most appropriate use for AC zoning, residential development is also identified as an appropriate use of the lands. The sought after zoning of RR5 also identifies agriculture and rural residential development as appropriate uses; therefore, the allowable uses and intent of the amendment would not change the desirable uses that currently exist.

Conclusion: The proposed amendment appears to be consistent with or supports the goals and policies of the Chelan County Comprehensive Plan.

- C. The amendment complies with Comprehensive Plan land use designation/siting criteria.

Finding of Fact: Appropriate uses for the RR5 include residential and agricultural uses. Upon a site visit by staff, it was observed that the surrounding properties, with RR5 and AC zoning alike, were active commercial orchards. The adjacent properties as well as the current use of the subject property would not result in the subject property becoming any more or less compatible with the heavy commercial agricultural use as agriculture is a permitted use in both AC and RR5 zoning designations.

Conclusion: It appears based on the designation/siting criteria for RR5 designation as outlined in the Comprehensive Plan, the proposed amendment would be consistent.

- 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: No alteration of the Capital Facility Element or Transportation Element is expected as a result of the proposal. Future development of the site will be reviewed for potential impacts to existing roads and creation of new private or public roads.

Conclusion: No change in the Capital Facility Element or Transportation Element has been identified. The proposed amendment is 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: Based on CCC 11.88.040(8), no dwelling unit is to be placed within 100 ft. of any property line that abuts commercial agriculture. This code provision is to protect property owners from uses that occur within agricultural areas that may not be compatible with residential development (i.e. noise, spraying).

Being as the subject property does share 3 common lot lines with properties zoned AC, this provision would still apply to any further residential development that may be proposed.

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: As previously stated, the proposed amendment does involve a parcel designated as a resource land for commercial agriculture. However, due to small size of the property, it is unlikely that it would be used for long-term commercial agriculture as the parcel is already residentially developed and does not include much agriculture other than that of a hobby farm.

The subject property does contain critical areas but is located within the Airport Overlay District for the Cashmere Airport and would be reviewed and mitigated for at time of potential development.

Conclusion: The proposed amendment does not appear 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: Being as the property is small in size and is currently developed with residential uses, it is unlikely to contribute to the projected growth of the Comprehensive Plan and would therefore not result in an adverse impact.

Conclusion: The proposed amendment would be unlikely to 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 serve the applicant by potentially alleviating struggles that have been experienced in regards to financing due to the designation of agriculture.

The general public would not necessarily be served by the proposed amendment, but it is not anticipated to impact the general public negatively in regards to public health, safety, or welfare.

Conclusion: The proposed amendment specifically serves the applicant but the general public including public health, safety and welfare is not anticipated to be negatively affected.

D. SUGGESTED FINDINGS OF FACT

1. Chelan County adopted Title 14, Development Permit Procedures and Administration outlining provisions relating to the amendment of the Comprehensive Plan consistent with RCW 36.70A. The County followed the procedures required for amendment of the Comprehensive Plan.
2. Growth Management Act (RCW 36.70A), Chelan County Comprehensive Plan and Chelan County Code outline provisions relating to the adoption and amendments to the Comprehensive Plan. The County used the applicable guidelines and regulatory review criteria for each amendment.
3. RCW 36.70A.210 requires that the Comprehensive Plan be consistent with the provisions of the adopted County-Wide Planning Policies.
4. The requirements of RCW 43.21C, the State Environmental Policy Act, and WAC 197-11 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 for both properties were signed November 8, 2019.
5. The required State agency review with the Department of Commerce (COM) and other State agencies initiated on September 13, 2019, submittal ID #2019-S-668 (Exhibit B), pursuant to RCW 36.70A.106.
6. A request for a Comprehensive Plan Map Amendment was submitted by Michelle Green of Jeffers, Danielson, Sonn, & Aylward (agent) on behalf of Riverstone Ranch, LLC (owner) to change the land use designation for the subject property from Commercial Agricultural Lands (AC) to Rural Residential/Recreational 2.5 acres (RR2.5). The subject property is located at 10990 US Hwy 2, Leavenworth, WA 98826 and further identified by Assessor's Parcel No.: 24-18-07-140-150.
 - a. The existing site uses, location and characteristics are consistent with Chelan County Comprehensive Plan designation for Rural Residential/Resource 2.5, as outlined in section B of this staff report.
7. A request for a Comprehensive Plan Map Amendment was submitted by Brian & Carley Bjorklund (owners) to change the land use designation for the subject property from Commercial Agricultural Lands (AC) to Rural Residential/Recreational 5 acres (RR5). The subject property is located at 6201 Tigner Rd., Cashmere, WA 98815 and further identified by Assessor's Parcel No.: 23-19-07-110-250.
 - a. The existing site uses, location and characteristics are consistent with Chelan County Comprehensive Plan designation for Rural Residential/Resource 5, as outlined in section C of this staff report.

E. SUGGESTED CONCLUSIONS OF LAW

1. The amendments to the Chelan County Comprehensive Plan, as recommended by staff, are consistent with the requirements of the Growth Management Act (RCW 36.70A), Chelan County Comprehensive Plan and County-Wide Planning Policies.

2. The amendments, as recommended by staff, comply with the Comprehensive Plan designation/siting criteria.
3. The amendments, as recommended by staff, do not adversely affect the surrounding land uses.
4. The amendments, as recommended by staff, do not adversely affect designated resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.
5. The amendments, as recommended by staff, do not adversely affect the supply of land for various purposes available to accommodate projected growth over the twenty-year planning period covered by the Comprehensive Plan.
6. Reviewing agencies and the general public were given an opportunity to comment on the proposed amendments.
7. The amendments are consistent with Chelan County Code Title 14 Development Permit Procedures and Administration.
8. The requirements of RCW 43.21 C, the State Environmental Policy Act and WAC 197-11 have been satisfied.

F. DRAFT MOTIONS

The Chelan County Planning Commission may consider any changes to the recommendations from Community Development staff. The Chelan County Planning Commission may make a motion to recommend approval or denial of the proposed Comprehensive Plan Amendments to the Chelan County Board of County Commissioners, pursuant to Chelan County Code Section 14.10.050. The recommended Draft Motions as provided by staff are as follows:

CPA 2019-001 – Riverstone Ranch, LLC

1. *I move to recommend **approval** of the Comprehensive Plan Amendment to change the subject property's land use designation from Commercial Agricultural Lands (AC) to Rural Residential/Resource 2.5 (RR2.5), given file number CPA 2019-001, based upon the findings of fact and conclusions of law contained within the November 20, 2019 staff report.*
2. *I move to recommend **denial** of the Comprehensive Plan Amendment to change the subject property's land use designation from Commercial Agricultural Lands (AC) to Rural Residential/Resource 2.5 (RR2.5), given file number CPA 2019-001, based upon the findings of fact and conclusions of law contained within the November 20, 2019 staff report.*

CPA 2019-002 – Bjorklund

1. *I move to recommend **approval** of the Comprehensive Plan Amendment to change the subject property's land use designation from Commercial Agricultural Lands (AC) to Rural Residential/Resource 5 (RR5), given file number CPA 2019-002, based upon the findings of fact and conclusions of law contained within the November 20, 2019 staff report.*
2. *I move to recommend **denial** of the Comprehensive Plan Amendment to change the subject property's land use designation from Commercial Agricultural Lands (AC) to Rural Residential/Resource 5 (RR5), given file number CPA 2019-002, based upon the findings of fact and conclusions of law contained within the November 20, 2019 staff report.*

G. EXHIBITS

- A. SEPA Determinations, signed November 8, 2019
- B. Acknowledgment Letter from WA Dept. of Commerce
- C. File of Record for CPA 2019-001
- D. File of Record for CPA 2019-002

EXHIBIT A



CHELAN COUNTY

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

SEPA NOTICE ISSUANCE OF DETERMINATION OF NON-SIGNIFICANCE (DNS)

Project Description: Amendment to the Chelan County Comprehensive Plan to change the land use designation from Commercial Agricultural Lands (AC) to Rural Residential/Resource 2.5 (RR2.5)

File Number: CPA 19-001

Parcel Number: 24-18-07-140-150

Site Address: 10990 Us Hwy 2, Leavenworth, WA 98826

Owner: Riverstone Ranch LLC
C/O Taylor Orchards LLC, Wenatchee, WA 98801

Agent: Michelle Green of Jeffers, Danielson, Sonn & Aylward, PS
P O Box 1688, Wenatchee, WA 98807

Lead Agency: Chelan County Department of Community Development

Based on the lead agency's review of the proposed Comprehensive Plan Amendment, it is determined that there would not be adverse impacts due to the change of land use designation as no development is proposed at this time.

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.

This Determination of Non-Significance is issued under WAC 197-11-355, Optional DNS. No additional comment period is required.

Responsible Official: Dave Kuhl, Director / SEPA Responsible Official
Address: Chelan County Department of Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801
Phone: (509) 667-6225

Signature:

Dave Kuhl, SEPA Responsible Official

Issue Date:

11/8/19



CHELAN COUNTY

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

SEPA NOTICE ISSUANCE OF DETERMINATION OF NON-SIGNIFICANCE (DNS)

Project Description: Amendment to the Chelan County Comprehensive Plan to change the land use designation from Commercial Agricultural Lands (AC) to Rural Residential/Resource 5 (RR5)

File Number: CPA 19-002

Parcel Number: 23-19-07-110-250

Site Address: 6201 Tigner Rd, Cashmere, WA 98815

Owner: Brian & Carley Bjorklund
6201 Tigner Rd, Cashmere, WA 98815

Lead Agency: Chelan County Department of Community Development

Based on lead agency's review of the proposed Comprehensive Plan Amendment, it is determined that there would not be adverse impacts due to the change of land use designation as no development is proposed at this time.

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.

This Determination of Non-Significance is issued under WAC 197-11-355, Optional DNS. No additional comment period is required.

Responsible Official: Dave Kuhl, Director / SEPA Responsible Official
Address: Chelan County Department of Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801
Phone: (509) 667-6225

Signature: 
Dave Kuhl, SEPA Responsible Official

Issue Date: 11/8/19

EXHIBIT B



STATE OF WASHINGTON
DEPARTMENT OF COMMERCE
1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000
www.commerce.wa.gov

09/16/2019

Ms. Emily Morgan
Planner II
Chelan County
316 Washington Street Suite 301
Wenatchee, WA 98801

Sent Via Electronic Mail

Re: Chelan County--2019-S-668--60-day Notice of Intent to Adopt Amendment

Dear Ms. Morgan:

Thank you for sending the Washington State Department of Commerce (Commerce) the 60-day Notice of Intent to Adopt Amendment as required under RCW 36.70A.106. We received your submittal with the following description.

- 1) **Proposed comprehensive plan amendment to change a property zoning from Commercial Agricultural Lands (AC) to Rural Residential/Resource 2.5 acres (RR2.5)**
- 2) **Proposed comprehensive plan amendment to change a property zoning from Commercial Agricultural Lands (AC) to Rural Residential/Resource 5 acres (RR5)**
- 3) **Proposed comprehensive plan amendment to correct a split zoning to Rural Village (RV)**

We received your submittal on 09/13/2019 and processed it with the Submittal ID 2019-S-668. Please keep this letter as documentation that you have met this procedural requirement. Your 60-day notice period ends on 11/12/2019.

We have forwarded a copy of this notice to other state agencies for comment.

Please remember to submit the final adopted amendment to Commerce within ten days of adoption.

If you have any questions, please contact Growth Management Services at reviewteam@commerce.wa.gov, or call Scott Kuhta, (509) 795-6884.

Sincerely,

Review Team
Growth Management Services

EXHIBIT C



JEFFERS, DANIELSON,
SONN & AYLWARD, P.S.

Established 1946

CPA 19 001

J. Patrick Aylward
Stephanie J. Boehl
Laraine M.I. Burrell
James M. Danielson
Caitlyn J. Evans
Colleen M. Frei
Clay M. Gatens
Devon A. Gray
Michelle A. Green
Adam G. Haynie
Matthew S. Hitchcock
Brian C. Huber
Todd M. Kiesz
H. Lee Lewis

Evan M. McCauley
Jordan L. Miller
Kellen C. Norwood
Annie L. Robertson
Robert R. Siderius, Jr.
David E. Sonn
Peter A. Spadoni
Eric W. Stokes
Michael E. Vannier
Lindsey J. Weidenbach
Sally F. White

February 28, 2019

2013.0330.0001

HAND DELIVERED

Chelan County Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801

Re: Riverstone Ranch, LLC – Comprehensive Plan Map Amendment Application

Dear Sir or Madam:

Enclosed are the following documents:

1. General Land Use Application Form – Comprehensive Plan Map Amendment
2. SEPA Environmental Checklist
3. Exhibit A – Description of Proposal
4. Exhibit B – Location of Proposal, Maps, NRCS Soils Map
5. Exhibit C -- Deed

Also enclosed is a check in the amount of \$1,988.00 in payment of your application fee.

Thank you.

Sincerely,

MICHELLE A. GREEN

MAG:sje

Enclosures

cc: Mr. Michael S. Taylor w/encs.

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CHELAN COUNTY
COMMUNITY DEVELOPMENT



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

GENERAL LAND USE APPLICATION FORM

Parcel Number (APN): 24-18-07-140-150 Lot Size: 63.00 (Acres)
 Parcel Address: 10990 US Highway 2A City/Zip Code: Leavenworth 98826
 Property Owner(s): Riverstone Ranch, LLC Zoning: AG
 Mailing Address: 3748 State Highway 97A
 City/State/Zip Code: Wenatchee, WA 98801
 Phone: (509)888-2946 E-mail: mike.taylor@stemilt.com

Applicant/Agent (if different than owner): Michelle A. Green
 Company and Mailing Address: Jeffers, Danielson, Sonn & Aylward, P.S., P.O. Box 1688
 City/State/Zip: Wenatchee, WA 98807-1688 Phone: (509)662-3685
 E-mail: michelleg@jdsalaw.com

For multiple owners, applicants, or agents, provide additional sheets.

.....

This General Land Use Application Form shall be completed unless specified below. Additional information and supplemental forms may be required. Please review all applicable statutes and regulations pertaining to the proposed development and provide information, documents, studies, and reports (such as a Traffic Impact Study or environmental forms) demonstrating compliance with all statutory and regulatory requirements and other applicable criteria.

Application For: (Check all that apply)

- ☐ Administrative Modification
- ☐ Administrative Determination
- ☐ Administrative Interpretation
- ☐ Binding Site Plan
- ☒ Comprehensive Plan Map Amendment
- ☐ Comprehensive Plan Text Amendment
- ☐ Conditional Use Permit
- ☐ Forest Practice/Conversion

- ☐ Open Space: Public Benefit Rating System
- ☐ Major Subdivision
- ☐ Master Planned Development
- ☐ Planned Development
- ☐ Plat Alteration or Vacation
- ☐ Short Plat
- ☐ Variance (zoning or critical areas)
- ☐ Zoning Text Amendment/ Map Amendment
- ☐ Other: _____

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APPLICABILITY SECTION

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

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

The following attachments are required for a complete application:

1. Copy of Deed or Proof of Ownership
2. Supplemental Forms, if applicable
3. Completed Aquifer Recharge Section, Marijuana Disclosure Section and Site Plan Checklist
4. All information, documents, studies and reports demonstrating compliance with all statutory and regulatory criteria and requirements and the Chelan County Comprehensive Plan
5. The applicant is required to review and submit documentation showing compliance with all Chelan County Code, including but not limited to Title 4, Title 11, Title 12, Title 14, and Title 15.

GENERAL INFORMATION

Please provide a narrative of the proposed project including, but not limited to, all proposed activities, uses and development (attach additional sheets if needed):

Applicant is seeking a rezone and comprehensive plan map amendment to change the zoning of the property from Commercial Agricultural (AC) to Rural Residential/Resource 2.5 (RR 2.5)

☐ Narrative attached

Please complete the following:

1. Any related files (such as Pre-Applications): N/A
2. Is the subject property located within an Urban Growth Area (UGA)? ☒ No ☐ Yes RECEIVED
If "yes", which UGA? _____
3. Please describe adjacent land uses in all directions around the subject property: MAR 04 2019
North: Wenatchee River to the North/commercial agriculture across river
South: Highway 2/commercial agriculture, residential and commercial fruit stand CHELAN COUNTY
East: Commercial orchards, residential (RR 5) COMMUNITY DEVELOPMENT
West: Residential (RR 2.5)
4. What is the current use of the property? Commercial orchards/agriculture
5. Sanitation Disposal: ☐ N/A ☒ Septic Permit ☐ Sewer District: _____
6. Water Source: ☐ N/A ☐ Single Private Well ☒ Shared Private Well ☐ Group B
☐ Public Water Supplier: _____
7. Irrigation Water:
☐ N/A ☐ Yes (Private) ☒ Yes (Public) Irrigation District/Purveyor: Icicle Irrigation District
8. Fire District: Chelan County Fire District No. 3 School District: Cascade
9. Power Service: Chelan County PUD
10. Are there critical areas or critical area buffers on the property?
☐ Airport Overlay: _____
☐ Aquifer Recharge Area (see attached)
☐ Floodplain / Floodway _____
Geologically Hazardous Areas (11.86.020) on the site or within the specified distance of the site:
☐ Alluvial Fan (250') ☐ Known Historic Hazardous Area (250') ☐ Slopes > 40% (250')
☐ Erosive soils (on-site) ☐ Landslide ☐ Snow Avalanche (500')
☐ Habitat/Riparian Area, protected species/area: _____
☒ Streams / Waterbodies: Wenatchee River ☐ Shoreline Environment Designation: _____
☐ Drainage or Seasonal Stream: _____ ☐ Wetland, if so what category: _____
☐ Cultural or Archeological: _____
11. Will landfill be required? ☒ No ☐ Yes, approximate _____ (cubic yards)
12. Will excavation be required? ☒ No ☐ Yes, approximate _____ (cubic yards)
13. Has site preparation been started on the site? If so, to what extent?
N/A
14. Are there plans for future additions, expansions, or further activity related to or connected with the proposal?

File(s) No. _____

Applicant is considering applying for a residential subdivision planned development and/or cluster development, but has not made any plans in that regard

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

N/A

16. Are there any other applications pending for governmental approvals for this or other proposal affecting the property covered by this proposal? ☒ No ☐ Yes, please list:

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AQUIFER RECHARGE AREA DISCLOSURE SECTION

N/A -- Applicant does not seek a development permit

Exempt from this section only are Single Family Residences and their associated development per CCC 11.82.060. An applicant seeking to develop property which requires a development permit, shall submit with the permit application this certified statement, which lists each of the evaluation criteria and shall indicate whether the criteria "applies" or "does not apply" to the site or development. "Unknown" or similar responses will not be accepted.

If the development meets criteria A, B, C, or D or if the site or development meets any two of the remaining criteria, the Department will direct the applicant to determine the vulnerability rating for the development pursuant to Section 11.82.050 Aquifer Recharge Areas. If the development has a high or medium vulnerability rating, the development shall be subject to the performance standards of Section 11.82.060.

If an applicant's statement asserts that the criteria do not apply to the development, the Department will accept the statement and proceed with the permitting process. If any statement is incorrect, the applicant will be advised in writing to either; (a) provide an amended statement adding the evaluation criteria as being applicable and determine the vulnerability rating of the development pursuant to Section 11.82.050, or (b) present sufficient countering information clearly establishing that the basis for the Department's concern is incorrect. If the applicant selects to proceed under (b), upon receipt of the applicant's information, the Department shall review the information and obtain whatever additional assistance may be required to resolve the issue. The final determination as to whether a determination of vulnerability is required shall be made by the Administrator.

EVALUATION CRITERIA

The applicant is required to determine the vulnerability rating for **any development permit**, not otherwise exempted, if the site or development meets criteria A, B, C, or D or meets two or more of the remaining criteria below:

N/A -- Applicant does not seek a development permit

Please write the word(s) "**Applies**" or "**Does Not Apply**" on the lines before each of the following statements:

- _____ A. Within a wellhead protection area designated under WAC 246-290; *Wellhead Protection Area: The surface and subsurface area surrounding a well or well field for a distance of 100 feet, supplying a public water system, through which contaminants are reasonably likely to move toward and reach such water well or well field.
- _____ B. Within an aquifer recharge area mapped and identified by a qualified ground water scientist;
- _____ C. The site will be utilized for hazardous substance, (as now or hereafter defined in RCW 70.105D.020(7)), processing storage or handling in applications or quantities larger than is typical of household use;
- _____ D. The site will be utilized for hazardous waste treatment and storage as set forth in RCW 70.105 Hazardous Waste Management, as now or hereafter amended;
- _____ E. The site contains highly permeable soils, which include soil types 1a, 1b and 2a under WAC 246-272-11001, Table II; **Highly Permeable Soils: Include soil types 1A, 1B and 2A from Table II, Soil Textural Classification, WAC 246-272-11001. 1A: Very gravely coarse sands or coarser, all extremely gravely soils. 1B: Very gravely medium sand, very gravely fine sand, very gravely very fine sand, very gravely loamy sands. 2A: Coarse sands (also includes ASTM C-33 sand).
- Does not Apply F. Within a sole source aquifer recharge area designated pursuant to the Federal Safe Drinking Water Act (**None currently designated in Chelan County**);

- Does not apply **G.** Within an area established for special protection pursuant to a groundwater management program, chapters 90.44, 90.48 and 90.54 RCW, and Chapters 173-100 and 173-200 WAC (None currently designated in Chelan County);
- _____ **H.** The development involves a proposed major or short subdivision and includes present or future plans to construct three or more dwelling units where the dwelling units will not be connected to a public sewer system and any of the lots are less than 1 net acre in size;
- _____ **I.** The proposed commercial and industrial site is not on a public sewer system and the main structure exceeds 4,000 square feet;
- _____ **J.** The proposed use is as a commercial feedlot;
- _____ **K.** The development is within 200 feet of the ordinary high water mark of a perennial river, stream, lake or pond.

Depending upon soil depths from the surface, the following soil series within Chelan County are considered to be highly permeable soils:

Ardenvoir: ArF, 27-43 inches (depth from surface), very gravelly sandy loam
 Anatone: AkD, 5-14 inches (depth from surface), very gravelly silt loam
 Beverly: Be, 17-24 inches (depth from surface), very gravelly sandy loam; Bf, 17-24 inches (depth from surface), very gravelly sandy loam; Bg, 0-10 inches (depth from surface), very gravelly loamy fine sand; Bg, 17-24 inches (depth from surface), very gravelly sandy loam
 Brief: BrA, BrB, BrC, Brd, 26-60 inches (depth from surface), very gravelly sandy loam
 BsD, 26-60 inches (depth from surface), very gravelly sandy loam
 Chelan: CgB, CgC, CgD, CgE, 35-60 inches (depth from surface), very gravelly sandy loam; ChC, ChE, 35-60 inches (depth from surface), very gravelly sandy loam; CkD, CkE, 35-60 inches (depth from surface), very gravelly sandy loam; CIA, CIB, CIC, CID, CIE, 35-60 inches (depth from surface), very gravelly sandy loam
 Jumpe: JmD, 10-60 inches (depth from surface), very stony silt loam; JnF, 0-60 inches (depth from surface), very stony silt loam
 Loneridge: LoD, LoF, 0-10 inches (depth from surface), very stony loam; 10-16 inches (depth from surface), very gravelly clay loam
 Malaga: MaA, MaC, 15-19 inches (depth from surface), very gravelly sandy loam
 Peshastin: PhB, PhC, 18-60 inches (depth from surface), very cobbly sandy loam; PID, PIE, 18-60 inches (depth from surface), very cobbly loam
 Pogue: PsE, 0-17 inches (depth from surface), very stony fine sandy loam
 Sternilt: StD, StE, 17-60 inches (depth from surface), very cobbly silty clay loam
 Supplee: SuA, SuB, SuC, SuD, SuE, 0-6 inches (depth from surface), Very fine sandy loam; 18-31 inches (depth from surface), very gravelly sandy loam
 Thow: TgD, 10-60 inches (depth from surface), very gravelly sandy loam; ThE 10-60 inches (depth from surface), very gravelly sandy loam
 Tronsen: TrD, TrE, 8-60 inches (depth from surface), very gravelly clay loam

CANNABIS DISCLOSURE SECTION

SUB-SECTION I: Circle

I AFFIRM there **IS NOT** or **IS** (circle one) an existing or pending Liquor and Cannabis Board (LCB) license or approval for cannabis production, processing, or retail located on the property that is the subject of the requested development permit or approval.

If you circled "**IS NOT**" above, proceed to Sub-Section III of this form.

If you circled "**IS**" above, proceed to Sub-Section II of this form.

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SUB-SECTION II: You must read the below statements, initial on the space provided, and then proceed to Sub-Section III.

- _____ I ACKNOWLEDGE AND UNDERSTAND that all cannabis-related activities, development, uses and construction must comply with Chelan County regulations, including but not limited to Chelan County Code Section 11.100.
- _____ I ACKNOWLEDGE AND UNDERSTAND that only those cannabis-related uses authorized pursuant to Chelan County Code Section 11.100 are permitted within Chelan County. All other commercial and noncommercial licensed or registered cannabis uses, including but not limited to cannabis research facilities and medical cannabis cooperatives, are prohibited within all zones of Chelan County.
- _____ I ACKNOWLEDGE AND UNDERSTAND that pursuant to Chelan County Code Section 11.100 a conditional use permit is required to engage in the production or processing of cannabis within Chelan County, and that all cannabis producers and processors must register annually with Chelan County and pay the appropriate registration fee.
- _____ I ACKNOWLEDGE AND UNDERSTAND that it is the responsibility of the property owner to submit for and obtain all necessary development permits and approvals prior to engaging in cannabis-related activities, development, uses or construction, including but not limited to conditional use permits for the production or processing of cannabis, building permits, change of use/occupancy permits, shoreline permits, variances, and mechanical permits.

SUB-SECTION III: Please select one of the following:

- ☒ I certify with the signature below that the building or land use permit requested **IS NOT** related to or in any way supportive of existing or planned cannabis-related activities, development, uses or construction on the property. I further certify that any authorized activities, development, uses or construction **WILL NOT** be utilized to support or expand cannabis-related activities, development, uses or construction.
- ☐ I certify with the signature below that the building or land use permit requested **IS** related to or in support of existing or planned cannabis-related activities, development, uses or construction on the property. I certify that any authorized activities, development, uses or construction will be in strict compliance with LCB licensure requirements and all applicable laws and regulations including but not limited to Chelan County Code, Chapter 69.50 RCW (Uniform Controlled Substances Act), Chapter 69.51A (Medical Cannabis), Chapter 19.27 RCW and WAC Title 51 (State Building Code), Chapter 58.17 RCW (Plats-Subdivisions-Dedications), Chapter 90.08 RCW (Shoreline Management Act), Chapter 314.55 WAC, and the Chelan County Shoreline Master Program.

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SITE PLAN CHECKLIST SECTION

CHELAN COUNTY

- ☐ Two copies of site plan are required. Must be drawn to standard engineering/architect's scale, **such as 1"=100'**. Indicate the scale used. Must include North arrow, and be drawn on grid paper or engineering plan format. For large parcels, applicant may submit a two-page site plan, the first page depicting the entire lot at a convenient scale and the second page depicting an enlargement of the developed area at a larger scale.
- ☐ Label all property lines/boundaries, dimensions, and area of lot/parcel (square feet or acreage).
- ☐ Label the location, size, and use of all existing building(s). Identify the distance between property lines and buildings. Label structures with previous building permit number(s) issued if applicable.
- ☐ Label the location, size, and use of all proposed structure(s) (temporary or permanent) to include dimensions of all decks, porches, cantilevers, bay windows, roof overhangs, retaining walls, patios, chimneys, landings and stairs.
- ☐ Identify the location, dimensions and volume of all existing and proposed propane tanks, fuel tanks, etc., both above ground and underground, as well as setback from property lines.
- ☐ Identify land features such as top and bottom of slopes, direction of slope and any areas of erosion.

- ☐ Identify and label all water features to include, ponds, springs, ravines, streams, creeks, lakes, rivers, irrigation laterals, canals, ditches, wetlands, bogs, areas of saturated ground, flood plain, floodway. Identify the closest distance between the ordinary high water mark and proposed/existing structures.
- ☐ Label the name and width of roads bordering the property and indicate whether they are public or private.
- ☐ Locate the width of existing and proposed driveways/accesses serving each structure. Include stormwater control facilities such as drains, detention ponds, connection lines, catch basins, etc.
- ☐ Label all existing and proposed parking spaces/areas. Parking in residential districts is typically not allowed in the front yard setback area. All parking shall have durable and dustless surfaces suited to all weather use, unless required otherwise. If applicable, show handicapped parking and accessible routes to the structure and within the site to other structures and features.
- ☐ Identify and label all easements and widths, deed restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property, including but not limited to access, utilities, railroads, irrigation and overhead power. Include the Auditor's file number(s). *Before Any Development Occurs, Please Call 1-509-661-8400 To Locate Any PUD Easements!*
- ☐ Show the location of all existing and proposed overhead and underground utilities including, but not limited to water, sewer, gas, and electrical.
- ☐ Identify location of water lines, well and sanitary control radius. Note: A sanitary control radius around an off-site well may impact your project if it overlaps onto your parcel.
- ☐ Identify location of all well(s), septic/pump tank, drain field, reserve area and tight line involving the proposed structure(s). Show the distance from proposed structure(s) to septic tank, drain field, drinking water well source(s), and any water body, wetland area and/or flood plain to ensure they meet the required horizontal setbacks from each other and property lines. See Chelan Douglas Health District Horizontal Setback Table for details. If applicable, the approved Health District and County site plan must be identical.
- ☐ If drinking water wells, septic tank/drain field is off site, show the location of these systems on the adjacent property or properties and provide a copy of the easement agreement(s).
- ☐ If applicable, identify existing and proposed landscaping, screening and/or fencing. (Show type of landscaping, size, spacing, and provisions for irrigation).
- ☐ If applicable, include outdoor lighting and signage. Label each as existing or proposed.

ACKNOWLEDGEMENT SECTION

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

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

Initials

(Owner and, if applicable, Applicant)

- MAK MAK 1. All applications will be reviewed for completeness and processed according to Chelan County Code Title 14. Each application may be denied if not consistent with all Chelan County Codes, adopted regulations, Comprehensive Plan and related plans or studies.
- MAK MAK 2. This application does not constitute approval of the proposed development and Chelan County does not make any guarantee, either express or implied, that this application will be approved.
- MAK MAK 3. False statements, errors and/or omissions in this application or information provided with or in regard to this application may be sufficient cause for denial of the request.
- MAK MAK 4. Additional permit applications and approvals may be necessary to conduct specific activities.
- MAK MAK 5. Application fees are non-refundable, except when approved by the Board.
- MAK MAK 6. In the event of any legal proceeding to challenge this application, any environmental determination or any other aspect of the proposed development, the applicant/owner(s) shall be solely responsible to defend such challenge and pay all court costs and attorney's fees necessary for such defense.

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- MS MAC 7. Chelan County is hereby given consent to enter the property(ies) listed above.
- MS MAC 8. I certify that I am the property owner, or authorized agent of the property owner, and I have familiarized myself with the rules and regulations of Chelan County with respect to making this application.
- MS MAC 9. I certify that I possess full legal authority and rights necessary to exercise control over the subject property.
- MS MAC 10. I certify that this application has been made with the consent of the lawful property owner(s).
- MS MAC 11. I certify that all Easements, Deed Restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property have been accurately disclosed and are shown on the site plan submitted with this application.
- MS MAC 12. This application shall be subject to all additions to and changes in the laws, regulations and ordinances applicable to the proposed development until a determination of completeness has been made pursuant to Section 14.08.030.

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

Owner Signature: MSB. T. Taylor Place: Wenatchee Date: _____

Print Name: Michael S. Taylor

Owner/Applicant/Agent Signature: MA Green Place: Wenatchee Date: 2/28/19

Print Name: Michelle A. Green

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

Print Name: _____

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SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

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A. Background [\[help\]](#)

MAR 04 2019

1. Name of proposed project, if applicable: [\[help\]](#) Riverstone Ranch/Rezone Application

2. Name of applicant: [\[help\]](#) Riverstone Ranch, LLC

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COMMUNITY DEVELOPMENT

3. Address and phone number of applicant and contact person: [\[help\]](#)

Contact Person: Michelle A. Green of Jeffers, Danielson, Sonn & Aylward, PS

P.O. Box 1688, Wenatchee, WA, 98807-1688 (509)662-3685

Applicant: Michael S. Taylor for
Riverstone Ranch, LLC
3748 State Highway 97A, Wenatchee
(509)421-8538

SEPA Review by Emily Morgan, project planner

4. Date checklist prepared: [\[help\]](#) 2/28/2019
5. Agency requesting checklist: [\[help\]](#) Chelan County Department of Community Development
6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#) 2019
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)
Applicant is considering applying for a residential subdivision planned development and/or cluster development, but has not made any plans in that regard
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#) None
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#) None
10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#) Approval of comprehensive plan map amendment, zoning map amendment and ~~de~~ designation as agricultural land of long-term commercial significance
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#) See attached Exhibit A, Section (i) and attached parcel maps.
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#) See attached Exhibit B

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B. Environmental Elements [\[help\]](#)CHELAN COUNTY
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Most less than 2%-3% slope (roughly 95% of the property), very minor portion of the property over 5% slope (5% of property or less)

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)Soil types: BvB, BvC, CoF2, Lh and WeB. See attached Exhibit A, Section (vii) and Exhibit B (NRCS map).
No soils will be removed in connection with the proposal.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#) No *Known geo hazard area*
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#) N/A
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#) No *geo site assessment req'd for development*
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#) N/A
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#) N/A

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#) N/A
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#) No
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#) N/A **RECEIVED**

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3. Water [\[help\]](#)

a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)
Wenatchee River directly to the North
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)
No
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)
N/A
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#) No

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- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

[\[help\]](#)

No

*FIRM panel
5300150800A - flood development permit
may be req'd w/ future
development*

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

No

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

N/A

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c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

N/A

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

No

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

No

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

N/A

4. Plants [help]

- a. Check the types of vegetation found on the site: [help]

☐ deciduous tree: alder, maple, aspen, other
☒ evergreen tree: fir, cedar, pine, other some pine trees
☒ shrubs native shrubs
☒ grass native grasses
☐ pasture
☐ crop or grain
☒ Orchards, vineyards or other permanent crops.
☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
☐ water plants: water lily, eelgrass, milfoil, other
☐ other types of vegetation

- b. What kind and amount of vegetation will be removed or altered? [help]

None

orchard potentially removed
w/ future development

- c. List threatened and endangered species known to be on or near the site. [help]

None known,

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [help]

N/A

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- e. List all noxious weeds and invasive species known to be on or near the site. [help]

None known.

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5. Animals [help]

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [help]

Examples include:

birds: hawk, heron, eagle, songbirds, other: Birds: osprey and other birds
 mammals: deer, bear, elk, beaver, other: Mammals: deer, black bear, beaver
 fish: bass, salmon, trout, herring, shellfish, other Fish: salmon and fish in the Wenatchee River

- b. List any threatened and endangered species known to be on or near the site. [help]

No known species on or near the site other than those listed above

riparian zones

- c. Is the site part of a migration route? If so, explain. [help]

No

- d. Proposed measures to preserve or enhance wildlife, if any: [help]

N/A

- e. List any invasive animal species known to be on or near the site. [\[help\]](#)

None

6. **Energy and Natural Resources** [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

N/A

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

No

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

N/A

7. **Environmental Health** [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#) No

- 1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#) There is no known contamination. However, in connection with the operation of the Property as an orchard, small periodic amounts of chemical sprays and fertilizers have been applied to the trees in the orchard (**continued below)
- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)
None
- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#)
None
- 4) Describe special emergency services that might be required. [\[help\]](#)
None
- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)
N/A

b. **Noise** [\[help\]](#)

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

Highway 2 to the South

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2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

N/A

3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

N/A

8. Land and Shoreline Use [\[help\]](#)

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

The site is currently planted and farmed in orchard. Adjacent properties are residential and agricultural.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#) Yes. The property is designated as agricultural land of long-term commercial significance and would be de-designated as part of the proposal. See Exhibit A, Section (vii). No orchards are planned to be removed at present time. (**continued below)

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)

No

c. Describe any structures on the site. [\[help\]](#)

One garage/storage building and one manufactured home

d. Will any structures be demolished? If so, what? [\[help\]](#)

No

e. What is the current zoning classification of the site? [\[help\]](#)

AC

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

AC

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

Rural shoreline

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

[\[help\]](#)

Yes: (1) erosive soils; and (2) Class II habitat -- riparian

potential flood plain / floodway

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

N/A

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j. Approximately how many people would the completed project displace? [\[help\]](#)

None

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

N/A

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

The proposal is compatible with existing adjacent land uses and adjacent zoning.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

The property would be de-designated as agricultural land of long-term commercial significance. See attached Exhibit A, Section (vii). No other resource lands would be impacted.

9. Housing [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

N/A

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None

c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

N/A

10. Aesthetics [\[help\]](#)

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

N/A

b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

N/A

b. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

N/A

11. Light and Glare [\[help\]](#)

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

N/A

b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

No

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None

d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

N/A

12. Recreation [\[help\]](#)a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

Wenatchee River, City of Leavenworth

b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

N/A

13. Historic and cultural preservation [\[help\]](#)a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. [\[help\]](#)

No

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

No

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

w/ app noticing Tribes & DHP are notified

N/A

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)

N/A

14. Transportation [\[help\]](#)a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

Highway 2 provides existing access

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

Yes. A Link transit bus stop is approximately 175 feet from the property at the entrance to Lone Pine Road and Highway 2.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

N/A

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

No

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

N/A

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

None

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)

No

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

N/A

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

No

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

N/A

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site: [\[help\]](#)
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

Utilities are: electricity, irrigation water and domestic well

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- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

N/A

C. Signature [\[help\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee _____

Position and Agency/Organization _____

Date Submitted: _____

D. Supplemental sheet for nonproject actions [\[help\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

None

Proposed measures to avoid or reduce such increases are:

None

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

None

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

None

3. How would the proposal be likely to deplete energy or natural resources?

None

Proposed measures to protect or conserve energy and natural resources are:

None

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4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

None

Proposed measures to protect such resources or to avoid or reduce impacts are:

None

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

None

Proposed measures to avoid or reduce shoreline and land use impacts are:

None

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

None

Proposed measures to reduce or respond to such demand(s) are:

None

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

No conflict

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EXHIBIT A**COMPREHENSIVE PLAN AMENDMENT APPLICATION
RIVERSTONE RANCH, LLC**

Chelan County Code ("CCC") 14.14.050(C) contains a list of information that must be included within an application for a Comprehensive Plan map amendment. Each item and the responsive statement or information is included below.

(i) A detailed statement of what is proposed to be changed and why. Identify the specific comprehensive plan land use designation map and zoning map that would be amended.

Riverstone Ranch, LLC ("Riverstone") proposes to amend the Chelan County Comprehensive Plan and the Chelan County Zoning Map (see attached parcel maps and attached SEPA Checklist) for Chelan County Tax Parcel No. 24-18-07-140-150 (the "Property"). Riverstone proposes to amend the Comprehensive Plan map and the zoning map to rezone the Property from Commercial Agricultural Land (AC) to Rural Residential/Resource 2.5 (RR 2.5), and to remove the designation of the Property as agricultural resource land of long-term commercial significance.

The purpose of the proposal is to have the Property zoned in a manner that would allow the Property to be developed in the future for a residential subdivision, to have the Property zoned consistently with the surrounding residential uses to the east and west, and to increase the available land for residential development.

(ii) Explain how the proposed amendment is consistent with the goals of the Washington State Growth Management Act (Chapter 36.70A RCW as amended) and any applicable county-wide planning policies.

The proposed amendment is consistent with Washington State Growth Management Act (the "GMA"). Specifically, the proposal is consistent with the following goals under the GMA as set forth under RCW 36.70A.020:

(1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

The Property is not located within an urban growth area; however, it is located between the Leavenworth Urban Growth Area boundary and the Peshastin Urban Growth Area boundary along a stretch of land with Highway 2 to the South and the Wenatchee River to the North. The other properties within this stretch of land are zoned Rural Residential/Resource 5 (RR 5), Rural Residential/Resource 2.5 (RR 2.5), Rural Waterfront (RW), and Commercial Agricultural Lands (AC). Riverstone owns and farms the only orchard within this stretch of land. The majority of the other properties located in this stretch of land have residential uses. The proposal is compatible with the surrounding uses and would be harmonious with the existing uses.

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While the Property is not within an urban growth area, it is located directly north of Highway 2 and public facilities and services can be provided in an efficient manner.

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

The proposal would not result in the inappropriate conversion of undeveloped land into sprawling, low-density development. Rather, the proposal would allow for higher-density development in an area that is already surrounded by residential uses and in close proximity to the urban growth areas of Peshastin and Leavenworth.

(3) Transportation. Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.

The proposal is consistent with the GMA's goals regarding transportation. The Property is located directly adjacent to Highway 2, a developed and coordinated transportation route, and the proposal would not result in heavy traffic through residential neighborhoods or otherwise result in traffic congestion or impacts on inadequate streets or roads.

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(4) Housing. Encourage the availability of affordable housing 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.

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The proposal directly responds to the need for housing and the goal to promote a variety of residential densities. If adopted, the proposal encourages the productive use of the Property and development of the Property to contribute to available housing.

(5) Economic development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

The proposal is compatible with and serves to encourage economic development by supporting new businesses and growth in the Leavenworth and Peshastin areas by providing necessary development and housing options.

The proposal is also consistent with the following county-wide planning policies:

Policy 4: The proposal is consistent with the policies for county-wide transportation facilities and strategies, through an integrated transportation system and is within the current capacity. The Property is located directly adjacent to Highway 2, a

developed and coordinated transportation route, and the proposal would not result in heavy traffic through residential neighborhoods or otherwise result in traffic congestion or impacts on inadequate streets or roads.

Policy 5: The proposal is consistent with the county-wide policies for housing by directly addressing land available for housing options, encouraging the productive development of the Property for housing, and permitting new housing in an area that already is surrounding by higher-density housing.

Policy 7: The proposal is consistent with the county-wide policies for economic development and employment. Specifically, one of the factors is “[t]he availability of housing to support economic growth.” The proposal would encourage the development of the Property as additional housing that would support economic growth in the Leavenworth and Peshastin areas and directly respond to a need for more housing in the area.

(iii) A statement of how the amendment complies with or supports the comprehensive plan’s goals and policies.

The proposed amendment complies with and supports the Comprehensive Plan’s goals and policies, including without limitation, the following goals and policies:

Goal LU 1: The proposal supports the goal of providing an adequate supply of land to accommodate the housing needs. The rezone would encourage the development of the Property as residential housing, consistent with the surrounding uses and character of the area. The directly adjacent properties are zoned RR 2.5 and RR 5 and the proposal is consistent with the surrounding neighborhood and development that has already occurred.

Goal RE 1/Policy RE 1.3: The proposal maintains a balance between human uses and the natural environment. The Property is located north of Highway 2 and south of the Wenatchee River, between the Peshastin UGA and the Leavenworth UGA. The surrounding properties are designated RR 2.5 and RR 5. The proposal would encourage a rural land use designation that would accommodate residential housing, rural uses, and densities consistent with the existing character of the area.

Goal RE 3: The proposal encourages development at densities such that demands will not be created for urban levels of public services and facilities in rural areas. The RR 2.5 designation is a rural designation, and would permit the orderly development of the Property, in an area adjacent to urban growth areas, a natural stretch of land that would allow for the orderly extension of services as the two urban growth areas expand in the future.

Goal RE 4: The proposal encourages rural economic development consistent with the Comprehensive Plan and the GMA. Specifically, the purpose of the RR 2.5 designation is “[t]o 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.” The RR 2.5 zoning as proposed can serve to provide buffering and/or transitioning between existing rural developments and areas of higher densities. The Property is naturally suited based on the surrounding uses and the nearby UGA boundaries

to serve as a transition area for rural development, and possibly someday could be incorporated into one of the nearby UGAs.

Goal H 2: The proposal is consistent with the goal to promote a variety of residential densities and housing types. Re-designating the Property as RR 2.5 would encourage the development of the Property at a higher density than currently allowed, which would be consistent with the surrounding densities and character of the area.

Goal ED 4: The proposal would encourage the development of the Property, which would contribute to supplying adequate housing in support of local economic development efforts.

Transportation Goals and Policies: The proposal is consistent with the Transportation Goals and Policies in that it would encourage development in proximity to existing infrastructure, and would not result in increased traffic or congestion on rural roads.

(iv) A detailed statement on how the land use designation amendment complies with comprehensive plan land use designation/siting criteria.

The land use designation amendment from Commercial Agricultural Lands to Rural Residential/Resource 2.5 complies with the Comprehensive Plan land use designation/siting criteria for RR 2.5. The purpose of RR 2.5 is to “maintain the range of rural development opportunities consistent with the rural character and rural development provisions” as outlined in the Comprehensive Plan. Residential and agricultural uses are appropriate for RR 2.5, which constitutes the entirety of the surrounding uses, as well as the current use of the Property. The Property is immediately adjacent to existing residential and rural developments and near urban growth areas, which is consistent with the locational guidelines for RR 2.5. The Property has some physical constraints to development in that it is sandwiched between the Wenatchee River to the North and Highway 2 to the South. The directly adjacent uses are RR 5 and RR 2.5. The designation of the Property as RR 2.5 would not require extension or provision of urban levels of services. Consistent with the “Existing Land Uses” element of the locational guidelines for RR 2.5, the predominant parcel sizes surrounding the Property are roughly 2.5 to 5 acres in size. The Property and the surrounding area is entirely consistent with the expressed land use designation and siting criteria for RR 2.5.

(v) A statement of how the amendment is consistent with and supported by the capital facility element and the transportation element of the comprehensive plan, or if not, what changes to these elements would be required.

The proposed amendment is consistent with and supported by the capital facility element and the transportation element of the Comprehensive Plan. The designation of the Property as RR 2.5 would not require extension or provision of urban levels of services. The proposal would encourage development in proximity to existing infrastructure, and would not result in increased traffic or congestion on rural roads. No changes to these elements would be required as a result of the adoption of the proposal.

(vi) For land use designation amendments, identify the land uses surrounding the affected property and describe how the proposed change would affect the surrounding land uses. Describe why the proposed amendment is more appropriate than the existing land use designation.

The land uses adjacent to the Property are residential (zones RR 5 and RR 2.5). Across the Wenatchee River to the North of the Property, there are agricultural uses. Across Highway 2 to the South of the Property, there is a commercial fruit stand and store, and agricultural uses. With respect to the stretch of land between the Leavenworth UGA and the Peshastin UGA between Highway 2 and the Wenatchee River, the uses are almost entirely residential (zones RR 5 and RR 2.5). Two of the adjacent parcels to the north (which are zoned AC) are each less than 2 acres and contain single-family residences. The proposal would not negatively impact the surrounding uses. Rather, the proposal would render the Property suitable for development consistent with the surrounding uses.

(vii) Will the proposed amendment affect lands designated as resource lands of long-term commercial significance and/or critical areas? If so, how will the proposed amendment impact these areas.

The Property is zoned and designated as Commercial Agricultural Land (AC). Under Chapter 4, *Resource Element*, of the Comprehensive Plan, all land that is designated as AC is considered agricultural lands of long-term commercial significance. The adoption of the proposal to change the zoning of the Property to RR 2.5 would result in the de-designation of the Property as resource land. While the Property is currently designated as agricultural land of long-term commercial significance as a result of its current AC zoning, the Property is appropriate for de-designation as resource land because it did not meet the criteria for designation in the first instance.

WAC 365-190-050(3)(c) lists various criteria that should be considered in determining whether land has long-term commercial significance for agriculture. The first factor is whether the land contains prime and unique farmland soils as mapped by the Natural Resources Conservation Service ("NRCS"). Attached is the NRCS soils map for the Property and directly surrounding area. As shown in the NRCS soils data, the significant majority of the soils on the Property is Leavenworth fine sandy loam (denoted as "Lh"). Leavenworth fine sandy loam is a very light soil and not prime for pear orchards. While the soils on the Property allow for the production of pears, the soils are not considered prime soils for pear production, which is the current and historical use of the Property. The soils on the Property also contain a large amount of river rocks. The lack of prime and unique soils on the Property is a significant factor that weighs in favor of approval of the proposal.

Other factors under WAC 365-190-050(3)(c) support de-designation and approval of the proposal, including the following:

- (v) Relationship or proximity to urban growth areas. As discussed above, the Property is located near the Leavenworth UGA and the Peshastin UGA.

- (vi) Predominant parcel size. The parcel is 63 acres and is surrounding by residential uses to the east and west, the Wenatchee River to the north, and Highway 2 to the south. The fact that the parcel is only 63 acres and not contiguous with other orchard property makes it less valuable from an orchard production standpoint.
- (vii) Land use settlement patterns and their compatibility with agricultural practices. As noted above, the surrounding areas are being developed for more residential uses. Residences adjacent to orchard operations can be problematic as a result of sprays, equipment, and other incompatible operations.
- (x) Land values under alternate uses. The pear market is declining. The Property is significantly more valuable as potential land for residential development than pear orchard.

The adoption of the proposal will not impact any of the critical areas or ecosystems identified under CCC 14.98.485: wetlands, fish and wildlife habitat conservation areas, frequently flooded areas, aquifer recharge areas, or geologically hazardous areas. The Property is not located within a flood plain. The Property is included in the Shoreline Master Program as "rural shoreline" and it is partly classified as a critical area for erosive soils and Class 2 habitat and riparian. The proposal would not impact the critical areas in any way.

(viii) How would the proposed amendment affect the supply of land that is available for various purposes to accommodate projected growth over the twenty-year planning period covered by the comprehensive plan.

The proposed amendment directly responds to the housing need and contributes to the supply of land that is available to accommodate projected growth over the twenty-year planning period covered by the Comprehensive Plan. The proposal would encourage the development of the Property for residential uses and would increase the supply of land available to accommodate projected growth.

(ix) Explain how the proposed change would serve the interests of not only the applicant, but the public as a whole, including health, safety or welfare.

The proposed change serves the interests of the public as a whole by encouraging the development of the Property for residential uses. The proposal would not pose any health, safety, or welfare concerns, and would serve the public interest by allowing the Property to be developed in response to the housing need within the County.

(x) For any proposed urban growth area boundary changes submitted pursuant to Section 14.14.040, a detailed statement describing:

- (a) That the designated area of expansion is contiguous to an existing UGA; and**

- (b) How the area is characterized by urban growth; and
- (c) The availability of or plans of urban governmental services; and
- (d) The compatibility of the proposal with designated natural resource lands and the protection of designated critical areas; and
- (e) That there is insufficient land within the existing urban growth area to permit the urban growth that is forecast to occur in the twenty-year time frame covered by the comprehensive plan, or there can be shown an overriding public interest which shall clearly demonstrate that the amendment of the urban growth area is necessary to protect the health, safety, and welfare.

The Property is not within the UGA and the application does not propose a modification to the UGA boundaries.

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COMMUNITY DEVELOPMENT

EXHIBIT B
Location of Proposal, Maps, NRCS Soils Map

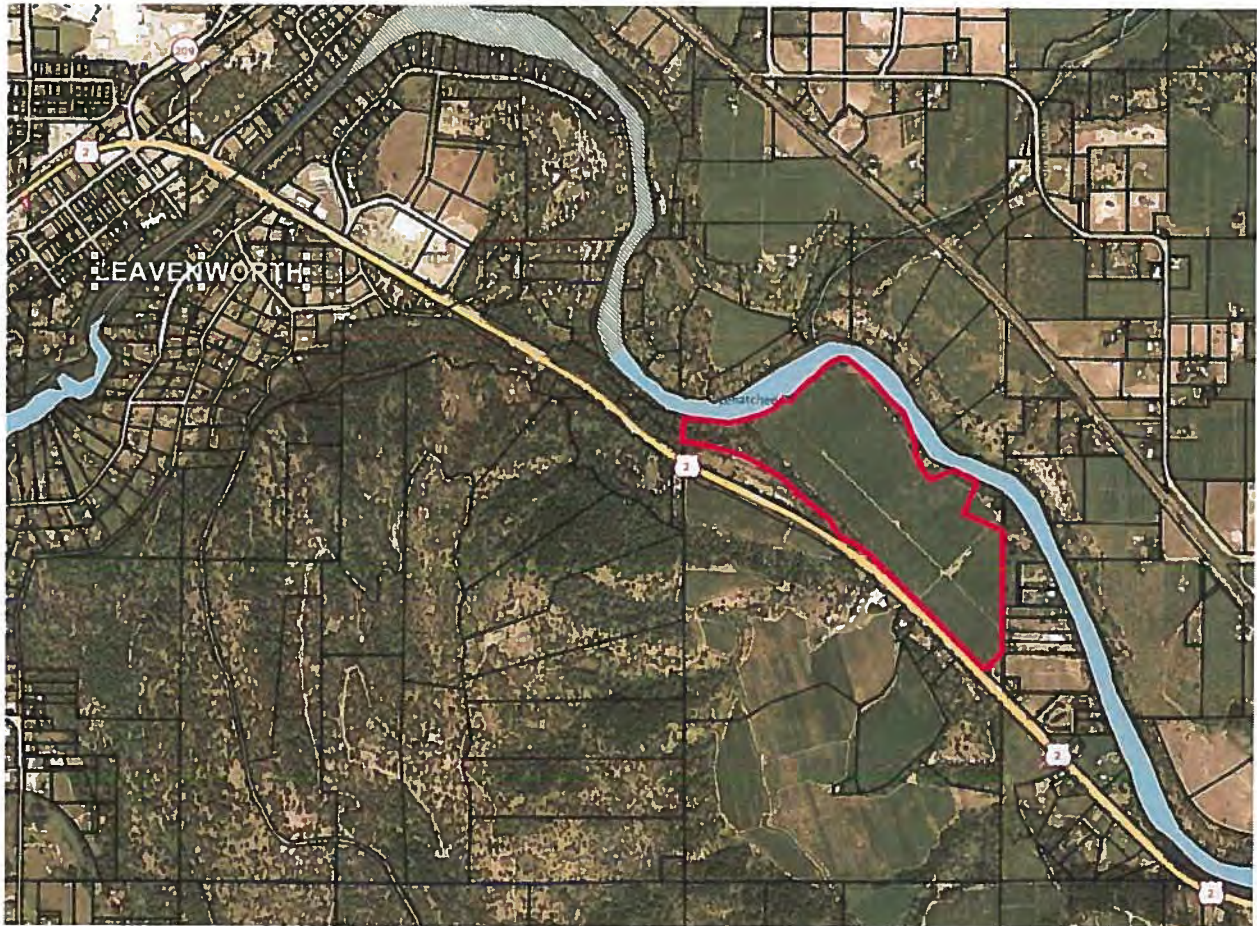
Legal Description – Chelan County Tax Parcel No. 24-18-07-140-150:

Lot 2 as delineated Chelan County Short Plat No. 2005-050, Chelan County, Washington, according to the plat thereof recorded under Chelan County Auditor's No. 2220313.

(located in the East half of Section 7, Township 24 North, Range 18, E.W.M.)

Address: 10990 US Highway 2A, Leavenworth, Washington

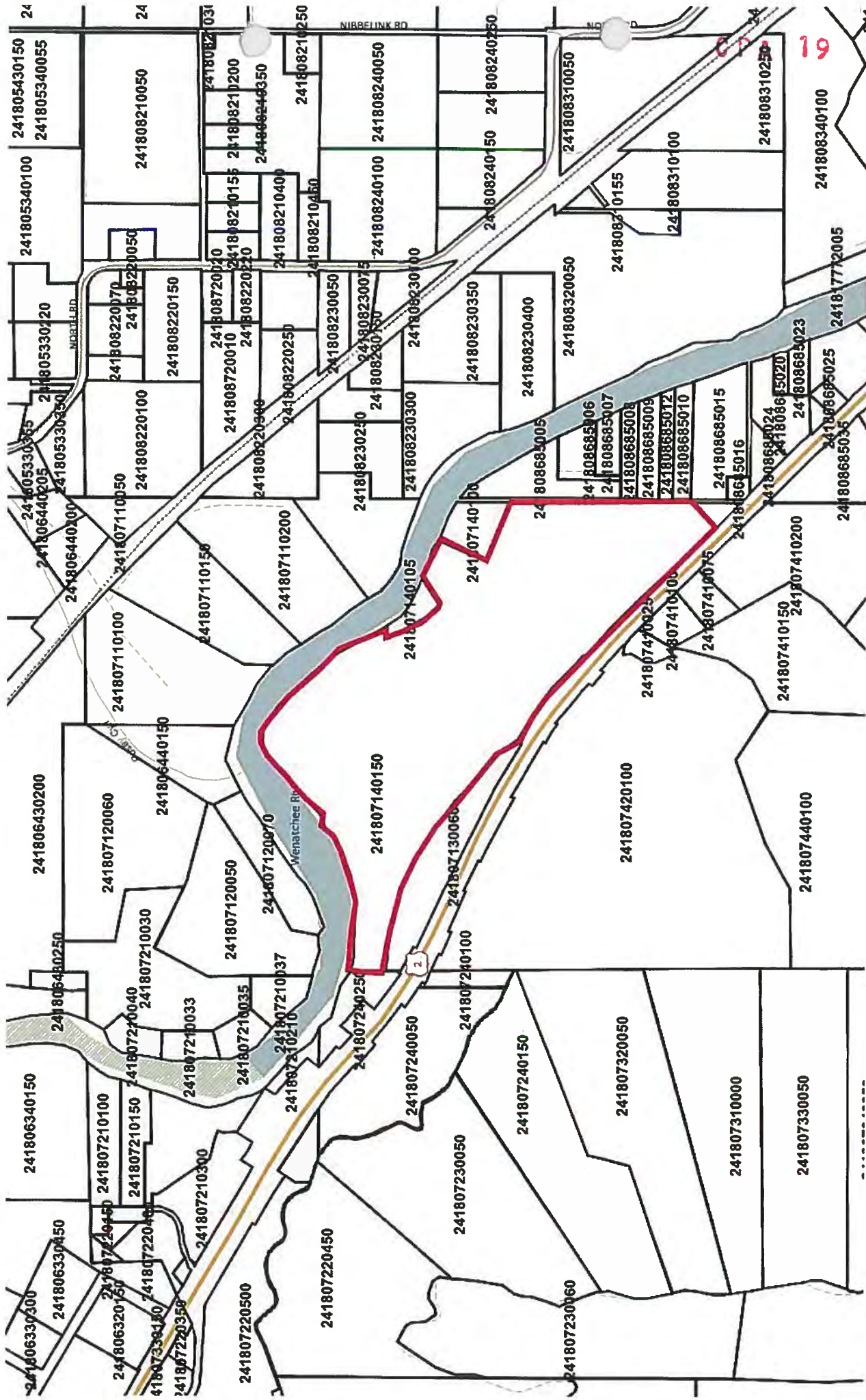
The property is outlined in red on the below aerial area map:



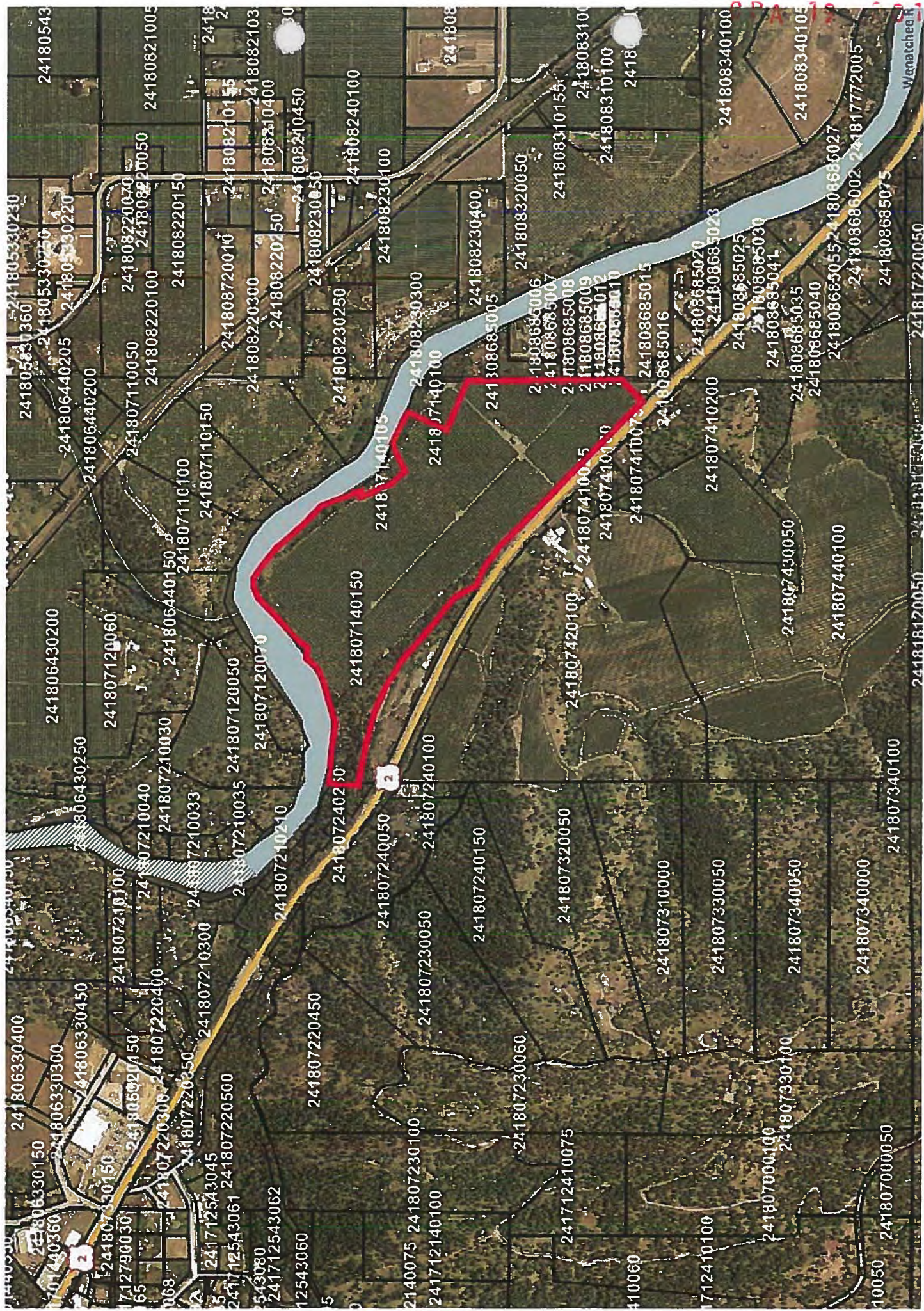
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CHELAN COUNTY
COMMUNITY DEVELOPMENT



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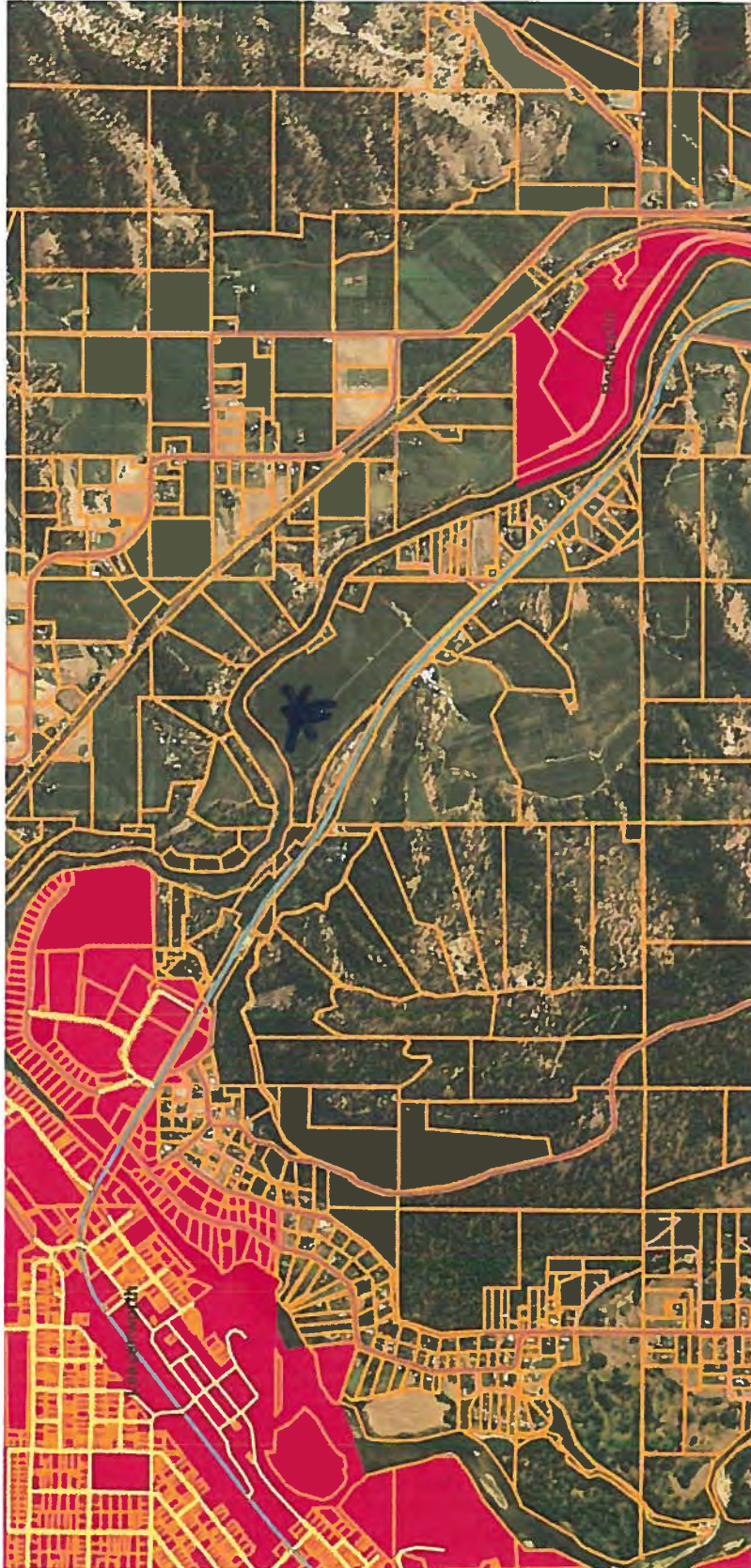
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COMMUNITY DEVELOPMENT

CFA 19 001

- ☐ Contours
- ☐ Townships
- ☐ Sections
- ☐ 2019 Sales
- ☐ 2018 Sales
- ☐ 2017 Sales
- ☒ Roads
- ☒ Parcels
- ☒ City Limits
- ☐ Streams
- ☒ Urban Growth Areas
- ☐ Zoning
- ☐ Erosion



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CHELAN COUNTY
COMMUNITY DEVELOPMENT

2 of 2

T24 R8 S7

SHORT PLAT

ofn 2220313

SP 20148

CHELAN COUNTY

SHORT PLAT NO. 2005-050

NOTES

1. IF ANY NATIVE AMERICAN GRAVE SITES OR ARCHEOLOGICAL RESOURCES ARE DISCOVERED OR EXCAVATED, THE OWNER/DEVELOPER/CONTRACTOR SHALL STOP WORK IMMEDIATELY AND NOTIFY CHELAN COUNTY DEPARTMENT OF BUILDING/FIRE AND PUBLIC SAFETY AND CHELAN COUNTY DEPARTMENT OF ARCHEOLOGY AND HISTORIC PRESERVATION IN CONFORMANCE WITH RCW 27.53.020.
2. NOxious WEED CONTROL IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.
3. SETBACKS SHALL BE DETERMINED AT THE TIME BUILDING PERMITS ARE REQUESTED UNLESS SETBACKS ARE SPECIFICALLY DRAFTERD ON THIS SHORT PLAT. THE SETBACKS MAY BE VARED BY THE CHELAN COUNTY DEPARTMENT OF BUILDING/FIRE AND PUBLIC SAFETY. ENCROACHMENTS INTO THE SETBACKS MAY BE ACCEPTABLE.
4. ALL BUILDINGS THAT REQUIRE A BUILDING PERMIT WITHIN THIS SHORT PLAT SHALL HAVE CLASS A ROOFING MATERIALS.
5. PRIVATE ROADS OR EASEMENTS ARE NOT MAINTAINED BY CHELAN COUNTY.
6. PRIVATE ACCESS, MAINTENANCE AND IMPROVEMENT AGREEMENT FILED UNDER AUDITOR'S FILE # 2220313.
7. PRIVATE WELL MAINTENANCE AGREEMENT FILED UNDER AUDITOR'S FILE NO. 2220313.
8. UNLESS FIRE PROTECTION CREDITS OF 100% ARE OTHERWISE SPECIFIED, ALL BUILDINGS SHALL BE CONSIDERED TO BE "RESIDENTIAL SPRINKLER SYSTEM" THAT CONFORM TO NFPA 13D.
9. ALL CONDITIONS OF APPROVAL AS FURNISHED IN SHORT PLAT NO. 2005-050 DECISION ARE IN FULL FORCE AND EFFECT.
10. NEW CONSTRUCTION WITHIN 200 FEET OF THE ORDINARY HIGH WATER MARK SHALL BE CONSIDERED TO BE "SHORELINE DEVELOPMENT" WITHIN THE CHELAN COUNTY SHORELINE MASTER PROGRAM AND CHELAN COUNTY CODE "ZONING RESOLUTION" SECTION 11.78 - SHORELINE DEVELOPMENT. CONSTRUCTION OF SUCH DEVELOPMENT SHALL OBTAIN, AS NECESSARY, REQUIRED STANDARDS, SPECIFICATIONS, REGULATIONS AND REQUIREMENTS. THE APPLICANT SHALL OBTAIN, AS NECESSARY, REQUIRED SHORELINE PERMITS FOR NON-EXEMPT DEVELOPMENT(S) WITHIN THE SHORELINE JURISDICTION.
11. ALL UTILITIES SHALL BE INSTALLED UNDER GROUND (PURSUANT TO SHORELINE MASTER PROGRAM SECTION 16.2.1).
12. EROSION CONTROL MEASURES MUST BE IN PLACE PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION. THESE MEASURES SHALL BE DESIGNED AND CONSTRUCTED TO PREVENT SURFACE WATER BY STORM WATER RUNOFF SAND, SILT, AND SOIL POLLUTANTS.
13. NO BUILDING/DEVELOPMENT PERMITS SHALL BE ISSUED UNTIL THE APPLICANT HAS OBTAINED A PERMITTED EROSION CONTROL AND APPROVED AND/OR ACCEPTED BY THE JURISDICTIONAL AGENCY.
14. PRIOR TO ISSUANCE OF BUILDING PERMITS, THE APPLICANT SHALL SUBMIT TO THE CHELAN COUNTY DEPARTMENT OF BUILDING/FIRE AND PUBLIC SAFETY AND CHELAN COUNTY DEPARTMENT OF ARCHEOLOGY AND HISTORIC PRESERVATION A SITE ASSESSMENT IN ACCORDANCE WITH CHELAN COUNTY CODE SECTION 11.86.070.
15. THE SUBJECT PROPERTY IS WITHIN OR NEAR DESIGNATED LONG TERM COMMERCIAL AGRICULTURAL LANDS ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES MAY OCCUR THAT ARE NOT PERMITTED FOR RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF LIMITED DURATION.
16. FIRE PROTECTION MAY BE IMPROVED DUE TO THE ABILITY TO GAIN ACCESS BECAUSE OF SUBSTANDARD POORLY OR NO MAINTENANCE OF ACCESS ROADSWAYS. CHELAN COUNTY AND CHELAN COUNTY FIRE DISTRICT SHALL BE RESPONSIBLE FOR THE LOSS OF LIFE OR PROPERTY IF PROPER ACCESS CANNOT BE OBTAINED.
17. ALL NEW DRIVEWAYS WILL REQUIRE A PERMIT FROM PUBLIC WORKS AND SHALL BE CONSTRUCTED TO CHELAN COUNTY STANDARDS PRIOR TO ISSUANCE OF A BUILDING PERMIT.
18. BASED UPON THE HISTORICAL AGRICULTURAL USE OF THIS LAND, THERE IS A POSSIBILITY THE SOIL CONTAINS RESIDUAL CONCENTRATIONS OF PESTICIDE.
19. THE HEALTH DISTRICT HAS NOT REVIEWED THE LEGAL VALIDITY OF THIS SHORT PLAT. THE HEALTH DISTRICT EVALUATIONS MAY BE REQUIRED AT THE TIME OF APPLICATION FOR INDIVIDUAL SEPTIC SYSTEM CONSTRUCTION PERMITS.

SHEET 2 OF 2



SHORT PLAT FOR
RUDY PREY, JR.
PART OF GOVT. LOTS 11 AND 12, AND
PORTION OF NE 1/4 OF THE SE 1/4
SEC. 7, TWP. 24, RANG. 18, E.W.M.
CHELAN COUNTY, WASHINGTON



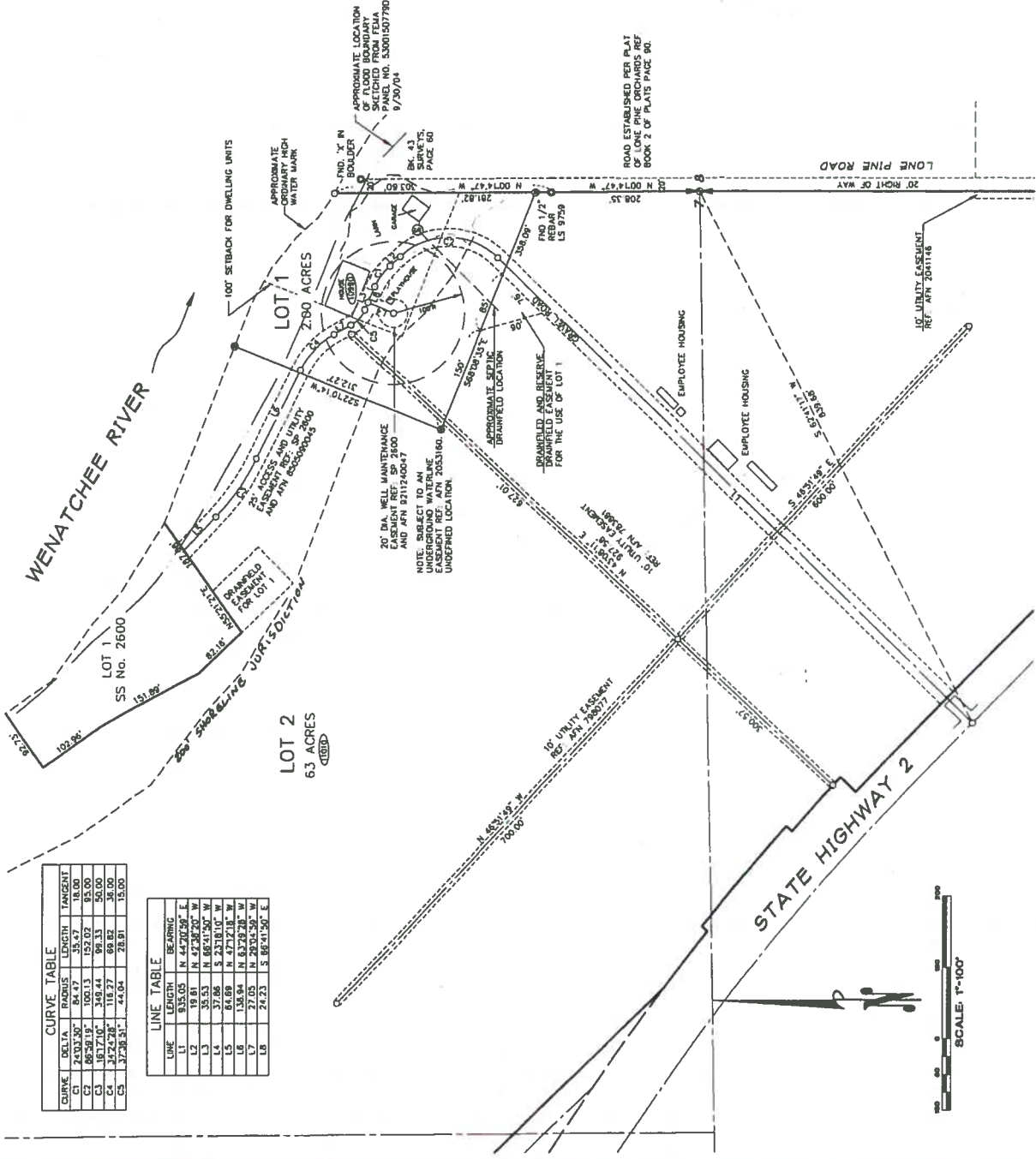
EQUIPMENT USED:
CORNERS FOUND 10/7/04
TOPCON HIPER PLUS
RTK GPS METHOD

LEGEND:
○ = FOUND REBAR W/CAP LS #22864 UNLESS NOTED
○ = FOUND REBAR W/CAP LS #6231 UNLESS NOTED
○ = SET 5/8" x 7' REBAR W/CAP L.S. # 22864
○ = COMPUTED POSITION-NOT FOUND OR SET
○ = STREET ADDRESS
(2621) = FOUND CONTROL ADJUMENT AS DESCRIBED

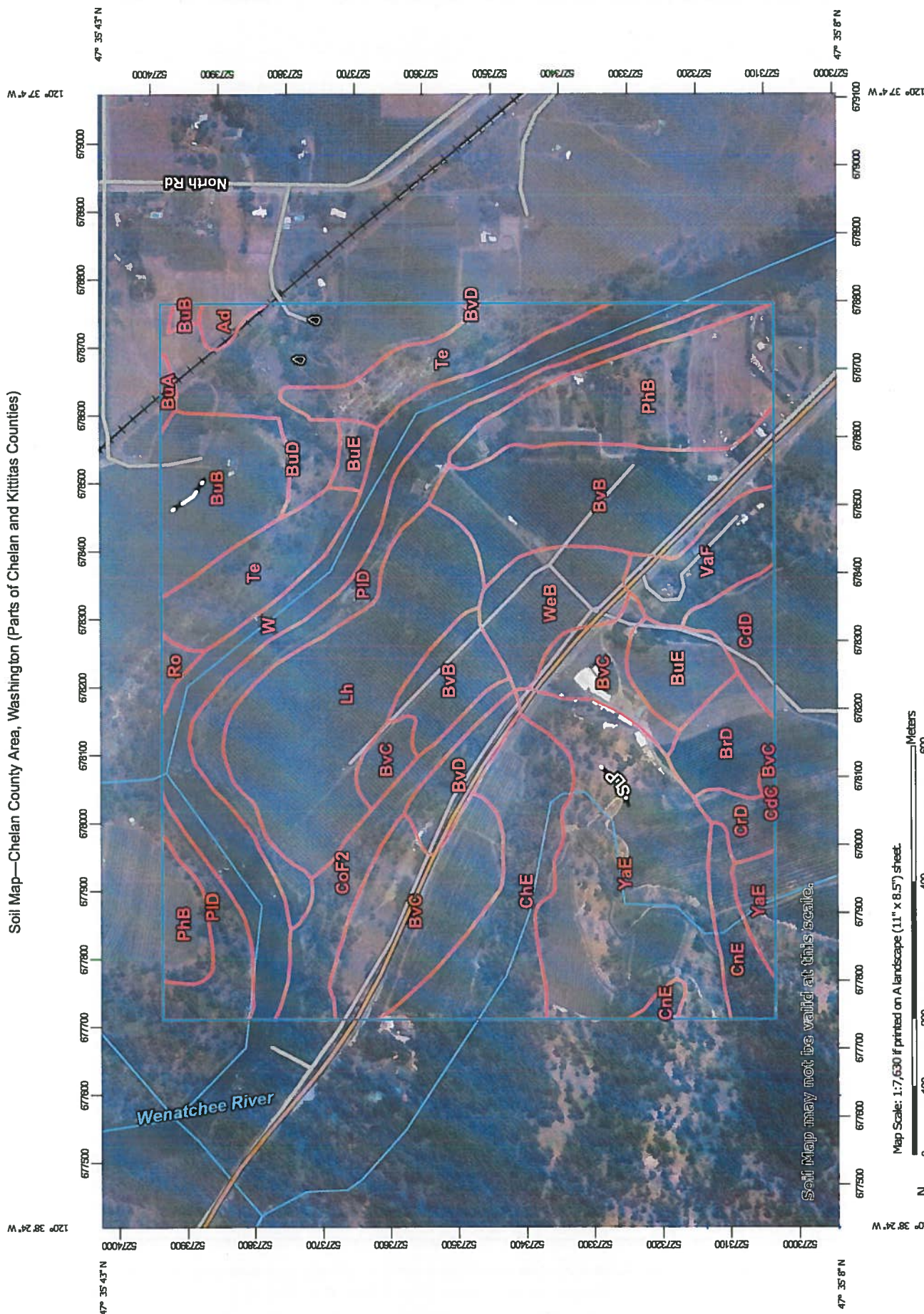
BASIS OF BEARINGS:
Record of Survey as Filed in
Book 46 of Surveys at Page 1

CURVE TABLE			
CURVE	DELTA	RADIUS	TANGENT
C1	2430.50'	84.47	35.47
C2	8658.15'	100.13	152.02
C3	18172.00'	348.44	98.33
C4	3723.98'	44.84	28.81
C5	17238.91'	44.84	28.81

LINE TABLE		
LINE	LENGTH	BEARING
L1	935.05	N 44°20'59" E
L2	38.81	N 47°32'20" W
L3	38.81	N 47°32'20" W
L4	37.86	S 2°11'00" W
L5	64.89	N 47°12'18" W
L6	136.84	N 63°28'28" W
L7	27.05	N 29°32'58" W
L8	24.23	S 89°41'50" E



Soil Map—Chelan County Area, Washington (Parts of Chelan and Kittitas Counties)



MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.























Soil Survey Area: Chelan County Area, Washington (Parts of Chelan and Kittitas Counties)
Survey Area Date: Version 14, Sep 10, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 3, 2014—Sep 21, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

MAP LEGEND

	Area of Interest (AOI)		Spoil Area
	Area of Interest (AOI)		Stony Spot
	Soil Map Unit Polygons		Very Stony Spot
	Soil Map Unit Lines		Wet Spot
	Soil Map Unit Points		Other
	Special Point Features		Special Line Features
	Blowout		Water Features
	Borrow Pit		Streams and Canals
	Clay Spot		Transportation
	Closed Depression		Rails
	Gravel Pit		Interstate Highways
	Gravelly Spot		US Routes
	Landfill		Major Roads
	Lava Flow		Local Roads
	Marsh or swamp		Background
	Mine or Quarry		Aerial Photography
	Miscellaneous Water		
	Perennial Water		
	Rock Outcrop		
	Saline Spot		
	Sandy Spot		
	Severely Eroded Spot		
	Sinkhole		
	Slide or Slip		
	Sodic Spot		

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Map Unit Legend

CHELAN COUNTY
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Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ad	Alluvial land	1.0	0.4%
BrD	Brief gravelly sandy loam, 15 to 25 percent slopes	4.7	2.0%
BuA	Burch fine sandy loam, 0 to 3 percent slopes	0.5	0.2%
BuB	Burch fine sandy loam, 3 to 8 percent slopes	9.8	4.2%
BuD	Burch fine sandy loam, 15 to 25 percent slopes	13.8	5.9%
BuE	Burch fine sandy loam, 25 to 45 percent slopes	5.5	2.3%
BvB	Burch loam, 3 to 8 percent slopes	20.9	8.9%
BvC	Burch loam, 8 to 15 percent slopes	18.4	7.8%
BvD	Burch loam, 15 to 25 percent slopes	3.5	1.5%
CdC	Cashmont gravelly sandy loam, 8 to 15 percent slopes	0.1	0.0%
CdD	Cashmont gravelly sandy loam, 15 to 25 percent slopes	3.5	1.5%
ChE	Chelan cobbly sandy loam, 25 to 45 percent slopes	12.6	5.3%
CnE	Cle Elum silt loam, 25 to 45 percent slopes	4.1	1.8%
CoF2	Cle Elum-Rock outcrop complex, 25 to 65 percent slopes	7.0	3.0%
CrD	Colockum silt loam, 15 to 25 percent slopes	2.0	0.8%
Lh	Leavenworth fine sandy loam	21.6	9.2%
PhB	Peshastin loam, 3 to 8 percent slopes	17.2	7.3%
PID	Peshastin stony loam, 0 to 25 percent slopes	16.2	6.9%
Ro	Rock outcrop	0.8	0.3%
Te	Terrace escarpments	14.2	6.0%
VaF	Varelum silt loam, 45 to 65 percent slopes	5.7	2.4%
W	Water	19.3	8.2%
WeB	Wenatchee silt loam, 3 to 8 percent slopes	7.1	3.0%

Soil Map—Chelan County Area, Washington (Parts of Chelan and Kittitas Counties)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
YaE	Yaxon silt loam, 25 to 45 percent slopes	26.3	11.1%
Totals for Area of Interest		235.9	100.0%

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COMMUNITY DEVELOPMENT

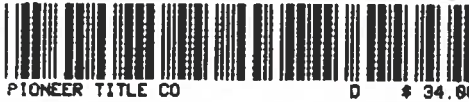
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EXHIBIT C
Copy of Deed

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CHELAN COUNTY
COMMUNITY DEVELOPMENT



2220871
Page: 1 of 3
02/16/2006 10:28A
Chelan Co, WA

CPA 19 001

Filed for and return to:

OGDEN MURPHY WALLACE, P.L.L.C.
1 Fifth Street, Suite 200
PO Box 1606
Wenatchee WA 98807-1606

REAL ESTATE FINANCE TAX

CH-000000

Chelan County Treasurer
David S. Grunwald CPA

By JK-16-06
Treasurer

The information contained in this boxed section is for recording purposes only pursuant to RCW 36.18 and RCW 65.04, and is not to be relied upon for any other purpose, and shall not affect the intent of or any warranty contained in the document itself.

Grantor(s): Rudolf Prey, Jr., a single man
Grantee(s): Riverstone Ranch, LLC, a Washington limited liability company
Reference Number(s) of Documents Assigned or Released: N/A
Abbreviated Legal Description: Lot 2, Short Plat No. 2005-050, Chelan County, WA
Complete or Additional Legal Description on Page 1 of Document.
Assessor's Parcel Number(s): Portion of 24-18-07-140-100

WARRANTY FULFILLMENT DEED

THE GRANTOR, **Rudolf Prey, Jr.**, a single man, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, convey and warrant to **Riverstone Ranch, LLC**, a Washington limited liability company, the following described real estate, situated in the County of Chelan, State of Washington:

Lot 2 as delineated on Short Plat No. 2005-050, Chelan County, Washington,
according to the plat thereof recorded at Chelan County Auditor's No. 2220313.

This deed is given in fulfillment of that certain Real Estate Contract recorded January 3, 2005, at Auditor's No. 2190646 (the purchaser's interest therein was assigned to Riverstone Ranch, LLC by Quitclaim Deed recorded on November 23, 2005, at Chelan County Auditor's No. 2215049), as amended by that First Amendment to Real Estate Contract recorded on February 8, 2006, at Auditor's No. 2220315, and conditioned for the conveyance of the above-described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under Michael Taylor, Fieldstone Property I, LLC, or Riverstone Ranch, LLC, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the original date of said contract.

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MAR 04 2019



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Page: 2 of 3
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Chelan Co, WA

CPA 19 001

Real Estate Excise Tax was paid on this sale or stamped exempt on January 3, 2005, under Chelan County Treasurer's No. 126210.

DATED this 12 day of January, 2006.

RUDOLF PREY, JR.

Agreed to and accepted by:

RIVERSTONE RANCH, LLC

By:
Michael S. Taylor, Member

STATE OF WASHINGTON)
)ss.
County of Chelan)

I certify that I know or have satisfactory evidence that **Rudolf Prey, Jr.** is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 24 day of February, 2006.



Karen Bergren (printed name)
NOTARY PUBLIC, State of Washington
My appointment expires 12-9-07

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Page: 3 of 3
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Chelan Co, WA

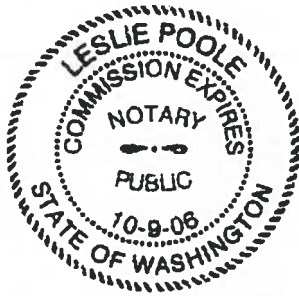
STATE OF WASHINGTON)

)ss.

County of Chelan)

I certify that I know or have satisfactory evidence that **Michael S. Taylor** is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as an authorized Member of Riverstone Ranch, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 12 day of January, 2006.



Leslie Poole
Leslie Poole (printed name)
NOTARY PUBLIC, State of Washington
My appointment expires 10-9-06

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CHELAN COUNTY
COMMUNITY DEVELOPMENT



Chelan County
Department of Community Development

Receipt Number: 19-00272

316 WASHINGTON ST. SUITE 301
Wenatchee, WA 98801
(509) 667-6225

Payer/Payee: TAYLOR ORCHARDS LLC
3748 STATE HWY 97A
WENATCHEE WA 98801

Cashier: EMILY MORGAN
Verified By: EMORGAN

Date: 03/04/2019

CPA 19-001 COMPREHENSIVE PLAN AMENDMENT 10990 US HWY 2 UNIT A LEAVENWORTH, WA 98826

<u>Fee Description</u>	<u>BARS Number</u>	<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>
Comp Plan Amendment/GMA (Map)	010.020.32210.05.000	\$1,747.00	\$1,747.00	\$0.00
Environmental Review (SEPA)	010.020.34589.03.000	\$213.00	\$213.00	\$0.00
GIS Permit Tracking/Archiving/Digitizing Plan Surcharge	010.020.34589.07.000	\$28.00	\$28.00	\$0.00
		\$1,988.00	\$1,988.00	\$0.00
		TOTAL PAID:	\$1,988.00	

<u>Payment Method</u>	<u>Reference Number</u>	<u>Payment Amount</u>
CHECK	004593	\$1,988.00
Total:		\$1,988.00

Notes :

3/4/2019 Verified by EMORGAN

Project Information

<u>Permit #</u>	<u>Permit Type</u>	<u>Project Description</u>	<u>Parcel #</u>
CPA 19-001	CPA	Seeking rezone from AC to RR2.5	241807140150

Project Contacts

<u>Permit #</u>	<u>Name</u>	<u>Association</u>	<u>Address</u>
CPA 19-001	JEFFERS DANIELSON SONN & AYLWARD, P S	AGENT	2600 CHESTER KIMM RD, WENATCHEE, WA 98801
	RIVERSTONE RANCH LLC	APPLICANT	C/O TAYLOR ORCHARDS LLC, WENATCHEE, WA 98801
	RIVERSTONE RANCH LLC	OWNER	C/O TAYLOR ORCHARDS LLC, WENATCHEE, WA 98801

CHELAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
AFFIDAVIT OF POSTING

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STATE OF WASHINGTON)
) SS
COUNTY OF CHELAN)

NOV 7 2019

CHELAN COUNTY
COMMUNITY DEVELOPMENT

Michael S. Taylor, being first duly sworn, deposes and says:
That at all times mentioned herein she/he was, and now is, a citizen of the United States, a resident of the State of Washington, and over the age of 21 years.

I declare under the penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

That the general notice of land use action containing the permit #, applicant name and a description of the proposal for a Comprehensive Plan Map Amendment CPA2019-001, was maintained on the subject property, in accordance with the records of property ownership of the Chelan County Assessor, in good conditions from 25 Oct 2019 (date of posting the project site by the Chelan County Department of Community Development), through 7 Nov 2019 (the end of the public comment period), and the affidavit returned to the Chelan County Department of Community Development on 4 Nov 2019.

[Signature]
Signature

10/4/19
Date

ACKNOWLEDGEMENT

This is to certify that on 4 day of November, 2019.

Michael S. Taylor to me known to be the person(s), who executed the foregoing Affidavit of Posting and acknowledged to me that they signed the same as their free and voluntary act. WITNESS my hand and official seal the day and year last above written.

Leslie Poole
Notary Public in and for the State of Washington,
residing in Wenatchee

My commission expires 10-09-22



AFFP

Affidavit of Publication

STATE OF WASHINGTON }
COUNTY OF CHELAN } SS

The Wenatchee World is a legal newspaper published in the Chelan County, Washington, and approved as such by the Superior Court of said County and State. Serving the counties of Chelan, Douglas, Grant & Okanogan.

That said newspaper was regularly issued and circulated on those dates.

October 24, 2019

Subscribed to and sworn to me this 24th day of October 2019.

Chris Gerber

Chris Gerber, Notary Public, Chelan County, Washington

My commission expires: March 07, 2022

00002552 00081705 509-667-6475

CHELAN CO DEPT OF COMMUNITY DEVELOPMENT
(CCDCD)
316 WASHINGTON ST. #301
WENATCHEE, WA 98801

NOTICE OF APPLICATION AND ENVIRONMENTAL REVIEW

Notice is hereby given that the Chelan County Department of Community Development has received and found the following land use application to be complete and ready for processing, public review and comment. It has further been determined that this proposal will likely not have a probable significant adverse impact on the environment. The Department expects to issue a Determination of Non-Significance (DNS) in accordance with the optional DNS process found in WAC 197.11.355. The proposal may include mitigation measures under applicable codes and public review process. Mitigation measures may be required regardless of whether an EIS is prepared, however possible mitigation measures are unknown at the issuance of this notice. A copy of the subsequent threshold determination for this proposal may be obtained upon request to this department. This may be the only opportunity to comment on the environmental impacts of this proposal.

Emily
CPA 2019-001: An application for a Comprehensive Plan Map Amendment was submitted by Michelle Green of Jeffers, Danielson, Sonn, & Aylward (agent) on behalf of Riverstone Ranch, LLC (owner) to change the land use designation for the subject property from Commercial Agricultural Lands (AC) to Rural Residential/Recreational 2.5 acres (RR2.5). The subject property is located at 10990 US Hwy 2A, Leavenworth, WA 98826 and further identified by Assessor's Parcel No.: 24-18-07-140-150. Pursuant to WAC 197-11-800(6), this proposal is not SEPA exempt; a SEPA checklist was provided with application.

CPA 2019-002: An application for a Comprehensive Plan Map Amendment was submitted by Brian & Carley Bjorklund (owners) to change the land use designation for the subject property from Commercial Agricultural Lands (AC) to Rural Residential/Recreational 5 acres (RR5). The subject property is located at 6201 Tigner Rd., Cashmere, WA 98815 and further identified by Assessor's Parcel No.: 23-19-07-110-250. Pursuant to WAC 197-11-800(6), this proposal is not SEPA exempt; a SEPA checklist was provided with application.

On October 24, 2019, this application was noticed to the public and no action will be taken on the project until the Agency comment period ends November 7, 2019.

All reports and file of record are available at 316 Washington St., Suite 301 Wenatchee, WA 98801 for review. Public comments will be accepted at any time prior to the close of the public record on project permits. Chelan County welcomes written public comment on all proposed land use actions. Comments must include your name, current address, original signature, should be as specific as possible and may be mailed or personally delivered at the address listed above. Any person has the right to receive notice, participate in any hearings, request a copy of the final decision and appeal the decision as provided by law.

RECEIVED

OCT 28 2019

CHELAN COUNTY
COMMUNITY DEVELOPMENT

CHRIS GERBER
Notary Public
State of Washington
My Commission Expires

File: CPA 2019-001

**CHELAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
AFFIDAVIT OF MAILING**

STATE OF WASHINGTON)
)
COUNTY OF CHELAN) SS

Wendy Lane, being first duly sworn, deposes and says:
That at all times mentioned herein she/he was, and now is, a citizen of the United States, a resident of the State of Washington, and over the age of 21 years.

I declare under the penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

That on October 24, 2019, I personally mailed true and correct copies of the hereto attached:

- ☐ Notice of Shoreline Application
☒ Notice of Application
☐ Other _____

to all property owners within 1000 feet (excluding 60 feet of Street rights of way pursuant to Section 14.08.060 (1)(B), Chelan County Code) of the project boundary in accordance with the records of property ownership of the Chelan County Assessor and any other interested parties. A copy of the mailing list is attached to this affidavit.

Wendy Lane
Signature

October 24, 2019
Date

ACKNOWLEDGEMENT

This is to certify that on 24th day of October, 2019

Wendy Lane to me known to be the person who executed the foregoing Affidavit of Mailing and acknowledged to me that she signed the same as her free and voluntary act. WITNESS my hand and official seal the day and year last above written.

Emily R. Morgan
Notary Public in and for the State of Washington,
residing in Wenatchee

My commission expires Feb. 20, 2021



Wendy Lane

From: Wendy Lane
Sent: Wednesday, October 23, 2019 2:44 PM
To: 'mike.taylor@stemilt.com'
Subject: Notice of Application for CPA2019-001 Riverstone Ranch - Chelan County Dept. of Community Development
Attachments: CPA2019-001 Riverstone Ranch NOA & NOH Optional.pdf; CPA2019-001 Riverstone Ranch NOA AoP.pdf

Greetings,

Please find the attached Notice of Application for a Shoreline Substantial Development Permit regarding Riverstone Ranch, LLC's property, File# CPA2019-001. This notice should be posted on the subject property by October 24, 2019 or as soon as possible. Please place in a prominent position on site and maintain it for 14 days starting from the first day of posting. If you need a sign for posting, you may pick one up at our office. Also attached is the Affidavit of Posting that needs to be filled out with the appropriate information after the 14 days of comment period, signed before a notary and the original returned to this office. If your affidavit of posting is found not to be in the file, it may place a hold on the processing of the file.

If you have any questions pertaining to your application please contact the Chelan County Planner associated with this file, Emily Morgan at 509-667-6225 or Emily.Morgan@co.chelan.wa.us.

Sincerely,

Wendy Lane

Permit Clerk

Community Development Department



316 Washington Street, Suite 301,

Wenatchee, WA 98801

Phone: (509) 667-6231 | Fax: (509) 667-6475

Wendy.Lane@co.chelan.wa.us

The Department of Community Development would appreciate your feedback. Please take a moment to complete our Public Experience Survey:

[CLICK HERE TO TAKE THE SURVEY!](#)

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account may be a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

Wendy Lane

From: Wendy Lane
Sent: Wednesday, October 23, 2019 2:34 PM
To: 'miketaylor@stemilt.com'; 'michelleg@jdsalaw.com'
Cc: Emily Morgan
Subject: Notice of Application for CPA2019-001 Riverstone Ranch - Chelan County Dept. of Community Development
Attachments: CPA2019-001 Riverstone Ranch NOA & NOH Optional.pdf; CPA2019-001 Riverstone Ranch NOA AoP.pdf

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If you have any questions pertaining to your application please contact the Chelan County Planner associated with this file, Emily Morgan at 509-667-6225 or Emily.Morgan@co.chelan.wa.us.

Sincerely,

Wendy Lane

Permit Clerk

Community Development Department



316 Washington Street, Suite 301,
Wenatchee, WA 98801

Phone: (509) 667-6231 | Fax: (509) 667-6475

Wendy.Lane@co.chelan.wa.us

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Name	Address_1	Address_2	City	State	Countr	Zip Code	PARCEL
ZAYLY LODGE LLC	7641 SE 41ST ST		MERCER ISLAND	WA		98040	241808685012
JLE PERSONAL ENTERPRISE LLC	C/O EVANS COMPANY	1457 130TH AVE NE	BELLEVUE	WA		98005	241807210350
SKAGGS MATTHEW K	2723 ALLVIEW WAY		BRIAR	WA	USA	98036	241807230050
PREY RUDOLF	PO BOX 536		PESHASTIN	WA		98847	241807410200
PREY RUDY JR	PO BOX 536		PESHASTIN	WA		98847	241807420100
JOHNSON ROBERT W	3910 96TH AVE SE		MERCER ISLAND	WA	USA	98040	241807240150
SEXAUER ERIC & TONIE	14734 BEAR CREEK RD NE		WOODINVILLE	WA		98077	241807240250
KUTZLE BRENT ETAL	1395 NIGHTHAWK RIDGE LN		LEAVENWORTH	WA		98826	241807320050
MILLER JAMES ETAL	PO BOX 1991		LA QUINTA	CA		92247	241807410025
SCOTT DAVID & MEREDITH	10900 US HIGHWAY 2		LEAVENWORTH	WA	USA	98826	241807410050
CEDARQUIST JAN	10921 US HIGHWAY 2		LEAVENWORTH	WA	USA	98826-9304	241807410075
HOWARD STEPHEN L	10913 HWY 2		LEAVENWORTH	WA	USA	98826	241807410100
PREY RUDY JR	PO BOX 536		PESHASTIN	WA		98847	241807440100
TALL JONATHAN & TERESA ETAL	PO BOX 567		DRYDEN	WA		98821	241808220300
HEATH RONALD DALE	9700 NORTH RD		PESHASTIN	WA	USA	98847-9100	241808230150
HEATH RONALD DALE	9700 NORTH RD		PESHASTIN	WA	USA	98847-9100	241808230200
HEATH RONALD DALE	9700 NORTH RD		PESHASTIN	WA	USA	98847-9100	241808230250
COWAN ORCHARDS INC	C/O GEORGE T COWAN	9602 NIBBELINK RD	PESHASTIN	WA		98847-9519	241808230300
COWAN ORCHARDS INC	40 FOX HOLLOW RD		LEAVENWORTH	WA	USA	98826	241808230350
SCHWIRTLICH LONNIE & JORDAN	14314 PLAYA DEL REY		CORPUS CHRISTI	TX		78418	241808230400
GLACIER ISLAND LLC	40 FOX HOLLOW RD		LEAVENWORTH	WA		98826	241808320050
GRAND RIVER LODGE LLC	C/O DENNIS & BARBARA KNAPP	207 PARK LN APT 206	KIRKLAND	WA	USA	98033	241808685005
SHERWOOD KURTIS B	PO BOX 2203		LEAVENWORTH	WA		98826	241808685006
FARAR TODD A	9377 LONE PINE ORCHARD RD		LEAVENWORTH	WA	USA	98826	241808685007
MOORE ROGER & MOJDEH	2 WATER CLUB WAY UNIT 1804		NORTH PALM BEACH	FL		33408	241808685008
J5 PROPERTIES LLC	12785 SPRING ST		LEAVENWORTH	WA		98826	241808685009
SULLIVAN KEVIN & MELISSA	PO BOX 2109		LEAVENWORTH	WA	USA	98826	241808685010
SCOTT KAY V	10892 HIGHWAY 2		LEAVENWORTH	WA	USA	98826-9304	241808685015
SCOTT DOUGLAS M	10892 HIGHWAY 2		LEAVENWORTH	WA	USA	98826-9304	241808685016
RUDOLPH JUNE A	10774 US HWY 2		LEAVENWORTH	WA	US	98826	241808685025
RUDOLPH JUNE A	10774 US HWY 2		LEAVENWORTH	WA	US	98826	241808685030
JERRY D JEFFRIS TRUST	JEFFRIS LOVELLE A TRUSTEE	PO BOX 416	PESHASTIN	WA		98847	241808685035
PREY RUDY JR	PO BOX 536		PESHASTIN	WA	USA	98847	241807140100
MILLER DONALD W	11026 US HIGHWAY 2		LEAVENWORTH	WA	USA	98826	241807140105
RIVERSTONE RANCH LLC	C/O TAYLOR ORCHARDS LLC	3748 STATE HIGHWAY 9	WENATCHEE	WA	USA	98801	241807140150
RIVER HTS VACATION HOME LLC	PO BOX 1923		WENATCHEE	WA	USA	98807	241807110100
TALL JONATHAN & TERESA ETAL	PO BOX 567		DRYDEN	WA		98821	241807110150
TALL JONATHAN & TERESA ETAL	PO BOX 567		DRYDEN	WA		98821	241807110200
PREY RUDY JR	PO BOX 536		PESHASTIN	WA	USA	98847	241807130060
TALL JONATHAN & TERESA ETAL	PO BOX 567		DRYDEN	WA		98821	241807140050
JLE PERSONAL ENTERPRISE LLC	C/O EVANS COMPANY	1457 130TH AVE NE	BELLEVUE	WA		98005	241807210210
AVEY M ANN TRUSTEE	ANN AVEY REVOCABLE LIVING TRUS	PO BOX 2187	LEAVENWORTH	WA	USA	98826	241808685028
POSEY CANYON LLC	10020 NORTH RD		LEAVENWORTH	WA		98826	241807120060
POSEY CANYON LLC	10020 NORTH RD		LEAVENWORTH	WA		98826	241807120070
POSEY CANYON LLC	10020 NORTH RD		LEAVENWORTH	WA		98826	241807210030
POSEY CANYON LLC	10020 NORTH RD		LEAVENWORTH	WA		98826	241807210033
POSEY CANYON LLC	10020 NORTH RD		LEAVENWORTH	WA		98826	241807210035
POSEY CANYON LLC	10020 NORTH RD		LEAVENWORTH	WA		98826	241807210037
POSEY CANYON LLC	10020 NORTH RD		LEAVENWORTH	WA		98826	241806440150
WINDAU SCOTT & LAURA	402 W BUSINESS 190 UNIT 110		COPPERAS COVE	TX		76522	241807240050
PHIPPS KENNETH J	11347 US HIGHWAY 2		LEAVENWORTH	WA	USA	98826	241807240100
ZEDIKER EISLER ICYLE S TRT	C/O RUDOLPH DENNIS K	9555 NIBBELINK RD	PESHASTIN	WA		98847	241807410150
POSEY CANYON LLC	10020 NORTH RD		LEAVENWORTH	WA		98826	241806430200
AAAARIVERIDERCOM INC	10860 HWY 2		LEAVENWORTH	WA		98826	241808685020
ROBERTS NANCY B & STEVEN L HETTI	89 AVEY RIVER LN		LEAVENWORTH	WA		98826	241808685023
DOUGLAS STEVE	10886 HWY 2		LEAVENWORTH	WA	USA	98826-9304	241808685024
SMITH JONATHAN O & MARIA A ETAL	10793 HWY 2 #B		LEAVENWORTH	WA	USA	98826	241808685040
NEESE LOFUS E	PO BOX 103		LEAVENWORTH	WA	USA	98826-0103	241808685041
JLE PERSONAL ENTERPRISE LLC	C/O EVANS COMPANY	1457 130TH AVE NE	BELLEVUE	WA		98005	241807210200
POSEY CANYON LLC	10020 NORTH RD		LEAVENWORTH	WA		98826	241807120050

Wenatchee World

1

Order Invoice

PO Box 1511
Wenatchee WA 98807-1511

Phone: 5096635161

URL: www.wenatcheeworld.com

CHELAN CO DEPT OF COMMUNITY
DEVELOPMENT (CCDCD)
316 WASHINGTON ST. #301
WENATCHEE, WA 98801

Acct #: 00002552
Phone: (509) 667-6225
Date: 10/22/2019
Ad #: 00081705
Salesperson: LEGL Ad Taker: 190

Class: 0001

Ad Notes: Submitted by Wendy Lane 10-22-19

Sort Line: NOTICE OF APP & ENVIRON/WLane

Description	Start	Stop	Ins.	Cost/Day	Amount
01 The Wenatchee World	10/24/2019	10/24/2019	1	112.72	112.72
02 Wenatchee World Online	10/24/2019	10/24/2019	1	0.00	0.00

Ad Text:

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Payment Reference:

Total:	112.72
Tax:	0.00
Net:	112.72
Prepaid:	0.00
Total Due	112.72

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

**NOTICE OF APPLICATION, ENVIRONMENTAL REVIEW,
AND PUBLIC HEARING FOR PLANNING COMMISSION**

Project File No.: CPA 2019-001
Project Location: 10990 US Hwy 2A, Leavenworth, WA 98826; and identified by Assessor's Parcel No.: 24-18-07-140-150
Applicant/Owner: Riverstone Ranch, LLC
Agent: Michelle Green of Jeffers, Danielson, Sonn, & Aylward
Application Date: March 4, 2019
Determination of Complete: October 21, 2019
Notice of Application Date: October 24, 2019

Proposed Project Description: An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Commercial Agricultural Lands (AC) to Rural Residential/Recreational 2.5 acres (RR2.5).

Existing Environmental Documents: State Environmental Policy Act (SEPA) Checklist

SEPA Review: Chelan County has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of nonsignificance (DNS) for this project. The optional DNS process in WAC 197-11-355 is being used.

Permits Required: None known.

Public Review and Comment Period: PUBLIC COMMENT ON THIS PROPOSAL IS ENCOURAGED and no action will be taken on the project until the Agency comment period ends on **November 7, 2019**. Agencies, tribes, and the public are encouraged to review and comment on the proposed project. Public comments will be accepted at any time prior to the close of the public record on project permits. Chelan County welcomes written public comment on all proposed land use actions. Comments must include your name, current address, original signature, and should be as specific as possible. Any person has the right to receive notice, participate in any hearings, request a copy of the final decision and appeal the decision as provided by law. Written comments must be submitted to the Department of Community Development, 316 Washington St., Suite 301 Wenatchee, WA 98801; Attention: Emily Morgan or email Emily.Morgan@co.chelan.wa.us for additional information or to review application materials.

The complete case file on this matter is available for review during normal business hours at the office as referenced above Monday-Thursday between the hours of 8:00 A.M. and 5:00 P.M. and Friday between the hours of 8:00 A.M to 12 P.M or may be accessed by the following link: <https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeHome>

NOTICE IS HEREBY GIVEN that the Chelan County Planning Commission will hold an open record public hearing on **Wednesday, November 20, at 6:00 p.m.** in the Chelan County Administration Building, 400 Douglas Street, Wenatchee. The public is invited to attend the public hearing and comment on all pertinent matters. The Planning Commission will take action at the public hearing to forward recommendations on the above applications to the Board of County Commissioners.

Date Referrals Sent: _____

AGENCY REFERRALS	DATE RECEIVED	COMMENTS RECEIVED
<input type="checkbox"/> Assessor	_____	YES / NO
<input checked="" type="checkbox"/> Fire Marshall	_____	YES / NO
<input checked="" type="checkbox"/> Building Official	_____	YES / NO
<input type="checkbox"/> CD Health District	_____	YES / NO
<input type="checkbox"/> Water	_____	YES / NO
<input type="checkbox"/> Septic	_____	YES / NO
<input type="checkbox"/> Solid Waste	_____	YES / NO
<input type="checkbox"/> Food Service	_____	YES / NO
<input type="checkbox"/> Public Works	_____	YES / NO
<input type="checkbox"/> PUD	_____	YES / NO
<input type="checkbox"/> Power	_____	YES / NO
<input type="checkbox"/> Property	_____	YES / NO
<input type="checkbox"/> Water / Sewer	_____	YES / NO
<input type="checkbox"/> WA State Dept. of Natural Resources	_____	YES / NO
<input type="checkbox"/> Aquatic	_____	YES / NO
<input type="checkbox"/> Forest	_____	YES / NO
<input type="checkbox"/> WA State Dept. of Ecology	_____	YES / NO
<input type="checkbox"/> Shorelines/Wetlands	_____	YES / NO
<input type="checkbox"/> FEMA	_____	YES / NO
<input type="checkbox"/> WA Dept. of Fish & Wildlife	_____	YES / NO
<input type="checkbox"/> US Fish & Wildlife	_____	YES / NO
<input checked="" type="checkbox"/> WA State Dept. of Transportation	_____	YES / NO
<input type="checkbox"/> US Army Corps of Engineers	_____	YES / NO
<input checked="" type="checkbox"/> Fire District # <u>3</u>	_____	YES / NO
<input type="checkbox"/> Sewer Purveyor: _____	_____	YES / NO
<input type="checkbox"/> Water Purveyor: _____	_____	YES / NO
<input type="checkbox"/> Irrigation Dist.: _____	_____	YES / NO
<input type="checkbox"/> Water Dist.: _____	_____	YES / NO
<input checked="" type="checkbox"/> School Dist.: <u>Cascade</u>	_____	YES / NO
<input type="checkbox"/> Hospital Dist.: _____	_____	YES / NO
<input checked="" type="checkbox"/> City of: <u>Leavenworth</u>	_____	YES / NO
<input type="checkbox"/> Community Council: _____	_____	YES / NO
<input checked="" type="checkbox"/> WA State Archaeology	_____	YES / NO
<input checked="" type="checkbox"/> Yakama Nation	_____	YES / NO
<input checked="" type="checkbox"/> Confederated Tribes of Colville	_____	YES / NO
<input type="checkbox"/> Noxious Weed Control Board	_____	YES / NO
<input type="checkbox"/> Port of Chelan County	_____	YES / NO
<input checked="" type="checkbox"/> SEPA Register	_____	YES / NO
<input type="checkbox"/> Bureau of Land Management	_____	YES / NO
<input checked="" type="checkbox"/> Other: <u>CCDNR</u>	_____	YES / NO

Emily Morgan

From: Gould, William <GouldW@wsdot.wa.gov>
Sent: Tuesday, November 5, 2019 11:48 AM
To: Emily Morgan
Subject: RE: Request for Comments – CPA2019-001 Riverstone Ranch – Chelan County Dept. of Community Development

External Email Warning! This email originated from outside of Chelan County.

Thanks you for the response, Emily. I will readdress this issue at the point the property is proposed for subdivision.

bill

From: Emily Morgan <Emily.Morgan@CO.CHELAN.WA.US>
Sent: Tuesday, November 5, 2019 11:43 AM
To: Gould, William <GouldW@wsdot.wa.gov>
Subject: RE: Request for Comments – CPA2019-001 Riverstone Ranch – Chelan County Dept. of Community Development

Hi Bill,

In response to your questions, I feel as though they be more directed at Chelan County Public Works as they deal with the roads.

I would say that for this project though, there is no proposed development at this time and access would be further evaluated at the time that development is proposed in the future. Depending on the scope of what is proposed in the future, I would assume that Lone Pine Orchards Rd. would be required to be improved.

Let me know if you need further clarification!

Emily Morgan

Planner II

Community Development Department



316 Washington Street, Suite 301,

Wenatchee, WA 98801

Phone: (509) 667-6229 | Fax: (509) 667-6475

Emily.Morgan@co.chelan.wa.us

The Department of Community Development would appreciate your feedback. Please take a moment to complete our Public Experience Survey:

[CLICK HERE TO TAKE THE SURVEY!](#)

Wendy Lane

From: Emily Morgan
Sent: Tuesday, October 29, 2019 1:41 PM
To: Wendy Lane
Subject: FW: Request for Comments – CPA2019-001 Riverstone Ranch – Chelan County Dept. of Community Development
Attachments: Plat of Lone Pine Orchards.pdf

Can you please add the attached and below to the file?

Thanks!
EM

From: Gould, William [mailto:GouldW@wsdot.wa.gov]
Sent: Monday, October 28, 2019 4:58 PM
To: Emily Morgan
Subject: RE: Request for Comments – CPA2019-001 Riverstone Ranch – Chelan County Dept. of Community Development

External Email Warning! This email originated from outside of Chelan County.

Good afternoon, Emily.

Riverstone Ranch borders up against Lone Pine Orchards Rd. The attached document shows this to be a platted public road with no parcel attached to it. Lone Pine Orchards is considered a "public Highway" under RCW 47.04.010.

I have two questions for Chelan County.

- 1: Do you see any reason why the Riverstone Ranch Development could not be required to use and be required to improve Lone Pine Orchards Rd. for their Development rather than using their existing farm approach?
- 2: Is there a formal procedure for requesting a public highway be adopted by the Chelan County Commissioners for county road status?

Thanks,
bill

From: Emily Morgan <Emily.Morgan@CO.CHELAN.WA.US>
Sent: Thursday, October 24, 2019 12:14 PM
To: Gould, William <GouldW@wsdot.wa.gov>
Subject: RE: Request for Comments – CPA2019-001 Riverstone Ranch – Chelan County Dept. of Community Development

Hi Bill,

I am the assigned planner for this proposal, what can I help you with?

Respectfully,
Emily Morgan

Planner II
Community Development Department



316 Washington Street, Suite 301,
Wenatchee, WA 98801
Phone: (509) 667-6229 | Fax: (509) 667-6475
Emily.Morgan@co.chelan.wa.us

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From: Wendy Lane
Sent: Thursday, October 24, 2019 12:11 PM
To: Emily Morgan
Subject: FW: Request for Comments – CPA2019-001 Riverstone Ranch – Chelan County Dept. of Community Development

Hi Emily,

Could you please assist Mr. Gould with his questions?

Thanks,
Wendy

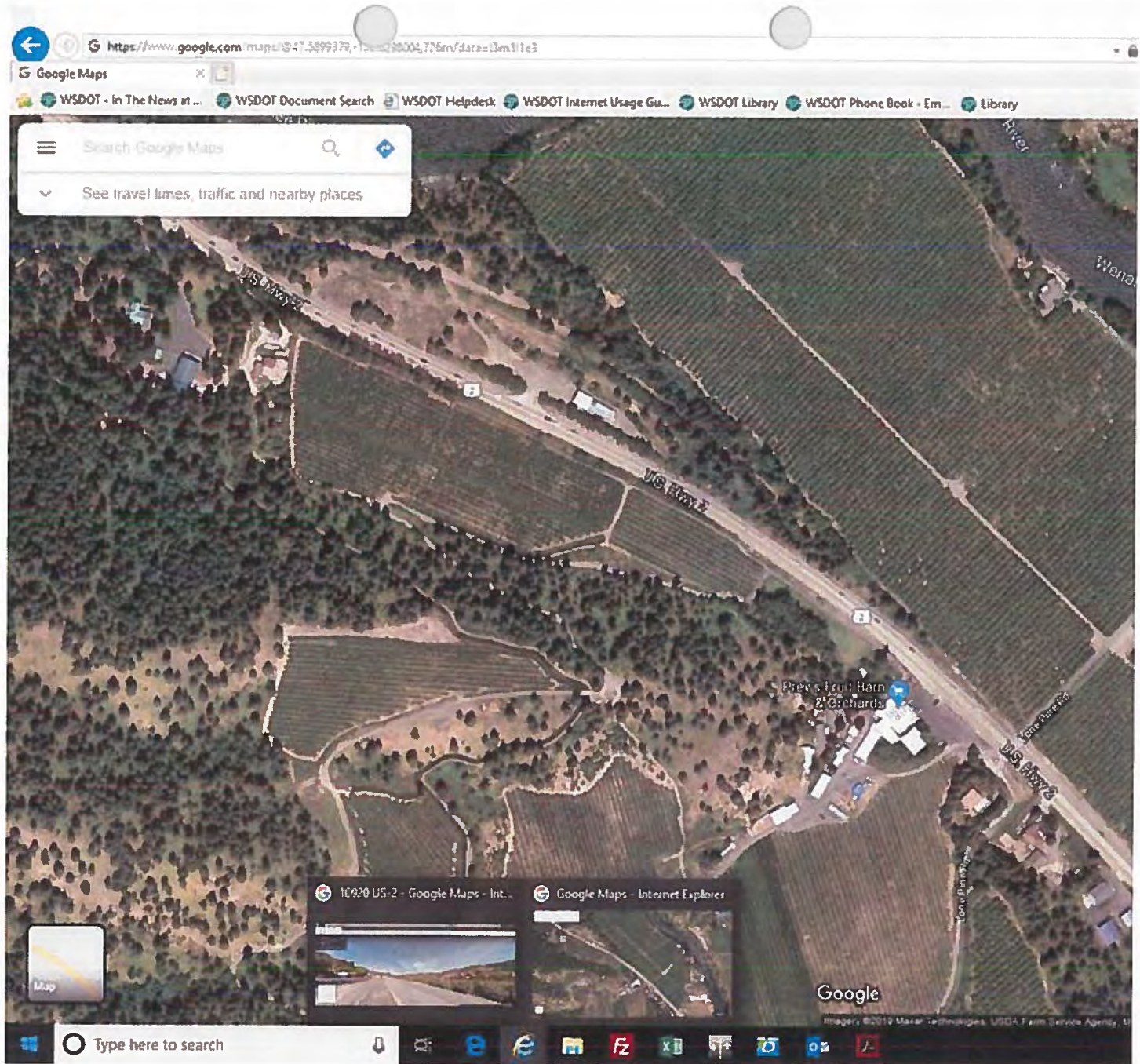
From: Gould, William [<mailto:GouldW@wsdot.wa.gov>]
Sent: Thursday, October 24, 2019 11:41 AM
To: Wendy Lane
Subject: RE: Request for Comments ŸV CPA2019-001 Riverstone Ranch ŸV Chelan County Dept. of Community Development

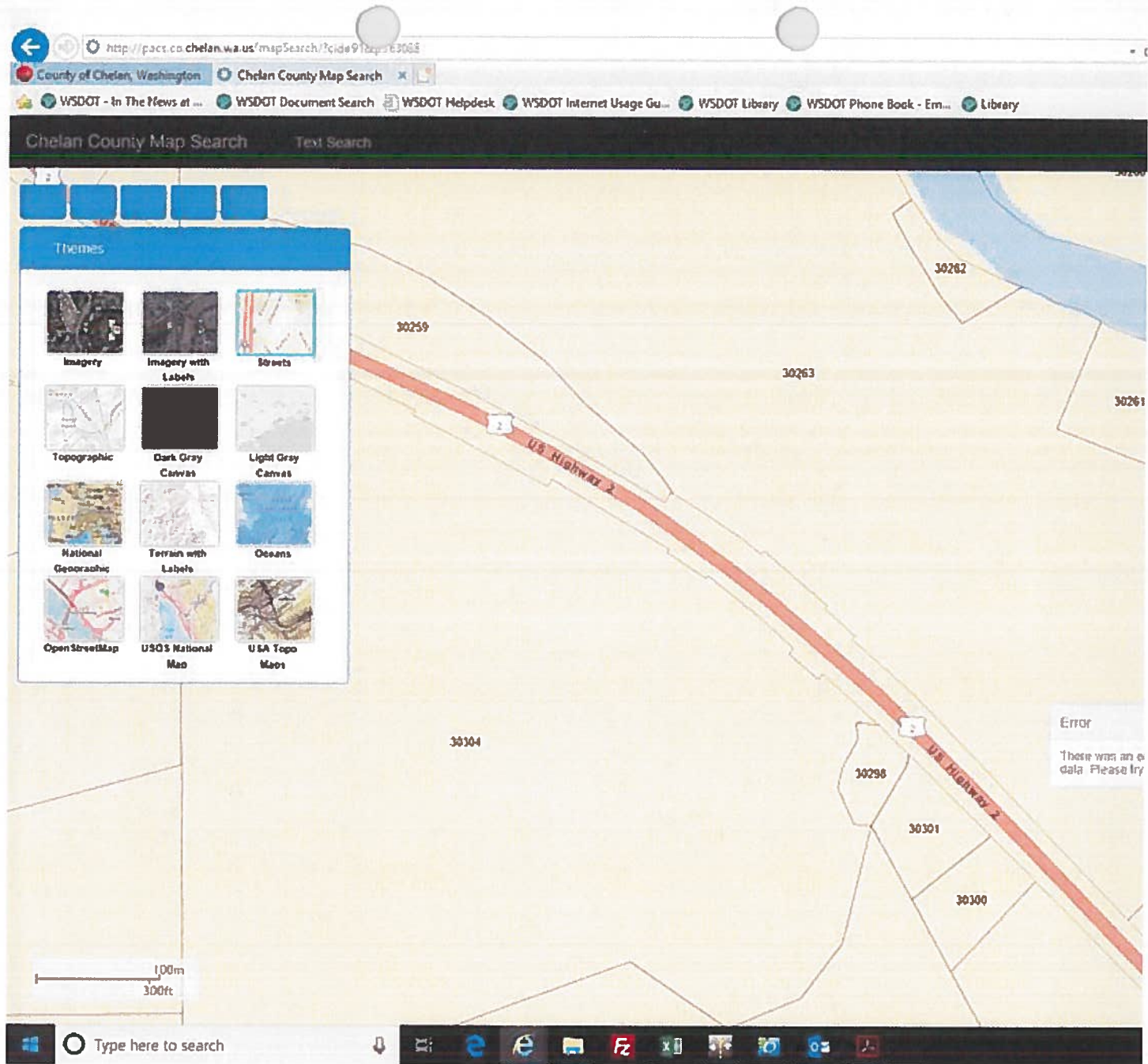
External Email Warning! This email originated from outside of Chelan County.

Good morning, Wendy.

I have done some research regarding Lone Pine Orchard Road located along the SE edge of the Riverstone Ranch parcel. I want to ask for clarification regarding my research pertaining to county road status. Do you have a good contract for me to discuss this issue with? This issue plays a role in how I respond back on the proposed rezone for this property in terms of US 2 access.

Thanks,
Bill Gould
WSDOT
(509) 667-2909





From: Wendy Lane <Wendy.Lane@CO.CHELAN.WA.US>

Sent: Thursday, October 24, 2019 9:35 AM

To: Gould, William <GouldW@wsdot.wa.gov>

Subject: Request for Comments – CPA2019-001 Riverstone Ranch – Chelan County Dept. of Community Development

Greetings,

We have a Comprehensive Plan Map Amendment application in which we are requesting comments from agencies and special districts. The comment due date is November 7, 2019. Attached are all the materials for your review, including your agency's referral sheet, and the Notice of Application.

If you have any questions regarding this file please contact the assigned Planner, Emily Morgan at (509) 667-6225 or Emily.Morgan@co.chelan.wa.us.

Thank you,

Wendy Lane

Permit Clerk

Community Development Department



316 Washington Street, Suite 301,
Wenatchee, WA 98801

Phone: (509) 667-6231 | Fax: (509) 667-6475

Wendy.Lane@co.chelan.wa.us

The Department of Community Development would appreciate your feedback. Please take a moment to complete our Public Experience Survey:
[CLICK HERE TO TAKE THE SURVEY!](#)

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Lane Fine Orchard's

DESCRIPTION

This plot of Lone Pine Orchards Leavenworth Wash compares the following described land. All of Box Lots Five (5) and Six (6) in Section Eight (8) T₂₄N-R18E. All lots in which extend on high water mark of a snatched river.

DEDICATION

Known to men by these presents that Martha E Brooks now Martha E Hyatt formerly Jane
Nycott her husband's owner in fee simple of Lone Pine Shadars, Leavenworth
was hereby seized his plot and hereby dedicated to the use of the public water
all roads pulled thereon
in witness whereof we Martha E Brooks now Martha E Hyatt and Samuel S
Nycott her husband have caused these presents to be executed in
city of Wichita, AD 1910

Signed Markha & Brooks

ACKNOWLEDGMENT. Samuel H. Hays, -

State of Washington
County of Chelan

[illegible]

50 540

H. F. Ashford

[illegible]

APPROVAL

Approved and accepted by the Board of
the Mission of Oregon County, Mo. on 12th
day of May 1897
Attest
Signed
Clerk of Board

2526-0719

DECLARATION

I, James M. Simons, do hereby certify that James M. Simons is the owner of the copyright in the work entitled Chord, and that the work is original and not a copy of any previously published work.

I, James M. Simons, do hereby declare that the work is original and not a copy of any previously published work.

Witness my hand and seal this 10 day of September, 1971.

James M. Simons

Acknowledgment

State of Washington
County of Grays Harbor
I, James H. Hulse

[illegible]

Given under my hand
day of Sept. 11 1911

Notary Public in and for the State of
 Maryland, on and during of
 in said State
 My commission expires, on or after the
 2011/11/14

40 acres - York County
or Chatham County, Newington
Sept 1911 J.M. BROWN
Co City Office

18-17 T24N-R18E14M

1911 Camp San Luis 58w Y-21 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

Wendy Lane

From: Roderick Donald (HSY) <Roderick.Donald.HSY@colvilletribes.com>
Sent: Monday, October 28, 2019 4:19 PM
To: Wendy Lane
Subject: RE: Request for Comments – CPA2019-001 Riverstone Ranch – Chelan County Dept. of Community Development

External Email Warning! This email originated from outside of Chelan County.

Hi Wendy,

The CCT H/A has no issues regarding this project as long as there are no ground-disturbing components to it. If, in the future, the proponent decided to develop the property, the CCT H/A would recommend a cultural resource survey of the project area prior to any ground-disturbance.

Thank you,

Kevin

Roderick Kevin Donald PhD/RPA
Tribal Archaeologist/History and Archaeology Program
Confederated Tribes of the Colville Reservation
Lucy B. Covington Government Center Building
21 Colville St./P.O. Box 150
Nespelem, WA 99155
509.634.2691(p)
509.631.2130(c)
509.634.2694 (f)

"If you want to know what a man's like, take a good look at how he treats his inferiors, not his equals."

-J.K. Rowling, Harry Potter and the Goblet of Fire

From: Wendy Lane [<mailto:Wendy.Lane@CO.CHELAN.WA.US>]
Sent: Thursday, October 24, 2019 9:45 AM
To: Roderick Donald (HSY); Guy Moura (HSY)
Subject: Request for Comments – CPA2019-001 Riverstone Ranch – Chelan County Dept. of Community Development

Greetings,

We have a Comprehensive Plan Map Amendment application in which we are requesting comments from agencies and special districts. The comment due date is November 7, 2019. Attached are all the materials for your review, including your agency's referral sheet, and the Notice of Application.

If you have any questions regarding this file please contact the assigned Planner, Emily Morgan at (509) 667-6225 or Emily.Morgan@co.chelan.wa.us.

Thank you,

Wendy Lane

Permit Clerk

Community Development Department



316 Washington Street, Suite 301,

Wenatchee, WA 98801

Phone: (509) 667-6231 | Fax: (509) 667-6475

Wendy.Lane@co.chelan.wa.us

The Department of Community Development would appreciate your feedback. Please take a moment to complete our Public Experience Survey:

[CLICK HERE TO TAKE THE SURVEY!](#)

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Allyson Brooks Ph.D., Director
State Historic Preservation Officer

Ms. Wendy Lane
Permit Clerk
Chelan County
316 Washington Street
Suite 301
Wenatchee, WA 98801

October 24, 2019

In future correspondence please refer to:
Project Tracking Code: 2019-10-08128
Property: Chelan County_Riverstone Ranch LLC Rezone
Re: Survey Requested

Dear Ms. Lane:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. A desktop review of our Statewide Predictive Model has identified the proposed project area as having high potential for archaeological resources. There are also several previously recorded archaeological sites near the proposed project area. Further, the scale of the proposed ground disturbing actions associated with future residential construction would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted prior to ground disturbing activities. We also recommend consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues.

These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance with Washington State law. Should additional information become available, our assessment may be revised.

Thank you for the opportunity to comment on this project and we look forward to receiving the survey report. Please ensure that the DAHP Project Number (a.k.a. Project Tracking Code) is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Should you have any questions, please feel free to contact me.

Sincerely,

Sydney Hanson
Transportation Archaeologist
(360) 586-3082
Sydney.Hanson@dahp.wa.gov



Emily Morgan

From: Lilith Vespier <dsmanager@cityofleavenworth.com>
Sent: Tuesday, October 8, 2019 1:50 PM
To: Emily Morgan
Subject: Map Amendment

External Email Warning! This email originated from outside of Chelan County.

Emily, please add the City (my contact info) to the party of record list for the proposed code amendment south of town. I believe it is property owned by Prey. Also, if you can send me the notice of application materials that would be great.

Thanks,

Lilith Vespier, AICP
Development Services Manager

City of Leavenworth

Development Services Department
700 US Highway 2 | PO Box 287
Leavenworth, Washington 98826
P 509.548.5275 ext. 131 | F 509.548.6429
www.cityofleavenworth.com

This e-mail may be subject to public disclosure - appropriate discretion should be used when replying.

Chelan County Assessor

Property Search Results > 30263 RIVERSTONE RANCH LLC for Year 2019 - 2020

Property

Account

Property ID:	30263	Legal Description:	TOWNSHIP 24N RANGE 18EWM SECTION 07 LOT 2 SP 2005-050; NENE; ACRES 63.0000
Geographic ID:	241807140150	Agent Code:	
Type:	Real		
Tax Area:	26 - 228 F3 H1 PK2	Land Use Code	83
Open Space:	Y	DFL	N
Historic Property:	N	Remodel Property:	N
Multi-Family Redevelopment:	N		
Township:	24N	Section:	07
Range:	18EWM	Legal Acres:	63.0000

Location

Address:	10990 US HWY 2 A LEAVENWORTH, WA 98826	Mapsco:	
Neighborhood:	Cycle 3 Leavenworth unincorp div 2 AG	Map ID:	3LUNC02A01
Neighborhood CD:	3LUNC02A01		

Owner

Name:	RIVERSTONE RANCH LLC	Owner ID:	60814
Mailing Address:	C/O TAYLOR ORCHARDS LLC 3748 STATE HIGHWAY 97A WENATCHEE, WA 98801	% Ownership:	%

Exemptions:

Taxes and Assessment Details

Property Tax Information as of 10/21/2019

Amount Due if Paid on: 

NOTE: If you plan to submit payment on a future date, make sure you enter the date and click RECALCULATE to obtain the correct total amount due.

Click on "Statement Details" to expand or collapse a tax statement.

Year	Statement ID	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
▶ Statement Details							
2019	18879	\$3546.51	\$3546.37	\$0.00	\$0.00	\$3546.51	\$3546.37
▶ Statement Details							
2018	18934	\$3668.54	\$3668.45	\$0.00	\$0.00	\$7336.99	\$0.00

Values

(+) Improvement Homesite Value:	+	\$0
(+) Improvement Non-Homesite Value:	+	\$321,244
(+) Land Homesite Value:	+	\$0
(+) Land Non-Homesite Value:	+	\$0
(+) Curr Use (HS):	+	\$470,000
(+) Curr Use (NHS):	+	\$0
<hr/>		
(=) Market Value:	=	\$791,244
(-) Productivity Loss:	-	\$235,854
<hr/>		
(=) Subtotal:	=	\$555,390
(+) Senior Appraised Value:	+	\$0
(+) Non-Senior Appraised Value:	+	\$555,390
<hr/>		

(=) Total Appraised Value:		\$555,390
(-) Senior Exemption Loss:	-	\$0
(-) Exemption Loss:	-	\$0
<hr/>		
(=) Taxable Value:	=	\$555,390

Taxing Jurisdiction

Owner: RIVERSTONE RANCH LLC
 % Ownership: 100.000000000000%
 Total Value: N/A
 Tax Area: 26 - 228 F3 H1 PK2

Levy Code	Description	Levy Rate	Appraised Value	Taxable Value	Estimated Tax
110001	County Road General	N/A	N/A	N/A	N/A
010170	Chelan County	N/A	N/A	N/A	N/A
155001	Veteran's Relief	N/A	N/A	N/A	N/A
160001	Mental Health	N/A	N/A	N/A	N/A
656301	Fire No 3 General	N/A	N/A	N/A	N/A
692101	Hospital No 1 General	N/A	N/A	N/A	N/A
692110	Hospital No 1 Bond	N/A	N/A	N/A	N/A
692150	Hospital No 1 EMS	N/A	N/A	N/A	N/A
644001	Regional Library	N/A	N/A	N/A	N/A
671101	Port General	N/A	N/A	N/A	N/A
654161	Cascade SD 228 General	N/A	N/A	N/A	N/A
654170	Cascade SD 228 Bond	N/A	N/A	N/A	N/A
654175	Cascade SD 228 Cap Proj	N/A	N/A	N/A	N/A
652001	State School Refund	N/A	N/A	N/A	N/A
652003	State School 2	N/A	N/A	N/A	N/A
652005	State School	N/A	N/A	N/A	N/A
677001	Upper Valley Park & Rec General	N/A	N/A	N/A	N/A
677110	Upper Valley Park & Rec Bond	N/A	N/A	N/A	N/A
107001	Flood Control Zone	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			
Taxes w/Current Exemptions:					N/A
Taxes w/o Exemptions:					N/A

Improvement / Building

Improvement #1: RESIDENTIAL State Code: 83 0.0 sqft Value: \$28,296

Type	Description	Class CD	Sub Class CD	Year Built	Area
GP-BLD	Pole Type Garage/Bldg	GOOD	1 STY	2005	1280.0

Improvement #2: MOBILE HOME State Code: 83 500.0 sqft Value: \$3,991

Exterior Wall: Metal or Vinyl Heating/Cooling: Forced Air

Type	Description	Class CD	Sub Class CD	Year Built	Area
MH1	MH SINGLE	LOW	MBL HOME	1962	500.0

Improvement #3: AG IMPROVEMENT State Code: 81 0.0 sqft Value: \$50,000

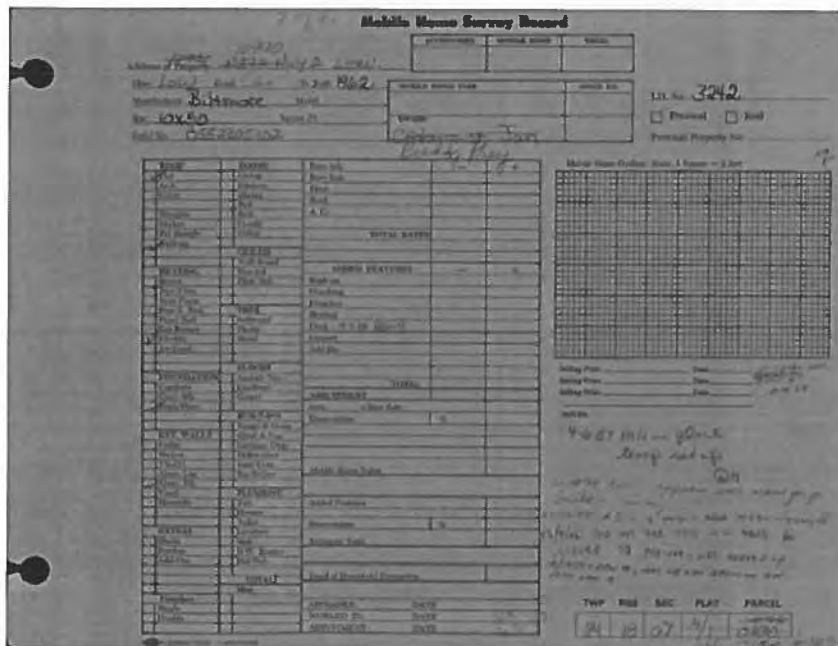
Type	Description	Class CD	Sub Class CD	Year Built	Area
IRRIGATION	IRRIGATION	SSS	1	1995	50.0

Improvement #4: AG IMPROVEMENT State Code: 81 0.0 sqft Value: \$238,040

Type	Description	Class CD	Sub Class CD	Year Built	Area
PEARS	PEARS	D ANJOU1	1-10	1995	9.4

Improvement #5:	RESIDENTIAL	State Code:	83	0.0 sqft	Value:	\$917
-----------------	-------------	-------------	----	----------	--------	-------

Property Image



Land Survey Record

Total Acreage in Parcel = 12.30 AC

Total Acreage in Orchard = AC

1st Class Location Area @ Per AC = 6.00

2nd Class Location Area @ Per AC = 6.00

STANDARD SIZE FRUIT TREES

Yr. Assumed	1-5	6-10	11-15	16-25	26-35	36+
Apple - 1st C.						
Apple - 2nd C.						
Cherry						
Peach						
Other						
Solid See Sprinklers	AC @					
Deductions						
TOTAL ORCHARD VALUE =						

SEMI-DWARF TREES

Yr. Assumed	1-3	4-6	7-10	11-15	16-25	26-35
Apple - 1st C.						
Apple - 2nd C.						
Solid See Sprinklers	AC @					
Deductions						
TOTAL ORCHARD VALUE =						

LAND

Building Site	AC @	
Water Front	KF @	Value
Unimproved Pasture	AC @	Dry Pasture AC @
Unimproved Hay	AC @	Dry Hay AC @
Unimproved & Range	AC @	Water AC @
TOTAL APPRAISED VALUE OF PARCEL =		

NOTES

IMPROVEMENT SURVEY RECORD

Address of Property: 1234 Main St.

Category	Item	Quantity	Unit	Value
BUILDING	Foundation	1	Sq. Ft.	1000
	Framing	1	Sq. Ft.	1000
	Roofing	1	Sq. Ft.	1000
	Exterior Siding	1	Sq. Ft.	1000
	Interior Siding	1	Sq. Ft.	1000
	Windows	1	Sq. Ft.	1000
	Doors	1	Sq. Ft.	1000
	Paint	1	Sq. Ft.	1000
	Plumbing	1	Sq. Ft.	1000
	LAND	Clearing	1	Sq. Ft.
Grading		1	Sq. Ft.	1000
Drainage		1	Sq. Ft.	1000
Excavation		1	Sq. Ft.	1000
Foundation		1	Sq. Ft.	1000
Framing		1	Sq. Ft.	1000
Roofing		1	Sq. Ft.	1000
Exterior Siding		1	Sq. Ft.	1000
Interior Siding		1	Sq. Ft.	1000
TOTAL		Foundation	1	Sq. Ft.
	Framing	1	Sq. Ft.	1000
	Roofing	1	Sq. Ft.	1000
	Exterior Siding	1	Sq. Ft.	1000
	Interior Siding	1	Sq. Ft.	1000
	Windows	1	Sq. Ft.	1000
	Doors	1	Sq. Ft.	1000
	Paint	1	Sq. Ft.	1000
	Plumbing	1	Sq. Ft.	1000
	TOTAL	Foundation	1	Sq. Ft.
Framing		1	Sq. Ft.	1000
Roofing		1	Sq. Ft.	1000
Exterior Siding		1	Sq. Ft.	1000
Interior Siding		1	Sq. Ft.	1000
Windows		1	Sq. Ft.	1000
Doors		1	Sq. Ft.	1000
Paint		1	Sq. Ft.	1000
Plumbing		1	Sq. Ft.	1000

Handwritten notes: *See page 12 for details. Total value of improvements is \$10,000.*

Land Survey Record

Total Acreage in Parcel = 11.88 AC

1st Class Location: 11.88 Acres @ 10 Per AC = 7190

2nd Class Location: 0.00 Acres @ 0 Per AC = 0

STANDARD SIZE FRUIT TREES

Yr. Acreage	1-5	6-10	11-15	16-25	26-35	36+
Apple-1st C.						
Apple-2nd C.						
Cherry						
Peach						
Berry						
Other						
Subtotal						
Deductions						
TOTAL ORCHARD VALUE	<u>7190</u>					

SEMI-DWARF TREES

Yr. Acreage	1-5	6-10	11-15	16-25	26-35
Apple-1st C.					
Apple-2nd C.					
Cherry					
Peach					
Berry					
Other					
Subtotal					
Deductions					
TOTAL ORCHARD VALUE	<u>0</u>				

LAND

Building Site	AC @	
Water Front	S.F. @	
Irrigated Pasture	AC @	
Unirrigated Pasture	AC @	
Timber	AC @	
Other	AC @	
TOTAL APPRAISED VALUE OF PARCEL	<u>7190</u>	

NOTES: 11.88 Acres @ 10 Per AC = 7190



12/10/18, 12:39:47 PM

30263



Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	# Lots	Market Value	Prod. Value
1	RES 2.5K	RESIDUAL \$2500/A	12.0000	522720.00	0.00	0.00	1.00	\$30,000	\$6,000
2	ORCH 8K	ORCHARD \$8000/A	50.0000	2178000.00	0.00	0.00	1.00	\$400,000	\$219,350
3	SV 40K	SITE VALUE \$40,000	1.0000	43560.00	0.00	0.00	1.00	\$40,000	\$8,796

Roll Value History

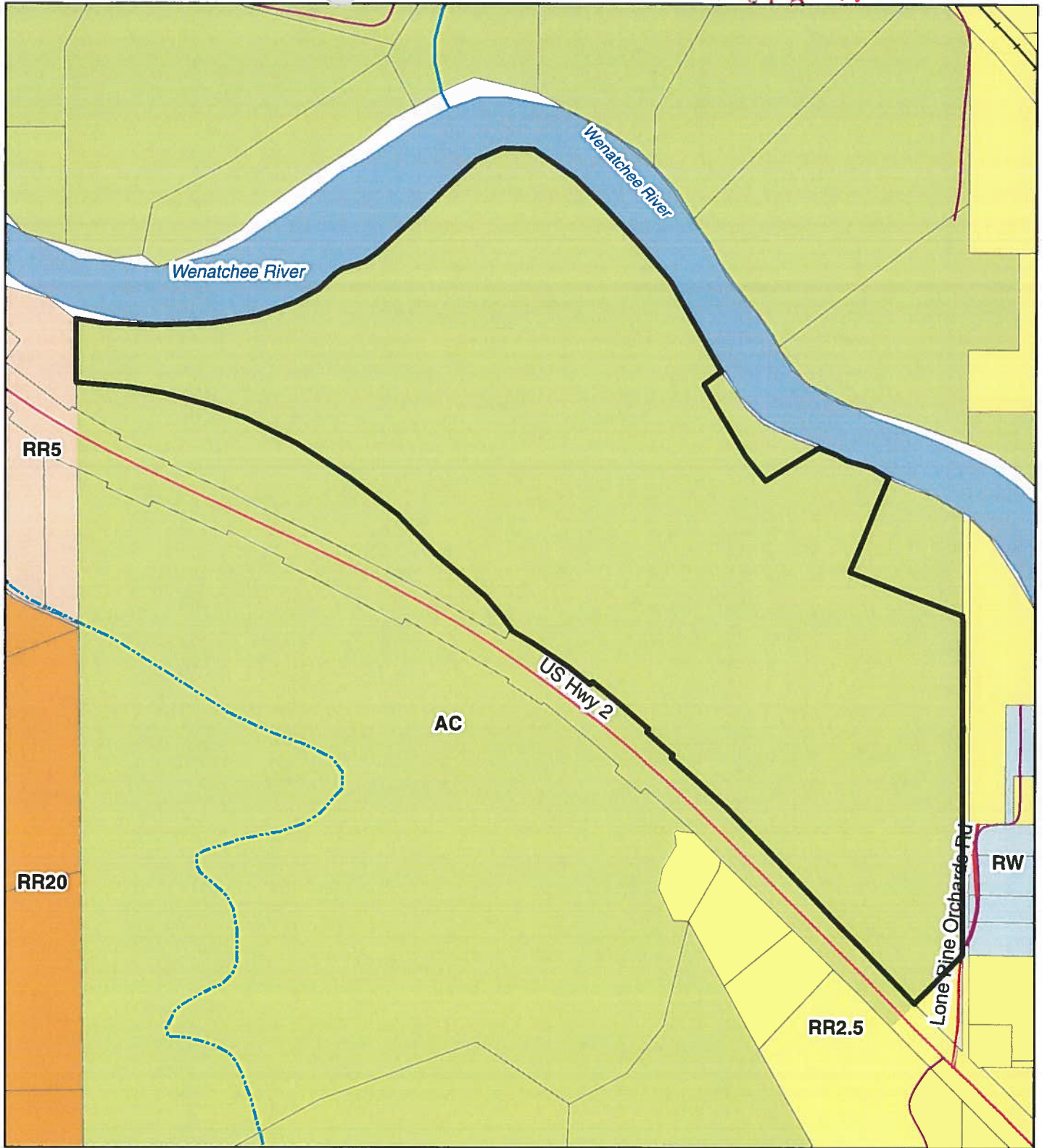
Year	Improvements	Land Market	Current Use	Total Appraised	Taxable Value
2019	N/A	N/A	N/A	N/A	N/A
2018	\$320,921	\$470,000	\$234,146	\$555,067	\$555,067
2017	\$321,244	\$470,000	\$234,146	\$555,390	\$555,390
2016	\$321,548	\$470,000	\$234,146	\$555,694	\$555,694
2015	\$322,157	\$470,000	\$234,146	\$556,303	\$556,303
2014	\$326,352	\$470,000	\$234,146	\$560,498	\$560,498
2013	\$327,082	\$470,000	\$234,146	\$561,228	\$561,228
2012	\$327,447	\$470,000	\$234,146	\$561,593	\$561,593
2011	\$327,812	\$470,000	\$234,146	\$561,958	\$561,958
2010	\$317,937	\$470,000	\$234,146	\$552,083	\$552,083
2009	\$317,937	\$470,000	\$223,426	\$541,363	\$541,363
2008	\$317,937	\$470,000	\$223,426	\$541,363	\$541,363
2007	\$57,897	\$483,466	\$0	\$541,363	\$541,363
2006	\$23,268	\$357,394	\$0	\$380,662	\$380,662

Deed and Sales History

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Sale Price	Excise Number	Deed Number
1	02/16/2006	W	Warranty Deed		RIVERSTONE RANCH LLC				0	2220871
2	02/08/2006	REF	Conversion Code Only	PREY RUDOLPH	RRIVERSTONE RANCH				0	2220315
3	02/08/2005	REF	Conversion Code Only	SP 2005-050					0	2220313
4	11/23/2005	REF	Conversion Code Only	TAYLOR MICHAEL	RIVERSTONE RANCH				0	2215049
5	01/03/2005	REF	Conversion Code Only	PREY RUDY	TAYLOR MICHAEL				0	2190646
6	02/27/2006	W	Warranty Deed		RUDY PREY JR				0	2053157
7	01/04/2005	C	Real Estate Contract					\$1,672,000.00	12621000	2190646

Payout Agreement

No payout information available..



ZONING

3/4/2019

CPA 2019-001

The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "AS IS" and "WITH ALL FAULTS". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The Requester shall have no remedy at law or equity against the county in case the data provided is inaccurate, incomplete or otherwise defective in any way.



0 300 600 1,200 Feet

EXHIBIT D

Applicants: Brian and Carley Bjorklund

Parcel Address: 6201 Tigner Rd, Cashmere, WA

Parcel number: 231907110250

Parcel size: 1.75 acres

Current Zoning: AC

We are requesting a rezoning of our property at 6201 Tigner Rd, Cashmere, WA from its current zoning of AC to RR5. The current use of this property is mainly residential, with some pear trees used as a hobby farm. We are making this request due to the cost and limitations in financing of the property with an AC zoning designation. While its current residential use is permitted under both AC and RR5 designations, our experience with financing is that banks look at AC as "non-conforming" for their typical 30-year fixed mortgage products, so the financing we are able to secure is at a substantially higher rate than conforming property, and/or at less secure terms; i.e. not at a fixed rate for 30 years, but instead a fixed rate for 10 years.

The attached zoning map of our property shows neighboring parcels to the north having a zoning of RR5. There are several parcels in that RR5 area being used for residential purposes.

Thank you for your assistance and please contact us if you have any questions.



Brian Bjorklund



Carley Bjorklund

RECEIVED

FEB 26 2019

CHELAN COUNTY
COMMUNITY DEVELOPMENT



File(s) No. CPA 19-002

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

GENERAL LAND USE APPLICATION FORM

Parcel Number (APN): 231907110250 Lot Size: 1.75 (Acres)
Parcel Address: 6201 Tigner Rd, Cashmere, WA City/Zip Code: 98815
Property Owner(s): Brian and Carley Bjorklund Zoning: AC
Mailing Address: 6201 Tigner Rd
City/State/Zip Code: Cashmere, WA 98815
Phone: 509-881-9224 E-mail: bjorklund.brianandcarley@gmail.com

Applicant/Agent (if different than owner): _____
Company and Mailing Address: _____
City/State/Zip: _____ Phone: _____
E-mail: _____

For multiple owners, applicants, or agents, provide additional sheets.

.....

This General Land Use Application Form shall be completed unless specified below. Additional information and supplemental forms may be required. Please review all applicable statutes and regulations pertaining to the proposed development and provide information, documents, studies, and reports (such as a Traffic Impact Study or environmental forms) demonstrating compliance with all statutory and regulatory requirements and other applicable criteria.

Application For: (Check all that apply)

- ☐ Administrative Modification
- ☐ Administrative Determination
- ☐ Administrative Interpretation
- ☐ Binding Site Plan
- ☐ Comprehensive Plan Map Amendment
- ☐ Comprehensive Plan Text Amendment
- ☐ Conditional Use Permit
- ☐ Forest Practice/Conversion

- ☐ Open Space: Public Benefit Rating System
- ☐ Major Subdivision
- ☐ Master Planned Development
- ☐ Planned Development
- ☐ Plat Alteration or Vacation
- ☐ Short Plat
- ☐ Variance (zoning or critical areas)
- ☒ Zoning Text Amendment/ Map Amendment
- ☐ Other: _____

APPLICABILITY SECTION

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

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

The following attachments are required for a complete application:

1. Copy of Deed or Proof of Ownership
2. Supplemental Forms, if applicable
3. Completed Aquifer Recharge Section, Marijuana Disclosure Section and Site Plan Checklist
4. All information, documents, studies and reports demonstrating compliance with all statutory and regulatory criteria and requirements and the Chelan County Comprehensive Plan
5. The applicant is required to review and submit documentation showing compliance with all Chelan County Code, including but not limited to Title 4, Title 11, Title 12, Title 14, and Title 15.

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GENERAL INFORMATION

Please provide a narrative of the proposed project including, but not limited to, all proposed activities, uses and development (attach additional sheets if needed):

We are requesting the zoning of the above property be changed from AC to RR5.

☒ Narrative attached

Please complete the following:

1. Any related files (such as Pre-Applications): _____
2. Is the subject property located within an Urban Growth Area (UGA)? ☒ No ☐ Yes
If "yes", which UGA? _____
3. Please describe adjacent land uses in all directions around the subject property:
North: Orchard, zoned RR5
South: Orchard, zoned AC
East: Orchard, zoned AC
West: Orchard, zoned AC
4. What is the current use of the property? Residential, with some orchard
5. Sanitation Disposal: ☐ N/A ☒ Septic Permit ☐ Sewer District: _____
6. Water Source: ☐ N/A ☐ Single Private Well ☒ Shared Private Well ☐ Group B
☐ Public Water Supplier: _____
7. Irrigation Water:
☐ N/A ☐ Yes (Private) ☒ Yes (Public) Irrigation District/Purveyor: Peshastin Irrigation District
8. Fire District: Chelan County School District: Cashmere
9. Power Service: Chelan PUD
10. Are there critical areas or critical area buffers on the property?
☐ Airport Overlay: _____
☐ Aquifer Recharge Area (see attached)
☐ Floodplain / Floodway _____
Geologically Hazardous Areas (11.86.020) on the site or within the specified distance of the site:
☐ Alluvial Fan (250') ☐ Known Historic Hazardous Area (250') ☐ Slopes > 40% (250')
☐ Erosive soils (on-site) ☐ Landslide ☐ Snow Avalanche (500')
☐ Habitat/Riparian Area, protected species/area: _____
☐ Streams / Waterbodies: _____ ☐ Shoreline Environment Designation: _____
☐ Drainage or Seasonal Stream: _____ ☐ Wetland, if so what category: _____
☐ Cultural or Archeological: _____
11. Will landfill be required? ☒ No ☐ Yes, approximate _____ (cubic yards)
12. Will excavation be required? ☒ No ☐ Yes, approximate _____ (cubic yards)
13. Has site preparation been started on the site? If so, to what extent?
No
14. Are there plans for future additions, expansions, or further activity related to or connected with the proposal?

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COMMUNITY DEVELOPMENT

NO

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

None

16. Are there any other applications pending for governmental approvals for this or other proposal affecting the property covered by this proposal? ☐ No ☒ Yes, please list:

WE PLAN TO REMODEL OUR HOME, KEEPING THE
SAME SQUARE FOOTAGE, AND WILL BE APPLYING FOR PERMIT

AQUIFER RECHARGE AREA DISCLOSURE SECTION

Exempt from this section only are Single Family Residences and their associated development per CCC 11.82.060. An applicant seeking to develop property which requires a development permit, shall submit with the permit application this certified statement, which lists each of the evaluation criteria and shall indicate whether the criteria "applies" or "does not apply" to the site or development. "Unknown" or similar responses will not be accepted.

If the development meets criteria A, B, C, or D or if the site or development meets any two of the remaining criteria, the Department will direct the applicant to determine the vulnerability rating for the development pursuant to Section 11.82.050 Aquifer Recharge Areas. If the development has a high or medium vulnerability rating, the development shall be subject to the performance standards of Section 11.82.060.

If an applicant's statement asserts that the criteria do not apply to the development, the Department will accept the statement and proceed with the permitting process. If any statement is incorrect, the applicant will be advised in writing to either: (a) provide an amended statement adding the evaluation criteria as being applicable and determine the vulnerability rating of the development pursuant to Section 11.82.050, or (b) present sufficient countering information clearly establishing that the basis for the Department's concern is incorrect. If the applicant selects to proceed under (b), upon receipt of the applicant's information, the Department shall review the information and obtain whatever additional assistance may be required to resolve the issue. The final determination as to whether a determination of vulnerability is required shall be made by the Administrator.

EVALUATION CRITERIA

The applicant is required to determine the vulnerability rating for **any development permit**, not otherwise exempted, if the site or development meets criteria A, B, C, or D or meets two or more of the remaining criteria below:

Please write the word(s) "**Applies**" or "**Does Not Apply**" on the lines before each of the following statements:

- Applies **A.** Within a wellhead protection area designated under WAC 246-290; *Wellhead Protection Area: The surface and subsurface area surrounding a well or well field for a distance of 100 feet, supplying a public water system, through which contaminants are reasonably likely to move toward and reach such water well or well field.
- Does Not Apply **B.** Within an aquifer recharge area mapped and identified by a qualified ground water scientist;
- Does Not Apply **C.** The site will be utilized for hazardous substance, (as now or hereafter defined in RCW 70.105D.020(7)), processing storage or handling in applications or quantities larger than is typical of household use;
- Does Not Apply **D.** The site will be utilized for hazardous waste treatment and storage as set forth in RCW 70.105 Hazardous Waste Management, as now or hereafter amended;
- Does Not Apply **E.** The site contains highly permeable soils, which include soil types 1a, 1b and 2a under WAC 246-272-11001, Table II; **Highly Permeable Soils: Include soil types 1A, 1B and 2A from Table II, Soil Textural Classification, WAC 246-272-11001. 1A: Very gravely coarse sands or coarser, all extremely gravely soils. 1B: Very gravely medium sand, very gravely fine sand, very gravely very fine sand, very gravely loamy sands. 2A: Coarse sands (also includes ASTM C-33 sand).
- Does not Apply **F.** Within a sole source aquifer recharge area designated pursuant to the Federal Safe Drinking Water Act (**None currently designated in Chelan County**);

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- Does not apply **G.** Within an area established for special protection pursuant to a groundwater management program, chapters 90.44, 90.48 and 90.54 RCW, and Chapters 173-100 and 173-200 WAC (**None currently designated in Chelan County**);
- Does Not Apply **H.** The development involves a proposed major or short subdivision and includes present or future plans to construct three or more dwelling units where the dwelling units will not be connected to a public sewer system and any of the lots are less than 1 net acre in size;
- Does Not Apply **I.** The proposed commercial and industrial site is not on a public sewer system and the main structure exceeds 4,000 square feet;
- Does Not Apply **J.** The proposed use is as a commercial feedlot;
- Does Not Apply **K.** The development is within 200 feet of the ordinary high water mark of a perennial river, stream, lake or pond.

Depending upon soil depths from the surface, the following soil series within Chelan County are considered to be highly permeable soils:

Ardenvoir: ArF, 27-43 inches (depth from surface), very gravelly sandy loam

Anatone: AkD, 5-14 inches (depth from surface), very gravelly silt loam

Beverly: Be, 17-24 inches (depth from surface), very gravelly sandy loam; Bf, 17-24 inches (depth from surface), very gravelly sandy loam; Bg, 0-10 inches (depth from surface), very gravelly loamy fine sand; Bg, 17-24 inches (depth from surface), very gravelly sandy loam

Brief: BrA, BrB, BrC, Brd, 26-60 inches (depth from surface), very gravelly sandy loam

BsD, 26-60 inches (depth from surface), very gravelly sandy loam

Chelan: CgB, CgC, CgD, CgE, 35-60 inches (depth from surface), very gravelly sandy loam; ChC, ChE, 35-60 inches (depth from surface), very gravelly sandy loam; CkD, CkE, 35-60 inches (depth from surface), very gravelly sandy loam; CIA, CIB, CIC, CID, CIE, 35-60 inches (depth from surface), very gravelly sandy loam

Jump: JmD, 10-60 inches (depth from surface), very stony silt loam; JnF, 0-60 inches (depth from surface), very stony silt loam

Loneridge: LoD, LoF, 0-10 inches (depth from surface), very stony loam; 10-16 inches (depth from surface), very gravelly clay loam

Malaga: MaA, MaC, 15-19 inches (depth from surface), very gravelly sandy loam

Peshastin: PhB, PhC, 18-60 inches (depth from surface), very cobbly sandy loam; PID, PIE, 18-60 inches (depth from surface), very cobbly loam

Pogue: PsE, 0-17 inches (depth from surface), very stony fine sandy loam

Stemilt: StD, StE, 17-60 inches (depth from surface), very cobbly silty clay loam

Supplee: SuA, SuB, SuC, SuD, SuE, 0-6 inches (depth from surface), Very fine sandy loam; 18-31 inches (depth from surface), very gravelly sandy loam

Thow: TgD, 10-60 inches (depth from surface), very gravelly sandy loam; ThE 10-60 inches (depth from surface), very gravelly sandy loam

Tronsen: TrD, TrE, 8-60 inches (depth from surface), very gravelly clay loam

CANNABIS DISCLOSURE SECTION

SUB-SECTION I: Circle

I AFFIRM there **IS NOT** or **IS** (circle one) an existing or pending Liquor and Cannabis Board (LCB) license or approval for cannabis production, processing, or retail located on the property that is the subject of the requested development permit or approval.

If you circled "**IS NOT**" above, proceed to Sub-Section III of this form.

If you circled "**IS**" above, proceed to Sub-Section II of this form.

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**CHELAN COUNTY
COMMUNITY DEVELOPMENT**

SUB-SECTION II: You must read the below statements, initial on the space provided, and then proceed to Sub-Section III.

- _____ I ACKNOWLEDGE AND UNDERSTAND that all cannabis-related activities, development, uses and construction must comply with Chelan County regulations, including but not limited to Chelan County Code Section 11.100.
- _____ I ACKNOWLEDGE AND UNDERSTAND that only those cannabis-related uses authorized pursuant to Chelan County Code Section 11.100 are permitted within Chelan County. All other commercial and noncommercial licensed or registered cannabis uses, including but not limited to cannabis research facilities and medical cannabis cooperatives, are prohibited within all zones of Chelan County.
- _____ I ACKNOWLEDGE AND UNDERSTAND that pursuant to Chelan County Code Section 11.100 a conditional use permit is required to engage in the production or processing of cannabis within Chelan County, and that all cannabis producers and processors must register annually with Chelan County and pay the appropriate registration fee.
- _____ I ACKNOWLEDGE AND UNDERSTAND that it is the responsibility of the property owner to submit for and obtain all necessary development permits and approvals prior to engaging in cannabis-related activities, development, uses or construction, including but not limited to conditional use permits for the production or processing of cannabis, building permits, change of use/occupancy permits, shoreline permits, variances, and mechanical permits.

SUB-SECTION III: Please select one of the following:

- ☒ I certify with the signature below that the building or land use permit requested **IS NOT** related to or in any way supportive of existing or planned cannabis-related activities, development, uses or construction on the property. I further certify that any authorized activities, development, uses or construction **WILL NOT** be utilized to support or expand cannabis-related activities, development, uses or construction.
- ☐ I certify with the signature below that the building or land use permit requested **IS** related to or in support of existing or planned cannabis-related activities, development, uses or construction on the property. I certify that any authorized activities, development, uses or construction will be in strict compliance with LCB licensure requirements and all applicable laws and regulations including but not limited to Chelan County Code, Chapter 69.50 RCW (Uniform Controlled Substances Act), Chapter 69.51A (Medical Cannabis), Chapter 19.27 RCW and WAC Title 51 (State Building Code), Chapter 58.17 RCW (Plats-Subdivisions-Dedications), Chapter 90.58 RCW (Shoreline Management Act), Chapter 314.55 WAC, and the Chelan County Shoreline Master Program.

SITE PLAN CHECKLIST SECTION

- ☐ Two copies of site plan are required. Must be drawn to standard engineering/architect's scale, such as 1"=100'. Indicate the scale used. Must include North arrow, and be drawn on grid paper or engineering plan format. For large parcels, applicant may submit a two-page site plan, the first page depicting the entire lot at a convenient scale and the second page depicting an enlargement of the developed area at a larger scale.
- ☐ Label all property lines/boundaries, dimensions, and area of lot/parcel (square feet or acreage).
- ☐ Label the location, size, and use of all existing building(s). Identify the distance between property lines and buildings. Label structures with previous building permit number(s) issued if applicable.
- ☐ Label the location, size, and use of all proposed structure(s) (temporary or permanent) to include dimensions of all decks, porches, cantilevers, bay windows, roof overhangs, retaining walls, patios, chimneys, landings and stairs.
- ☐ Identify the location, dimensions and volume of all existing and proposed propane tanks, fuel tanks, etc., both above ground and underground, as well as setback from property lines.
- ☐ Identify land features such as top and bottom of slopes, direction of slope and any areas of erosion.

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- ☐ Identify and label all water features to include, ponds, springs, ravines, streams, creeks, lakes, rivers, irrigation laterals, canals, ditches, wetlands, bogs, areas of saturated ground, flood plain, floodway. Identify the closest distance between the ordinary high water mark and proposed/existing structures.
- ☐ Label the name and width of roads bordering the property and indicate whether they are public or private.
- ☐ Locate the width of existing and proposed driveways/accesses serving each structure. Include stormwater control facilities such as drains, detention ponds, connection lines, catch basins, etc.
- ☐ Label all existing and proposed parking spaces/areas. Parking in residential districts is typically not allowed in the front yard setback area. All parking shall have durable and dustless surfaces suited to all weather use, unless required otherwise. If applicable, show handicapped parking and accessible routes to the structure and within the site to other structures and features.
- ☐ Identify and label all easements and widths, deed restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property, including but not limited to access, utilities, railroads, irrigation and overhead power. Include the Auditor's file number(s). *Before Any Development Occurs, Please Call 1-509-661-8400 To Locate Any PUD Easements!*
- ☐ Show the location of all existing and proposed overhead and underground utilities including, but not limited to water, sewer, gas, and electrical.
- ☐ Identify location of water lines, well and sanitary control radius. Note: A sanitary control radius around an off-site well may impact your project if it overlaps onto your parcel.
- ☐ Identify location of all well(s), septic/pump tank, drain field, reserve area and tight line involving the proposed structure(s). Show the distance from proposed structure(s) to septic tank, drain field, drinking water well source(s), and any water body, wetland area and/or flood plain to ensure they meet the required horizontal setbacks from each other and property lines. See Chelan Douglas Health District Horizontal Setback Table for details. If applicable, the approved Health District and County site plan must be identical.
- ☐ If drinking water wells, septic tank/drain field is off site, show the location of these systems on the adjacent property or properties and provide a copy of the easement agreement(s).
- ☐ If applicable, identify existing and proposed landscaping, screening and/or fencing. (Show type of landscaping, size, spacing, and provisions for irrigation).
- ☐ If applicable, include outdoor lighting and signage. Label each as existing or proposed.

ACKNOWLEDGEMENT SECTION

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

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

Initials

(Owner and, if applicable, Applicant)

- | | |
|---|--|
| <p><u>BB</u> <u>CB</u></p> <p><u>BB</u> <u>CB</u></p> <p><u>BB</u> <u>CB</u></p> <p><u>BB</u> <u>CB</u></p> <p><u>BB</u> <u>CB</u></p> <p><u>BB</u> <u>CB</u></p> | <p>1. All applications will be reviewed for completeness and processed according to Chelan County Code Title 14. Each application may be denied if not consistent with all Chelan County Codes, adopted regulations, Comprehensive Plan and related plans or studies.</p> <p>2. This application does not constitute approval of the proposed development and Chelan County does not make any guarantee, either express or implied, that this application will be approved.</p> <p>3. False statements, errors and/or omissions in this application or information provided with or in regard to this application may be sufficient cause for denial of the request.</p> <p>4. Additional permit applications and approvals may be necessary to conduct specific activities.</p> <p>5. Application fees are non-refundable, except when approve by the Board.</p> <p>6. In the event of any legal proceeding to challenge this application, any environmental determination or any other aspect of the proposed development, the applicant/owner(s) shall be solely responsible to defend such challenge and pay all court costs and attorney's fees necessary for such defense.</p> |
|---|--|

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- BB _____ 7. Chelan County is hereby given consent to enter the property(ies) listed above.
- BB _____ 8. I certify that I am the property owner, or authorized agent of the property owner, and I have familiarized myself with the rules and regulations of Chelan County with respect to making this application.
- BB _____ 9. I certify that I possess full legal authority and rights necessary to exercise control over the subject property.
- BB _____ 10. I certify that this application has been made with the consent of the lawful property owner(s).
- BB _____ 11. I certify that all Easements, Deed Restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property have been accurately disclosed and are shown on the site plan submitted with this application.
- BB _____ 12. This application shall be subject to all additions to and changes in the laws, regulations and ordinances applicable to the proposed development until a determination of completeness has been made pursuant to Section 14.08.030.

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

Owner Signature: Brian Bjorklund Place: CASHMERE, WA Date: 2/25/19

Print Name: BRIAN BJORKLUND

Owner/Applicant/Agent Signature: Carley Bjorklund Place: Cashmere, WA Date: 2/25/19

Print Name: CARLEY BJORKLUND

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

Print Name: _____

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CHELAN COUNTY
COMMUNITY DEVELOPMENT

CPA 19-002

Return Address:
Central Washington Title Services, Inc.
1205 North Wenatchee Avenue
Wenatchee, WA 98801

151508
REAL ESTATE EXCISE TAX
PAID \$ 4,188.00
Chelan County Treasurer
David E. Griffiths, CPA
By [Signature] 3-30-11
Deputy

STATUTORY WARRANTY DEED

14723

Reference numbers of related documents: n/a
Grantors: 1. GEORGE, Michael D. and Kim L.
Grantees: 1. BJORKLUND, Brian and Carley
Legal Description: 1. Lot 1, Chelan County Short Plat No. 2009-073 2. Additional legal description is on page 1 of document
Assessor's Property Tax Parcel Number(s): 23 19 07 110 250

THE GRANTORS, Michael D. George and Kim L. George, husband and wife, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, in hand paid, convey and warrant to Brian Bjorklund and Carley Bjorklund, husband and wife, the following described real estate, situated in the County of Chelan, State of Washington:

Lot 1 as delineated on Chelan County Short Plat No. 2009-073, Chelan County, Washington, recorded November 17, 2010 in Book 23 of Short Plats, Pages 114 and 115.

TOGETHER WITH all appurtenances belonging thereto.

SUBJECT TO:

1. Rights and liabilities under customary agreement for water right in Wenatchee Reclamation District including the restriction of the use of said water to irrigation, stock, and domestic purposes, the granting of an easement for lateral ditches and pipelines used in connection therewith, and the creation of a lien upon the land for assessments therein, as disclosed by various instruments of record.

STATUTORY WARRANTY DEED
Page 1

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CHELAN COUNTY
COMMUNITY DEVELOPMENT

CPA.19-002

2. Waiver and relinquishment of all claims for damages against any governmental authority which may be occasioned to the adjacent land by the established construction, drainage and maintenance of public roads, as contained in the plat herein.
3. Restrictions, conditions, dedications, notes, easements and provisions contained and/or delineated on the face of the Short Plat recorded under Chelan County Recording No. 2333279.
4. Notes as provided for and/or delineated on the face of said Short Plat.
5. Easement, including terms and provisions contained therein:
 Recorded: September 6, 1928
 Recording No.: 170996
 In favor of: The Pacific Telephone and Telegraph Company, its successors and/or assigns
 For: Poles, with the necessary wires and fixtures thereon, and to keep same free from foliage.
 Affects: A portion of said premises and other property
6. Easement, including terms and provisions contained therein:
 Recorded: October 4, 1929
 Recording No.: 185882
 In favor of: The Pacific Telephone and Telegraph Company, its successors and/or assigns
 For: Anchor, with the necessary wires and fixtures thereon, and to keep same free from foliage.
 Affects: A portion of said premises and other property
7. Easement, including terms and provisions contained therein:
 Recorded: October 3, 1945
 Recording No.: 371083
 In favor of: Interstate Telephone Company
 For: Telephone and Telegraph Lines
 Affects: A portion of said premises and other property
8. Domestic Water Well Agreement and Easement, and the terms and conditions thereof:
 Recorded: October 22, 1975
 Recording No.: 754273
 Affects: A portion of said premises and other property

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CHELAN COUNTY
COMMUNITY DEVELOPMENT

CPA 19-002

9. Easement, including terms and provisions contained therein:
Recorded: September 27, 1977
Recording No.: 777975
In favor of: General Telephone Company of the Northwest, Inc., its successors and/or assigns
For: Right of Way
Affects: A portion of said premises and other property
10. Easement, including terms and provisions contained therein:
Recorded: March 6, 1978
Recording No.: 783890
In favor of: Public Utility District No. 1 of Chelan County
For: Underground Electric System
Affects: A portion of said premises and other property
11. Covenants, conditions, restrictions and/or easements therein:
Recorded: October 15, 1986
Recording No.(s): 8610150076
12. Terms and conditions of Restrictive Well and Waterworks Covenant:
Recorded: May 25, 2010
Recording No.: 2323833
13. Easement, including terms and provisions contained therein:
Recorded: May 25, 2010
Recording No.: 2323834
For: Septic Tank Drainfield
Affects: A portion of said premises and other property
14. Well Use and Maintenance Agreement and the terms and conditions thereof:
Recorded: May 25, 2010
Recording No.: 2323835
15. Shared Roadway and Maintenance Agreement and the terms and conditions thereof:
Recorded: October 28, 2010
Recording No.: 2332182
16. Terms and conditions of Commercial Agriculture Waiver of Setback:
Recorded: November 17, 2010
Recording No.: 2333278

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CPA 19-002

17. Easement, including terms and provisions contained therein as granted in instrument:
 Recorded: November 17, 2010
 Recording No.: 2333279
 For: Waterline Easement
 Affects: A portion of said premises and other property

18. Easement, including terms and provisions contained therein as granted in instrument:
 Recorded: November 17, 2010
 Recording No.: 2333279
 For: Agricultural Access Easement
 Affects: A portion of said premises and other property

19. Covenants, conditions, rights, easements, restrictions, provisions and reservations of record or apparent on the premises.

DATED this 25th day of March, 2011.

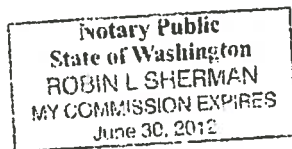

 MICHAEL D. GEORGE



 KIM L. GEORGE

STATE OF WASHINGTON)
) ss.
 County of Chelan)

I certify that I know or have satisfactory evidence that Michael D. George and Kim L. George are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 25th day of March, 2011.




 (signature) Robin L. Sherman
 (printed or typed name)
 NOTARY PUBLIC, State of Washington
 My Commission Expires 6-30-12

STATUTORY WARRANTY DEED

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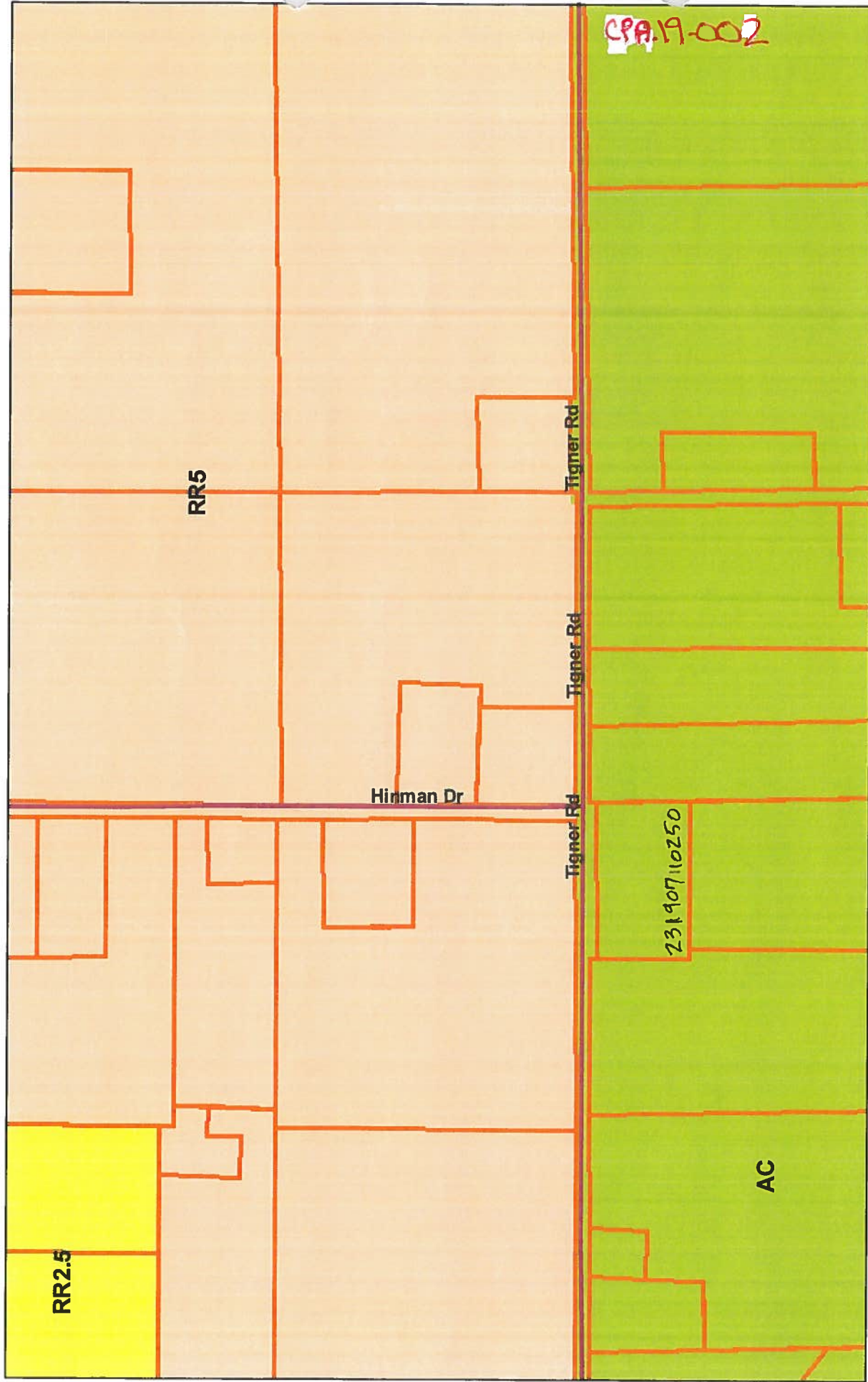
F:\00 Active Clients\1000-00 to 7999-99\7865 72 CWT re George to Bjorklund\SWD.doc

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CHELAN COUNTY
 COMMUNITY DEVELOPMENT

ArcGIS Web Map



February 8, 2019

Roads

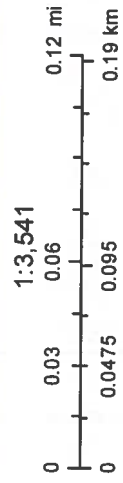
Zoning

- Chelan County
- Parcels
- COMMERCIAL AGRICULTURAL LANDS
- RURAL RESIDENTIAL/RESOURCE 2.5
- RURAL RESIDENTIAL/RESOURCE 5

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COMMUNITY DEVELOPMENT



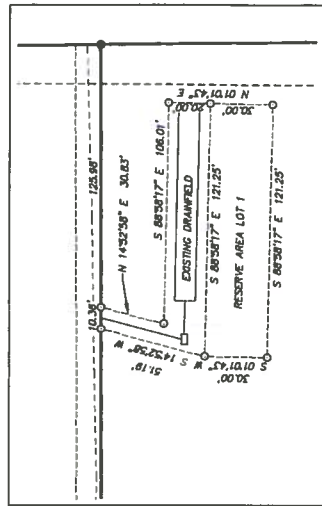
CHELAN COUNTY
SHORT PLAT NO. 2009-073
WITHIN THE NE 1/4 OF THE NE 1/4
SEC 7, T. 23 N., R. 19 E. W.M.



SUBJECT PROPERTY →

EASEMENT NOTES:

- 1) ITEM NO. 7 SUBDIVISION GUARANTEE NO. 4448-1538864: LOCATION OF EASEMENT NOT KNOWN
- 2) ITEM NO. 8 & 9 SUBDIVISION GUARANTEE NO. 4448-1538864: LOCATION OF WELL AND PIPELINE NOT KNOWN.
- 3) ITEM NO. 10 SUBDIVISION GUARANTEE NO. 4448-1538864: EASEMENT ACROSS PARCEL # 23190710100
- 4) 10 FOOT WIDE WATERLINE EASEMENT BENEFITTING LOT 2 GRANTED BY THIS PLAT.



DETAIL A
SCALE 1"=40'

LEGEND

- FOUND MONUMENT AS NOTED
 SET #8 REBAR LS 30872
 CALCULATED POINT NOT SET
 FOUND REBAR AND CAP LS. 10819
 EXISTING WELL
 UTILITY POLE
 RECORD DATA PER SHORT PLAT - AFN. 2058337
- | | |
|------|------------------------|
| AFN | AUDITOR FILE NUMBER |
| DOI | DEPARTMENT OF INTERIOR |
| GLO | GENERAL LAND OFFICE |
| -P- | OVERHEAD POWER |
| 1111 | ADDRESS |

EQUIPMENT, PROCEDURES AND DATUM

EQUIPMENT: LEICA TOR-803, 5" THEODOLITE WITH E.D.M.,
TOPCON HIPER GS500, WITH PACIFIC CREST MODEM

PRIMARY CONTROL ESTABLISHED BY STATIC GPS OBSERVATIONS, WITH A PRECISION OF ± 2 CM. CONVENTIONAL TRAVERSES WERE RUN BETWEEN INITIAL CONTROL FOR SITE SPECIFIC INFORMATION. PROCEDURES MEET OR EXCEED STANDARDS AS SPECIFIED IN W.A.C. 312-130-090.

DATE OF SURVEY: GPS (PRIMARY) CONTROL PERFORMED JUNE 2007:

HORIZONTAL DATUM: NAD 83/91 WASHINGTON STATE PLANE NORTH ZONE
GRID, AS DERIVED BY GPS OBSERVATIONS. DISTANCES AND AREAS SHOWN
HEREON ARE AT GRID. MULTIPLY GRID DISTANCES AND AREAS BY A
COMBINED FACTOR OF 1.00004448 TO ACHIEVE GROUND DISTANCES.

PAGE 2 OF 2



FITZPATRICK
SURVEYING, PLLC

04 COTTAGE AVE
CASHMERE WA 98815 (509)782-2441

DATE: NOVEMBER 1, 2010	DRAWN BY: CRB/SPF
------------------------	-------------------

SCALE:	1" = 100'
FILE NO:	16105ap.dwg

23 | 115

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**CHELAN COUNTY
COMMUNITY DEVELOPMENT**

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

NONE

2. Name of applicant: [\[help\]](#)

BRIAN BJORKLUND

3. Address and phone number of applicant and contact person: [\[help\]](#)

6201 TIGNER RD, CASHMERE, WA 98815 509-881-922

SEPA Reviewed by Emily Morgan, Project Planner

4. Date checklist prepared: [help]

10/14/19
5. Agency requesting checklist: [help]

Chelan County
6. Proposed timing or schedule (including phasing, if applicable): [help]

AS SOON AS POSSIBLE
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [help]

NO
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [help]

NONE
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [help]

NO
10. List any government approvals or permits that will be needed for your proposal, if known. [help]

APPROVAL OF ZONING CHANGE / Comp. Plan Amendment
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [help] REZONE FROM AC TO RR5. NO PLANNED CHANGE IN USE.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [help]

6201 TIGNER RD, CASHMERE, WA 98815

B. Environmental Elements [help]

1. Earth [help]

a. General description of the site: [help]

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)? [help]

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [help]

LOAM, NO REMOVAL OF SOIL

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#) NO
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)
NONE
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)
NOT APPLICABLE
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)
NOT APPLICABLE
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)
NOT APPLICABLE

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)
NOT APPLICABLE
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#) NOT APPLICABLE
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)
NOT APPLICABLE

3. Water [\[help\]](#)

a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)
NO
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)
NOT APPLICABLE
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)
NOT APPLICABLE
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)
NO

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

NO

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

NO

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

NO ADDITIONAL WELL

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

NO ADDITIONAL

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

NOT APPLICABLE

2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

NOT APPLICABLE

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

NOT APPLICABLE

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

NOT APPLICABLE

4. **Plants** [help]

a. Check the types of vegetation found on the site: [help]

- ☐ deciduous tree: alder, maple, aspen, other
☒ evergreen tree: fir, cedar, pine, other
☐ shrubs
☒ grass
☐ pasture
☐ crop or grain
☒ Orchards, vineyards or other permanent crops.
☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
☐ water plants: water lily, eelgrass, milfoil, other
☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered? [help]

NONE APPLICABLE

c. List threatened and endangered species known to be on or near the site. [help]

NONE

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [help]

NONE

e. List all noxious weeds and invasive species known to be on or near the site. [help]

GOAT HEAD

5. **Animals** [help]

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [help]

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

DEER	SONGBIRDS
ELK	OWL
COUGAR	COYOTE
BEAR	
HAWK	

b. List any threatened and endangered species known to be on or near the site. [help]

NONE

c. Is the site part of a migration route? If so, explain. [help]

UNKNOWN

N/A

d. Proposed measures to preserve or enhance wildlife, if any: [help]

NONE

- e. List any invasive animal species known to be on or near the site. [\[help\]](#)

NONE

6. Energy and Natural Resources [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

NOT APPLICABLE

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

NOT APPLICABLE

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

NOT APPLICABLE

7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#)

NO

- 1) Describe any known or possible contamination at the site from present or past uses.

[\[help\]](#)

historic orchard use — may contain residual contamination

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)

N/A

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#)

N/A

- 4) Describe special emergency services that might be required. [\[help\]](#)

N/A

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

N/A

b. Noise [\[help\]](#)

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

NOT APPLICABLE

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

NOT APPLICABLE

3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

NOT APPLICABLE

8. Land and Shoreline Use [\[help\]](#)

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

RESIDENTIAL + ORCHARD, NO.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

ORCHARD ON PORTION OF LAND.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)

NO

c. Describe any structures on the site. [\[help\]](#)

HOUSE, BARN

d. Will any structures be demolished? If so, what? [\[help\]](#)

NO

e. What is the current zoning classification of the site? [\[help\]](#)

AC

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

AC

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

NOT APPLICABLE

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

NO

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

NOT APPLICABLE

j. Approximately how many people would the completed project displace? [\[help\]](#)

NOT APPLICABLE

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

NOT APPLICABLE

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

NONE

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

NONE

9. Housing [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

NOT APPLICABLE

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

NOT APPLICABLE

c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

NOT APPLICABLE

10. Aesthetics [\[help\]](#)

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

NOT APPLICABLE

b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

NONE

b. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

NONE

11. Light and Glare [\[help\]](#)

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

NOT APPLICABLE

b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

NOT APPLICABLE

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

NOT APPLICABLE

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

NONE

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

NONE

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

NOT APPLICABLE

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

NONE

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. [\[help\]](#)

HOUSE AND BARN SHOW IN COUNTY ASSESSORS OFFICE AS BUILT IN 1902.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

NO

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

NOT APPLICABLE

w/ app. noticing, Tribes & DAHP are notified

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)

NOT APPLICABLE

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

NOT APPLICABLE

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

NO

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

NONE

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

NO

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

NO

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

NOT APPLICABLE

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)

NO

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

NOT APPLICABLE

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

NO

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

NOT APPLICABLE

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site: [\[help\]](#)

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other FIBER

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [help] NOT APPLICABLE

C. Signature [help]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Brian Bjorklund

Name of signee BRIAN BJORKLUND

Position and Agency/Organization _____

Date Submitted: _____

D. Supplemental sheet for nonproject actions [help]

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

NO CHANGE FROM CURRENT USE

Proposed measures to avoid or reduce such increases are:

NOT APPLICABLE

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

NO CHANGE FROM CURRENT USE

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

NOT APPLICABLE

3. How would the proposal be likely to deplete energy or natural resources?

NO CHANGE FROM CURRENT USE

Proposed measures to protect or conserve energy and natural resources are:

NOT APPLICABLE

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

NO CHANGE FROM CURRENT USE

Proposed measures to protect such resources or to avoid or reduce impacts are:

NOT APPLICABLE

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

NOT APPLICABLE

Proposed measures to avoid or reduce shoreline and land use impacts are:

NOT APPLICABLE

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

NO CHANGE FROM CURRENT USE

Proposed measures to reduce or respond to such demand(s) are:

NOT APPLICABLE

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

NONE



Chelan County
Department of Community Development

Receipt Number: 19-01807

316 WASHINGTON ST. SUITE 301
Wenatchee, WA 98801
(509) 667-6225

Payer/Payee: BJORKLUND BRIAN & CARLEY
6201 TIGNER RD
CASHMERE WA 98815-9512

Cashier: JAMIE STROTHER

Date: 10/21/2019

CPA 19-002 COMPREHENSIVE PLAN AMENDMENT		6201 Tigner Rd Cashmere, WA 98815		
Fee Description	BARS Number	Fee Amount	Amount Paid	Fee Balance
Environmental Review (SEPA)	010.020.34589.03.000	\$215.00	\$215.00	\$0.00
		\$215.00	\$215.00	\$0.00
		TOTAL PAID:	\$215.00	

Payment Method	Reference Number	Payment Amount
CHECK	2514	\$215.00
Total:		\$215.00

Notes :

Project Information

Permit #	Permit Type	Project Description	Parcel #
CPA 19-002	CPA	AC to RR5	231907110250

Project Contacts

Permit #	Name	Association	Address
CPA 19-002	BJORKLUND BRIAN & CARLEY	APPLICANT	6201 TIGNER RD, CASHMERE, WA 98815-9512
	BJORKLUND BRIAN & CARLEY	OWNER	6201 TIGNER RD, CASHMERE, WA 98815-9512

Previous Related Payments

Receipt #	Receipt Date	Fee Description	BARS Number	Amount Paid	Permit #
19-00245	02/26/2019	Zone Change Amendment	010.020.32210.05.000	\$1,165.00	CPA 19-002
19-00245	02/26/2019	GIS Permit Tracking/Archiving/Digitizing Plan Surcharge	010.020.34589.07.000	\$28.00	CPA 19-002
Total:				\$1,193.00	



Chelan County
Department of Community Development

Receipt Number: 19-00245

316 WASHINGTON ST. SUITE 301
Wenatchee, WA 98801
(509) 667-6225

Payer/Payee: BJORKLUND BRIAN & CARLEY
6201 TIGNER RD
CASHMERE WA 98815-9512

Cashier: SCOTT KUGEL
Verified By: SKUGEL *SK*

Date: 02/26/2019

ZC 19-001 ZONE CHANGE		6201 Tigner Rd Cashmere, WA 98815			
Fee Description	BARS Number	Fee Amount	Amount Paid	Fee Balance	
Zone Change Amendment	010.020.32210.05.000	\$1,165.00	\$1,165.00	\$0.00	
GIS Permit Tracking/Archiving/Digitizing Plan Surcharge	010.020.34589.07.000	\$28.00	\$28.00	\$0.00	
		\$1,193.00	\$1,193.00	\$0.00	
		TOTAL PAID:	\$1,193.00		

Payment Method	Reference Number	Payment Amount
CHECK	1497	\$1,193.00
Total:		\$1,193.00

Notes :

2/26/2019 Verified by SKUGEL

Project Information

License #	License Type	Parcel #
ZC 19-001	ZC	231907110250

Project Contacts

License #	Name	Association	Address
ZC 19-001	BJORKLUND BRIAN & CARLEY	APPLICANT	6201 TIGNER RD, CASHMERE, WA 98815-9512
	BJORKLUND BRIAN & CARLEY	OWNER	6201 TIGNER RD, CASHMERE, WA 98815-9512

AFFP

Affidavit of Publication

STATE OF WASHINGTON } SS
COUNTY OF CHELAN }

The Wenatchee World is a legal newspaper published in the Chelan County, Washington, and approved as such by the Superior Court of said County and State. Serving the counties of Chelan, Douglas, Grant & Okanogan.

That said newspaper was regularly issued and circulated on those dates.

October 24, 2019

Subscribed to and sworn to me this 24th day of October 2019.



Chris Gerber, Notary Public, Chelan County, Washington

My commission expires: March 07, 2022

00002552 00081705 509-667-6475

CHELAN CO DEPT OF COMMUNITY DEVELOPMENT
(CCDCD)
316 WASHINGTON ST. #301
WENATCHEE, WA 98801

NOTICE OF APPLICATION AND ENVIRONMENTAL REVIEW

Notice is hereby given that the Chelan County Department of Community Development has received and found the following land use application to be complete and ready for processing, public review and comment. It has further been determined that this proposal will likely not have a probable significant adverse impact on the environment. The Department expects to issue a Determination of Non-Significance (DNS) in accordance with the optional DNS process found in WAC 197.11.355. The proposal may include mitigation measures under applicable codes and public review process. Mitigation measures may be required regardless of whether an EIS is prepared, however possible mitigation measures are unknown at the issuance of this notice. A copy of the subsequent threshold determination for this proposal may be obtained upon request to this department. This may be the only opportunity to comment on the environmental impacts of this proposal.

CPA 2019-001: An application for a Comprehensive Plan Map Amendment was submitted by Michelle Green of Jeffers, Danielson, Sonn, & Aylward (agent) on behalf of Riverstone Ranch, LLC (owner) to change the land use designation for the subject property from Commercial Agricultural Lands (AC) to Rural Residential/Recreational 2.5 acres (RR2.5). The subject property is located at 10990 US Hwy 2A, Leavenworth, WA 98826 and further identified by Assessor's Parcel No.: 24-18-07-140-150. Pursuant to WAC 197-11-800(6), this proposal is not SEPA exempt; a SEPA checklist was provided with application.

CPA 2019-002: An application for a Comprehensive Plan Map Amendment was submitted by Brian & Carley Bjorklund (owners) to change the land use designation for the subject property from Commercial Agricultural Lands (AC) to Rural Residential/Recreational 5 acres (RR5). The subject property is located at 6201 Tigner Rd., Cashmere, WA 98815 and further identified by Assessor's Parcel No.: 23-19-07-110-250. Pursuant to WAC 197-11-800(6), this proposal is not SEPA exempt; a SEPA checklist was provided with application.

On October 24, 2019, this application was noticed to the public and no action will be taken on the project until the Agency comment period ends November 7, 2019. All reports and file of record are available at 316 Washington St., Suite 301 Wenatchee, WA 98801 for review. Public comments will be accepted at any time prior to the close of the public record on project permits. Chelan County welcomes written public comment on all proposed land use actions. Comments must include your name, current address, original signature, should be as specific as possible and may be mailed or personally delivered at the address listed above. Any person has the right to receive notice, participate in any hearings, request a copy of the final decision and appeal the decision as provided by law.

RECEIVED

OCT 28 2019

CHELAN COUNTY
COMMUNITY DEVELOPMENT

CHRIS GERBER
Notary Public
State of Washington
My Commission Expires
March 07, 2022

**CHELAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
AFFIDAVIT OF MAILING**

STATE OF WASHINGTON)
)
COUNTY OF CHELAN) SS

Wendy Lane, being first duly sworn, deposes and says:
That at all times mentioned herein she/he was, and now is, a citizen of the United States, a resident of the State of Washington, and over the age of 21 years.

I declare under the penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

That on October 24, 2019, I personally mailed true and correct copies of the hereto attached:

- ☐ Notice of Shoreline Application
☒ Notice of Application
☐ Other _____

to all property owners within 1000 feet (excluding 60 feet of Street rights of way pursuant to Section 14.08.060 (1)(B), Chelan County Code) of the project boundary in accordance with the records of property ownership of the Chelan County Assessor and any other interested parties. A copy of the mailing list is attached to this affidavit.

Wendy Lane
Signature

October 24, 2019
Date

ACKNOWLEDGEMENT

This is to certify that on 24th day of October, 2019

Wendy Lane to me known to be the person who executed the foregoing Affidavit of Mailing and acknowledged to me that she signed the same as her free and voluntary act. WITNESS my hand and official seal the day and year last above written.

Emily Morgan
Notary Public in and for the State of Washington,
residing in Wenatchee

My commission expires Feb. 20, 2021



Wendy Lane

From: Wendy Lane
Sent: Wednesday, October 23, 2019 2:42 PM
To: 'bjorklund.brianandcarley@gmail.com'
Cc: Emily Morgan
Subject: Notice of Application for CPA2019-002 Bjorklund - Chelan County Dept. of Community Development
Attachments: CPA2019-002 Bjorklund NOA & NOH Optional.pdf; CPA2019-002 Bjorklund NOA AoP.pdf

Greetings,

Please find the attached Notice of Application for a Shoreline Substantial Development Permit regarding Brian & Carley Bjorklund's property, File# CPA2019-002. This notice should be posted on the subject property by October 24, 2019 or as soon as possible. Please place in a prominent position on site and maintain it for 14 days starting from the first day of posting. If you need a sign for posting, you may pick one up at our office. Also attached is the Affidavit of Posting that needs to be filled out with the appropriate information after the 14 days of comment period, signed before a notary and the original returned to this office. If your affidavit of posting is found not to be in the file, it may place a hold on the processing of the file.

If you have any questions pertaining to your application please contact the Chelan County Planner associated with this file, Emily Morgan at 509-667-6225 or Emily.Morgan@co.chelan.wa.us.

Sincerely,

Wendy Lane

Permit Clerk

Community Development Department



316 Washington Street, Suite 301,
Wenatchee, WA 98801

Phone: (509) 667-6231 | Fax: (509) 667-6475

Wendy.Lane@co.chelan.wa.us

The Department of Community Development would appreciate your feedback. Please take a moment to complete our Public Experience Survey:
[CLICK HERE TO TAKE THE SURVEY!](#)

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account may be a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

Name	Address_1	City	State	Countr	Zip Code	PARCEL
GEORGE MICHAEL D	PO BOX 7	MONITOR	WA		98836	231907110275
BURNETT MICHAEL N & SHANNON M	PO BOX 237	CASHMERE	WA		98815	231906430050
TE VELDE MICHELLE R	6450 PIONEER DR	CASHMERE	WA		98815-9564	231906430100
TE VELDE MICHELLE R	6450 PIONEER DR	CASHMERE	WA		98815-9564	231906430150
GRIFFITHS KELLY D	6100 TIGNER ROAD	CASHMERE	WA	USA	98815	231906430200
EQUIJUA PEREZ LARRY L & MARIA C EQUIJUA	6488 TIGNER RD	CASHMERE	WA		98815	231906430250
SIM MARY E	5211 HINMAN DRIVE	CASHMERE	WA	USA	98815	231906440050
MAGNUS DONALD E	5202 HINMAN DR	CASHMERE	WA	USA	98815-9510	231906440100
WORTHEN ERIC R	5208 HINMAN RD	CASHMERE	WA	USA	98815	231906440150
ROMERO ISAAC J	5210 HINMAN DR	CASHMERE	WA	USA	98815-9510	231906440160
ROMERO ISAAC J	5210 HINMAN DR	CASHMERE	WA	USA	98815-9510	231906440175
FIKE TERRY L	5186 HINMAN DRIVE	CASHMERE	WA	USA	98815	231906440200
GEORGE MICHAEL D	PO BOX 7	MONITOR	WA		98836	231906440225
BALDWIN CASEY & SHELLEY	5135 HINMAN DR	CASHMERE	WA	USA	98815-9510	231906440250
GEORGE MICHAEL D	PO BOX 7	MONITOR	WA		98836	231906440300
BALDWIN THOMAS & JOAN	5115 HINMAN RD	CASHMERE	WA	USA	98815	231906440350
LOVE GLENDA R	6104 TIGNER RD	CASHMERE	WA	US	98815	231907110050
GEORGE MICHAEL D	PO BOX 7	MONITOR	WA		98836	231907110100
GEORGE MICHAEL D	PO BOX 7	MONITOR	WA		98836	231907110150
GEORGE MICHAEL D	PO BOX 7	MONITOR	WA		98836	231907110200
BJORKLUND BRIAN & CARLEY	6201 TIGNER RD	CASHMERE	WA	USA	98815-9512	231907110250
TALL ELDON D	PO BOX 567	DRYDEN	WA	USA	98821-0567	231907110300
WIERIMA COLTON	6343 TIGNER RD	CASHMERE	WA		98815-9512	231907120050
TALL ELDON D ETAL	PO BOX 567	DRYDEN	WA	USA	98821-0567	231907120100
ISEMINGER MELVIN E & THERESA F	6347 TIGNER RD	CASHMERE	WA		98815	231907120175
SKOGLUN ERIC W	6397 TIGNER ROAD	CASHMERE	WA	US	98815	231907120250
KENOYER WAYNE ETAL	3492 RED APPLE RD	CASHMERE	WA	USA	98815	231907210050
FORTUITY LLC	8153 HALL RD	CASHMERE	WA		98815	231905330100
GRIFFITHS KELLY D	6100 TIGNER ROAD	CASHMERE	WA	USA	98815	231905330150
GRIFFITHS KELLY D	6100 TIGNER ROAD	CASHMERE	WA	USA	98815	231905330200
COX RANDY D & DEBORAH R	6021 TIGNER RD	CASHMERE	WA		98815	231908220075
PEERY STACY & JAMES	6089 TIGNER RD	CASHMERE	WA		98815	231908220100

Wenatchee World

1

Order Invoice

PO Box 1511
Wenatchee WA 98807-1511

Phone: 5096635161

URL: www.wenatcheeworld.com

CHELAN CO DEPT OF COMMUNITY
DEVELOPMENT (CCDCD)
316 WASHINGTON ST. #301
WENATCHEE, WA 98801

Acct #: 00002552
Phone: (509) 667-6225
Date: 10/22/2019
Ad #: 00081705
Salesperson: LEGL Ad Taker: 190

Class: 0001

Ad Notes: Submitted by Wendy Lane 10-22-19

Sort Line: NOTICE OF APP & ENVIRON/WLane

Description	Start	Stop	Ins.	Cost/Day	Amount
01 The Wenatchee World	10/24/2019	10/24/2019	1	112.72	112.72
02 Wenatchee World Online	10/24/2019	10/24/2019	1	0.00	0.00

Ad Text:

NOTICE OF APPLICATION AND ENVIRONMENTAL REVIEW
Notice is hereby given that the Chelan County Department of Community Development has received and found the following land use application to be complete and ready for processing, public review and comment. It has further been determined that this proposal will likely not have a probable significant adverse impact on the environment. The Department expects to issue a Determination of Non-Significance (DNS) in accordance with the optional DNS process found in WAC 197.11.355. The proposal may include mitigation measures under applicable codes and public review process. Mitigation measures may be required regardless of whether an EIS is prepared, however possible mitigation measures are unknown at the

Payment Reference:

Total:	112.72
Tax:	0.00
Net:	112.72
Prepaid:	0.00
Total Due	112.72

NOTICE OF APPLICATION AND ENVIRONMENTAL REVIEW

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CPA 2019-001: An application for a Comprehensive Plan Map Amendment was submitted by Michelle Green of Jeffers, Danielson, Sonn, & Aylward (agent) on behalf of Riverstone Ranch, LLC (owner) to change the land use designation for the subject property from Commercial Agricultural Lands (AC) to Rural Residential/Recreational 2.5 acres (RR2.5). The subject property is located at 10990 US Hwy 2A, Leavenworth, WA 98826 and further identified by Assessor's Parcel No.: 24-18-07-140-150. Pursuant to WAC 197-11-800(6), this proposal is not SEPA exempt; a SEPA checklist was provided with application.

CPA 2019-002: An application for a Comprehensive Plan Map Amendment was submitted by Brian & Carley Bjorklund (owners) to change the land use designation for the subject property from Commercial Agricultural Lands (AC) to Rural Residential/Recreational 5 acres (RR5). The subject property is located at 6201 Tigner Rd., Cashmere, WA 98815 and further identified by Assessor's Parcel No.: 23-19-07-110-250. Pursuant to WAC 197-11-800(6), this proposal is not SEPA exempt; a SEPA checklist was provided with application.

On October 24, 2019, this application was noticed to the public and no action will be taken on the project until the Agency comment period ends November 7, 2019.

All reports and file of record are available at 316 Washington St., Suite 301 Wenatchee, WA 98801 for review. Public comments will be accepted at any time prior to the close of the public record on project permits. Chelan County welcomes written public comment on all proposed land use actions. Comments must include your name, current address, original signature, should be as specific as possible and may be mailed or personally delivered at the address listed above. Any person has the right to receive notice, participate in any hearings, request a copy of the final decision and appeal the decision as provided by law.



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

**NOTICE OF APPLICATION, ENVIRONMENTAL REVIEW,
AND PUBLIC HEARING FOR PLANNING COMMISSION**

Project File No.: CPA 2019-002
Project Location: 6201 Tigner Rd., Cashmere, WA 98815; and identified by Assessor's Parcel No.: 23-19-07-110-250
Applicant/Owner: Brian & Carley Bjorklund
Application Date: February 26, 2019
Determination of Complete: October 21, 2019
Notice of Application Date: October 24, 2019

Proposed Project Description: An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Commercial Agricultural Lands (AC) to Rural Residential/Recreational 5 acres (RR5).

Existing Environmental Documents: State Environmental Policy Act (SEPA) Checklist

SEPA Review: Chelan County has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of nonsignificance (DNS) for this project. The optional DNS process in WAC 197-11-355 is being used.

Permits Required: None known.

Public Review and Comment Period: PUBLIC COMMENT ON THIS PROPOSAL IS ENCOURAGED and no action will be taken on the project until the Agency comment period ends on **November 7, 2019**. Agencies, tribes, and the public are encouraged to review and comment on the proposed project. Public comments will be accepted at any time prior to the close of the public record on project permits. Chelan County welcomes written public comment on all proposed land use actions. Comments must include your name, current address, original signature, and should be as specific as possible. Any person has the right to receive notice, participate in any hearings, request a copy of the final decision and appeal the decision as provided by law. Written comments must be submitted to the Department of Community Development, 316 Washington St., Suite 301 Wenatchee, WA 98801; Attention: Emily Morgan or email Emily.Morgan@co.chelan.wa.us for additional information or to review application materials.

The complete case file on this matter is available for review during normal business hours at the office as referenced above Monday-Thursday between the hours of 8:00 A.M. and 5:00 P.M. and Friday between the hours of 8:00 A.M. to 12 P.M. or may be accessed by the following link: <https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeHome>

NOTICE IS HEREBY GIVEN that the Chelan County Planning Commission will hold an open record public hearing on **Wednesday, November 20, at 6:00 p.m.** in the Chelan County Administration Building, 400 Douglas Street, Wenatchee. The public is invited to attend the public hearing and comment on all pertinent matters. The Planning Commission will take action at the public hearing to forward recommendations on the above applications to the Board of County Commissioners.

Date Referrals Sent: _____

AGENCY REFERRALS	DATE RECEIVED	COMMENTS RECEIVED
<input type="checkbox"/> Assessor	_____	YES / NO
<input checked="" type="checkbox"/> Fire Marshall	_____	YES / NO
<input checked="" type="checkbox"/> Building Official	_____	YES / NO
<input type="checkbox"/> CD Health District	_____	YES / NO
<input type="checkbox"/> Water	_____	YES / NO
<input type="checkbox"/> Septic	_____	YES / NO
<input type="checkbox"/> Solid Waste	_____	YES / NO
<input type="checkbox"/> Food Service	_____	YES / NO
<input type="checkbox"/> Public Works	_____	YES / NO
<input type="checkbox"/> PUD	_____	YES / NO
<input type="checkbox"/> Power	_____	YES / NO
<input type="checkbox"/> Property	_____	YES / NO
<input type="checkbox"/> Water / Sewer	_____	YES / NO
<input type="checkbox"/> WA State Dept. of Natural Resources	_____	YES / NO
<input type="checkbox"/> Aquatic	_____	YES / NO
<input type="checkbox"/> Forest	_____	YES / NO
<input type="checkbox"/> WA State Dept. of Ecology	_____	YES / NO
<input type="checkbox"/> Shorelines/Wetlands	_____	YES / NO
<input type="checkbox"/> FEMA	_____	YES / NO
<input type="checkbox"/> WA Dept. of Fish & Wildlife	_____	YES / NO
<input type="checkbox"/> US Fish & Wildlife	_____	YES / NO
<input type="checkbox"/> WA State Dept. of Transportation	_____	YES / NO
<input type="checkbox"/> US Army Corps of Engineers	_____	YES / NO
<input checked="" type="checkbox"/> Fire District # <u>6</u>	_____	YES / NO
<input type="checkbox"/> Sewer Purveyor: _____	_____	YES / NO
<input type="checkbox"/> Water Purveyor: _____	_____	YES / NO
<input type="checkbox"/> Irrigation Dist.: _____	_____	YES / NO
<input type="checkbox"/> Water Dist.: _____	_____	YES / NO
<input checked="" type="checkbox"/> School Dist.: <u>Cashmere</u>	_____	YES / NO
<input type="checkbox"/> Hospital Dist.: _____	_____	YES / NO
<input checked="" type="checkbox"/> City of: <u>Cashmere</u>	_____	YES / NO
<input type="checkbox"/> Community Council: _____	_____	YES / NO
<input checked="" type="checkbox"/> WA State Archaeology	_____	YES / NO
<input checked="" type="checkbox"/> Yakama Nation	_____	YES / NO
<input checked="" type="checkbox"/> Confederated Tribes of Colville	_____	YES / NO
<input type="checkbox"/> Noxious Weed Control Board	_____	YES / NO
<input type="checkbox"/> Port of Chelan County	_____	YES / NO
<input checked="" type="checkbox"/> SEPA Register	_____	YES / NO
<input type="checkbox"/> Bureau of Land Management	_____	YES / NO
<input checked="" type="checkbox"/> Other: <u>CC DNR</u>	_____	YES / NO

Wendy Lane

From: Roderick Donald (HSY) <Roderick.Donald.HSY@colvilletribes.com>
Sent: Monday, October 28, 2019 4:28 PM
To: Wendy Lane
Cc: Dennis Wardlaw
Subject: RE: Request for Comments – CPA2019-002 Bjorklund – Chelan County Dept. of Community Development

External Email Warning! This email originated from outside of Chelan County.

Hi Wendy,

The CCT H/A has no issues regarding this project as long as there are no ground-disturbing components to it. If, in the future, the proponent decides to develop the property, the CCT H/A would recommend a cultural resource survey of the project area prior to any ground-disturbance.

Thank you,

Kevin

From: Wendy Lane [<mailto:Wendy.Lane@CO.CHELAN.WA.US>]
Sent: Thursday, October 24, 2019 8:54 AM
To: Roderick Donald (HSY); Guy Moura (HSY)
Subject: Request for Comments – CPA2019-002 Bjorklund – Chelan County Dept. of Community Development

Greetings,

We have a Comprehensive Plan Map Amendment application in which we are requesting comments from agencies and special districts. The comment due date is November 7, 2019. Attached are all the materials for your review, including your agency's referral sheet, and the Notice of Application.

If you have any questions regarding this file please contact the assigned Planner, Emily Morgan at (509) 667-6225 or Emily.Morgan@co.chelan.wa.us.

Thank you,

Wendy Lane

Permit Clerk
Community Development Department



316 Washington Street, Suite 301,
Wenatchee, WA 98801
Phone: (509) 667-6231 | Fax: (509) 667-6475

Wendy.Lane@co.chelan.wa.us

The Department of Community Development would appreciate your feedback. Please take a moment to complete our Public Experience Survey:
[CLICK HERE TO TAKE THE SURVEY!](#)

Chelan County Assessor

Property Search Results > 22500 BJORKLUND BRIAN & CARLEY for Year 2019 - 2020

Property

Account

Property ID:	22500	Legal Description:	T 23N R 19EWM S 07 LOT 1 SP 2009-073 E1/2W1/2NENE 1.7500 ACRES
Geographic ID:	231907110250	Agent Code:	
Type:	Real		
Tax Area:	60 - 222 F6	Land Use Code	11
Open Space:	N	DFL	N
Historic Property:	N	Remodel Property:	N
Multi-Family Redevelopment:	N		
Township:	23N	Section:	07
Range:	19EWM	Legal Acres:	1.7500

Location


Address:	6201 TIGNER RD CASHMERE, WA 98815	Mapsco:	
Neighborhood:	Cycle 1 Cashmere south Div 4 Res	Map ID:	1CSHS04R01
Neighborhood CD:	1CSHS04R01		

Owner

Name:	BJORKLUND BRIAN & CARLEY	Owner ID:	67421
Mailing Address:	6201 TIGNER RD CASHMERE, WA 98815-9512	% Ownership:	%
		Exemptions:	

Taxes and Assessment Details

Property Tax Information as of 10/21/2019

Amount Due if Paid on:  **NOTE:** If you plan to submit payment on a future date, make sure you enter the date and click RECALCULATE to obtain the correct total amount due.

Click on "Statement Details" to expand or collapse a tax statement.

Year	Statement ID	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
▶ Statement Details							
2019	11255	\$1811.49	\$1811.39	\$0.00	\$0.00	\$1811.49	\$1811.39
▶ Statement Details							
2018	11304	\$1969.47	\$1969.39	\$0.00	\$0.00	\$3938.86	\$0.00

Values

(+) Improvement Homesite Value:	+	\$0
(+) Improvement Non-Homesite Value:	+	\$159,637
(+) Land Homesite Value:	+	\$133,400
(+) Land Non-Homesite Value:	+	\$0
(+) Curr Use (HS):	+	\$0 \$0
(+) Curr Use (NHS):	+	\$0 \$0
<hr/>		
(=) Market Value:	=	\$293,037
(-) Productivity Loss:	-	\$0
<hr/>		
(=) Subtotal:	=	\$293,037
(+) Senior Appraised Value:	+	\$0
(+) Non-Senior Appraised Value:	+	\$293,037
<hr/>		
(=) Total Appraised Value:	=	\$293,037
(-) Senior Exemption Loss:	-	\$0
(-) Exemption Loss:	-	\$0
<hr/>		

(=) Taxable Value:

\$293,037

Taxing Jurisdiction

Owner: BJORKLUND BRIAN & CARLEY

% Ownership: 100.0000000000%

Total Value: N/A

Tax Area: 60 - 222 F6

Levy Code	Description	Levy Rate	Appraised Value	Taxable Value	Estimated Tax
110001	County Road General	N/A	N/A	N/A	N/A
010170	Chelan County	N/A	N/A	N/A	N/A
155001	Veteran's Relief	N/A	N/A	N/A	N/A
160001	Mental Health	N/A	N/A	N/A	N/A
656601	Fire No 6 General	N/A	N/A	N/A	N/A
644001	Regional Library	N/A	N/A	N/A	N/A
671101	Port General	N/A	N/A	N/A	N/A
654130	Cashmere SD 222 Bond	N/A	N/A	N/A	N/A
654135	Cashmere SD 222 Cap Projects	N/A	N/A	N/A	N/A
652001	State School Refund	N/A	N/A	N/A	N/A
652003	State School 2	N/A	N/A	N/A	N/A
652005	State School	N/A	N/A	N/A	N/A
107001	Flood Control Zone	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			
Taxes w/Current Exemptions:					N/A
Taxes w/o Exemptions:					N/A

Improvement / Building

Improvement #1: RESIDENTIAL State Code: 11 1720.0 sqft Value: \$123,042

Exterior Wall: Plywood or Hrdbrd Heating/Cooling: Heat Pump

Number of Bathrooms: 3.5 Number of Bedrooms: 4

Type	Description	Class CD	Sub Class CD	Year Built	Area
MA	Main	FAIR	1.5 ST FIN	1902	1720.0
BS-UFC6	BSMT AREA 6" CONC (Pre-1989)	FAIR	1.5 ST FIN	1902	704.0
DECK	Open Wood Deck	AVERAGE	*	1902	360.0
BSMT-PF	BSMT FINISH - PARTITIONED	FAIR	1.5 ST FIN	1902	704.0

Improvement #2: RESIDENTIAL State Code: 11 0.0 sqft Value: \$23,883

Type	Description	Class CD	Sub Class CD	Year Built	Area
GAR-DET	Detached Garage	FAIR	2 STY	1902	1600.0

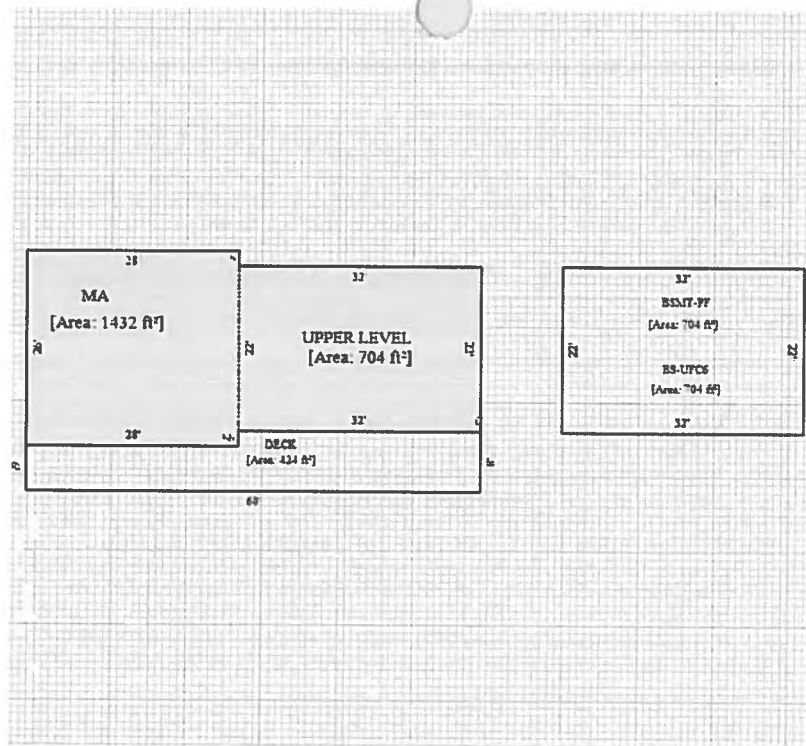
Improvement #3: RESIDENTIAL State Code: 11 0.0 sqft Value: \$10,266

Type	Description	Class CD	Sub Class CD	Year Built	Area
GAR-DET	Detached Garage	FAIR	1 STY	1902	864.0
CP-S	Carport/Patio Cover Shed Roof	FAIR	1 STY	1902	240.0

Improvement #4: RESIDENTIAL State Code: 11 0.0 sqft Value: \$2,446

Type	Description	Class CD	Sub Class CD	Year Built	Area
GP-BLD	Pole Type Garage/Bldg	GOOD	1 STY	2015	96.0

Sketch



Property Image

This property contains TIFF images. Click on the button(s) to download the full image (which may contain multiple pages).





2/13/2017, 2:12:24 PM

22500



2/13/2017, 2:12:52 PM

22500



2/13/2017, 2:13:34 PM

22500



2/13/2017, 2:14:29 PM

22500



2/13/2017, 2:15:09 PM

22500



2/13/2017, 2:16:50 PM

22500



Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	# Lots	Market Value	Prod. Value
1	RES 20K	RESIDUAL \$20,000/A	0.7500	32670.00	0.00	0.00	1.00	\$17,400	\$0
2	SV 100K	SITE VALUE \$100,000	1.0000	43560.00	0.00	0.00	1.00	\$116,000	\$0

Roll Value History

Year	Improvements	Land Market	Current Use	Total Appraised	Taxable Value
2019	N/A	N/A	N/A	N/A	N/A
2018	\$198,496	\$127,650	\$0	\$326,146	\$326,146
2017	\$181,905	\$127,650	\$0	\$309,555	\$309,555
2016	\$85,489	\$115,000	\$0	\$200,489	\$200,489
2015	\$85,702	\$115,000	\$0	\$200,702	\$200,702
2014	\$85,016	\$77,500	\$0	\$162,516	\$162,516
2013	\$89,576	\$77,500	\$0	\$167,076	\$167,076
2012	\$78,301	\$66,000	\$0	\$144,301	\$144,301
2011	\$78,301	\$66,000	\$0	\$144,301	\$144,301
2010	\$78,301	\$66,000	\$3,290	\$141,591	\$141,591
2009	\$101,851	\$128,920	\$36,395	\$198,366	\$198,366
2008	\$85,159	\$54,700	\$17,030	\$122,489	\$122,489
2007	\$57,309	\$65,330	\$0	\$122,639	\$122,639
2006	\$57,309	\$65,330	\$0	\$122,639	\$122,639

Deed and Sales History

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Sale Price	Excise Number	Deed Number
1	03/30/2011	SWD	Statutory Warranty Deed	GEORGE MICHAEL D	BJORKLUND BRIAN & CARLEY			\$235,000.00	151508	2340801
2	03/10/2006	O	Other		GEORGE MICHAEL D				0	2222354
3	12/24/1998	REF	Conversion Code Only	PHILLIPS CHARL	GEORGE MICHAEL				0	2043507
4		OT	Conversion Code Only		CHARLES A PHILLIPS	866	551		0	
5	12/28/1998	C	Real Estate Contract					\$305,000.00	10034600	2043507

Payout Agreement

No payout information available..



CHELAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

STAFF REPORT Comprehensive Plan Amendment

FROM: Department of Community Development
TO: Chelan County Planning Commission
DATE: November 20, 2019
SUBJECT: Proposed amendment to the Capital Improvement Plan

A. Introduction

The proposed amendment is to the Comprehensive Plan Capital Facilities Element to update the new Six Year Capital Improvement Plan for years 2020-2025. This plan describes public capital expenditures, including the sources of funding for these items.

The goal of the Capital Improvement Plan is to ensure that all capital improvement expenses have adequate funding. The County's Administrator, Cathy Mulhall has reviewed the projects and determined that project costs can be covered through various funding sources noted on the spreadsheet.

The Planning Commission is being asked to review and make a recommendation to the Board of Chelan County Commissioners to approve, approve with modification or deny the proposed amendment. Suggested Findings of Fact and Conclusions of Law, which may be modified, are included in this Staff Report.

B. Workshop and Public Hearing Notice Compliance

SEPA Exemption, procedural action	WAC 197-11-800(19)
State Agency Review	October 24, 2019
Planning Commission Public Hearing	November 20, 2019
Published in the Wenatchee World	October 29, 2019
Board of County Commissioners Hearing	December 24, 2019 (tentative)

C. Public/Agency Comments and Responses

There have been no public or agency comments received to date.

D. Chelan County Code Requirements

Chelan County Code Section 14.14.047 Amendment review criteria for Comprehensive Plan text changes. Proposed text amendments to the Chelan

County Comprehensive Plan and county-adopted city plans must meet the following criteria:

- (1) The proposal is necessary to address a public land use issue or problem; and
- (2) The proposed amendment is consistent with the requirements of the Washington State Growth Management Act (Chapter 36.70A RCW as amended) and any applicable county-wide planning policies; and
- (3) The text amendment complies with or supports the Comprehensive Plan's goals and policies, or how amendment of the plan's goals or policies is supported by changing conditions or state or federal mandates; and
- (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; and
- (5) The proposed amendment would serve the interests of not only the applicant, but the public as a whole, including health, safety or welfare.

Staff Findings: The proposed amendments are necessary to fund capital projects which are intended to maintain existing facilities, serve the public and protect the public welfare.

RCW 36.70A.120 states that, all capital budget decisions shall be in conformance with the adopted Comprehensive Plan.

The proposed amendments are programmatic, relating to a project and funding schedule. However, it is worth noting that the areas of future development are not located within resource lands but may be located within critical areas which would be reviewed with future building permit(s), if necessary.

The proposed amendments support existing County facilities.

Staff Recommendation: Staff finds that the proposed changes are consistent with the requirements of Chelan County Code Title 14. Staff recommends approval of the proposed amendments to the Capital Improvement Plan.

E. Suggested Findings of Fact

1. Chelan County adopted a Comprehensive Plan per the requirements of RCW 36.70A.040 (4) (d), the Growth Management Act; last amended February 26, 2019, Resolution 2019-31.
2. The proposed amendments are exempt from SEPA review, pursuant to WAC 197-11-800(19): *b) Text amendments resulting in no substantive changes respecting use or modification of the environment.*

3. The required State agency review with the Department of Commerce was initiated on October 24, 2019, Submittal ID # 2019-S-836. No comments have been received.
4. Chelan County Code, Title 14, provides review criteria for the consideration of adopting amendments to Comprehensive Plans and Development Regulations. Chelan County followed the procedures required for amendment of the Comprehensive Plan.
5. The proposed amendments are necessary to address public needs related to capital improvements, pursuant to RCW 36.70A.130(2)(b).
6. Chelan County has designated resource lands of long-term commercial significance and regulations for protection of critical areas. The proposed amendments programmatic. Any future projects will be reviewed for compliance with all regulations at the time of permitting.
7. A Public Hearing is scheduled with the Chelan County Planning Commission on November 20, 2019. Public testimony will be taken and included in the file of record.

F. Suggested Conclusions of Law

1. The proposed amendments to the Chelan County Comprehensive Plan Capital Improvement Plan conform to the provision and requirements of RCW 36.70 and RCW 36.70A.
2. The requirements of RCW 43.21C, the State Environmental Policy Act and WAC 197-11 have been satisfied.
3. Reviewing agencies were given an opportunity to comment on the proposed amendments.
4. The proposed amendments to the Chelan County Comprehensive Plan are consistent with Chelan County Code Title 14.
5. The proposed amendments are programmatic and do not adversely affect designated resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.
6. The adoption of these amendments is in the best interest of the public and furthers the health, safety, and welfare of the citizens of Chelan County.

G. Attachment

Attachment A: Capital Improvement Plan

Attachment A

2020-2025 CHELAN COUNTY CAPITAL IMPROVEMENT PLAN						
YEAR	2020	2021	2022	2023	2024	2025
CASHMERE DRYDEN AIRPORT						
Uses of Funds						
Reconstruct taxiway	0	0	0	0	0	250,000
Relocate entrance and access gate	0	0	0	50,000	0	0
Design Runway 7/25 project	0	0	0		0	220,000
Obstruction Removal (trees) EA	0	277,776	0	0	0	0
Obstruction Removal (trees)	0	0	0	126,666	0	0
Obstruction Removal - General	0	0	0	50,000	0	0
Property Acquisition RWY 25	0	0	0	0	0	110,000
Property Acquisition RWY 7	0	0	0	0	0	200,000
Above-ground fuel system	0	0	0	0	0	100,000
Total Uses of Funds	0	277,776	0	226,666	0	880,000
Sources of Funds						
Grant and County Funds		13,888		11,333		44,000
WSDOT Aviation		13,888		11,333		44,000
Non-primary entitlement (FAA)		250,000		204,000		792,000
Total Sources of Funds	0	277,776	0	226,666	0	880,000
Variance	0	0	0	0	0	0
COMMISSIONER'S OFFICE						
Uses of Funds						
Tech Bond Debt Service	65,329	66,230	66,967	0	0	0
Master Plan Debt Service	225,200	224,200	225,100	0	0	0
Jail Facilities Debt Service	610,827	612,203	613,083	613,395	1,112,995	827,195
Total Uses of Funds	901,356	902,633	905,150	613,395	1,112,995	827,195
Sources of Funds						
Chelan County General Fund	65,329	66,230	66,967	0	0	0
Rural Counties Tax Fund	225,200	224,200	225,100	0	0	0
Criminal Justice Fund	610,827	612,203	613,083	613,395	1,112,995	827,195
Total Sources of Funds	901,356	902,633	905,150	613,395	1,112,995	827,195
Variance	0	0	0	0	0	0
Rural County Tax Fund						
Uses of Funds						
County Wide Public Projects	146,578	143,984	145,971	147,594	0	0
Total Uses of Funds	146,578	143,984	145,971	147,594	0	0
Sources of Funds						
Local Option Tax (LOTS)	146,578	143,984	145,971	147,594	0	0
Total Sources of Funds	146,578	143,984	145,971	147,594	0	0
Variance	0	0	0	0	0	0
COUNTY EXPO CENTER						
Uses of Funds						
Fairgrounds Redevelopment Bonds	90,415	91,662	92,682			
Building Upgrades	140,000					
Carnival Lot Improvements			250,000			
Grounds Improvement/Electric/Asphalt	30,000					
RV Park Improvement	20,000					
Grandstands/Stage	70,000					
Exhibit Building Roofs	40,000					
Total Uses of Funds	390,415	91,662	342,682	0	0	0
Sources of Funds						
Rural County Tax Funds	90,415	91,662	92,682			
Capital Improvement Reet 2 Fund	220,000	0	250,000			
Grants, Loans, Donations	80,000	0				
Expo and Fair Revenues						
Total Sources of Funds	390,415	91,662	342,682	0	0	0
Variance	0	0	0	0	0	0

2020-2025 CHELAN COUNTY CAPITAL IMPROVEMENT PLAN						
YEAR	2020	2021	2022	2023	2024	2025
FACILITIES DEPARTMENT						
Uses of Funds						
Orondo Street Sidewalk	100,000					
Parking Lot Crack Sealing	100,000	100,000				
L&J Office Remodel						
Boilers - 1974 Courthouse			200,000			
Campus-wide Access Control	100,000	150,000				
Detox Safety & Facility Upgrades		100,000	300,000			
Remote server/network upgrade-Campus & Off Campus	50,000					
Telephone System Upgrade	230,000					
HVAC&Control Systems Upgrade (316 bldg)	200,000					
Facilities Signage (Courthouse)	20,000					
Carpet (Courthouse)	55,000		50,000		50,000	
Marble Restoration (Courthouse)	70,000			50,000		
Level 5 Remodel (Courthouse)		475,000				
Fire Alarm System Update	75,000	50,000	50,000			
Justice Facilities Improvement (Law & Justice)	420,000	225,000	225,000	225,000		
Elevator Modernization (Law & Justice)		275,000	275,000			
HVAC Unit Replcement (410 Washington)		20,000				
Security Systems Upgrade (Juvenile Detention)	450,000	450,000	200,000	200,000		
HVAC Upgrade/Replacement (West Annex)	90,000	90,000				
ADA Upgrades (West Annex)			150,000	150,000		
Total Uses of Funds	1,960,000	1,935,000	1,450,000	625,000	50,000	0
Sources of Funds						
Capital Improvement Reet 1 Fund	1,140,000	1,185,000	1,025,000	625,000	50,000	
Rural Counties Tax Fund						
Energy Incentives (PUD)						
Grant Funding (Department of Commerce)						
Criminal Justice Fund	820,000	750,000	425,000			
Total Sources of Funds	1,960,000	1,935,000	1,450,000	625,000	50,000	0
Variance	0	0	0	0	0	0
OHME GARDENS						
Uses of Funds						
Irrigation Pump Station	40,000					
Parking Lot Lighting	50,000					
Ox Yoke Lodge Renovation						
Restroom/Event Multi-Purpose Room	20,000	500,000				
New Visitor & Interpretive Center Building	335,000					
Total Uses of Funds	445,000	500,000	0	0	0	0
Sources of Funds						
Capital Improvement Reet 2 Fund	200,000	200,000				
Rural Counties Tax Fund	225,000	300,000				
Tourism Grant, Other Grants, Donations	0					
Donations, Grants, Fund Raising	20,000	0	0			
Capital Improvement Reet 1 Fund						
Total Sources of Funds	445,000	500,000	0	0	0	0
Variance	0	0	0	0	0	0

2020-2025 CHELAN COUNTY CAPITAL IMPROVEMENT PLAN						
YEAR	2020	2021	2022	2023	2024	2025
PUBLIC WORKS						
Uses of Funds						
W Cashmere Bridge Replacement	1,000,000	1,000,000				
Construct Hazardous Waste Facility	200,000	100,000				
Vegecide Truck Wash Facility		50,000				
Wenatchee District Shop Replacement		125,000	2,500,000			
Road Rehabilitation	500,000	500,000	500,000	500,000	500,000	
Road District Sheds: Accessibility, Shop Lighting & Electrical Efficiency Upgrades	150,000	150,000				
Total Uses of Funds	1,850,000	1,925,000	3,000,000	500,000	500,000	0
Sources of Funds						
County Road Fund	1,150,000	1,325,000	2,500,000			
Solid Waste Fund	200,000	100,000				
Rural Counties Tax Fund						
Capital Improvement Reet 2 Fund	500,000	500,000	500,000	500,000	500,000	
Total Sources of Funds	1,850,000	1,925,000	3,000,000	500,000	500,000	
Variance	0	0	0	0	0	
REGIONAL JUSTICE CENTER						
Uses of Funds						
H6/H7 Improvements	20,000					
Booking Remodel	25,000					
3rd & 4th flr Ofcr Stations & Ofc Remodel	25,000					
CCTV	800,000					
Security Locks	26,400					
2nd flr railing	40,000					
Cell Reconfiguration	30,000					
EAC Key Cards			500,000	500,000		
Total Uses of Funds	966,400	0	500,000	500,000	0	0
Sources of Funds						
Capital Improvement Reet 1 Fund	766,400		500,000	200,000		
Criminal Justice Funds				300,000		
Grants, Loans, Donations	200,000					
Total Sources of Funds	966,400	0	500,000	500,000	0	0
Variance	0	0	0	0	0	0
SHERIFF						
Uses of Funds						
Emergency Operations Center	2,200,000					
Total Uses of Funds	2,200,000	0	0	0	0	0
Sources of Funds						
Capital Improvement Reet 1 Fund	1,000,000					
Grants, Loans, Donations	1,200,000					
Total Sources of Funds	2,200,000	0	0	0	0	0
Variance	0	0	0	0	0	0
Wenatchee River County Park/ Farm Worker Housing						
Uses of Funds						
Sewer/Water system upgrade	35,000					
Total Uses of Funds	35,000	0	0	0	0	0
Sources of Funds						
Capital Improvement Reet 2 Fund	35,000					
Total Sources of Funds	35,000	0	0	0	0	0
Variance	0	0	0	0	0	0

Kirsten Larsen

From: Kirsten Larsen
Sent: Tuesday, October 29, 2019 8:23 AM
To: Elected-Appointed Officials
Subject: Notice of Application and Hearing for Comprehensive Plan Amendment CPA 2019-004 to Capital Facilities Element to update the new Six Year Capital Improvement Plan for years 2020-2025
Attachments: CIP 2020-2025.pdf

NOTICE IS HEREBY GIVEN that the Chelan County Department of Community Development has received the following application:

CPA 2019-004: Application for a Comprehensive Plan Text Amendment was submitted by Chelan County and determined complete on October 24, 2019. The proposed amendment is to the Comprehensive Plan Capital Facilities Element to update the new Six Year Capital Improvement Plan for years 2020-2025. This plan describes public capital expenditures, including the sources of funding for these items. The goal of the Capital Improvement Plan is to ensure that all capital improvement expenses have adequate funding. The proposed amendment is considered to have a potential impact Countywide. The proposal is SEPA exempt pursuant to WAC 197-11-800(19).

On October 29, 2019, this application was noticed to the public. **The Planning Commission will hold a hearing on this item November 20, 2019 at 6:00 pm at 400 Douglas Street, Wenatchee, WA.**

The County encourages comments before the November 20, 2019 hearing. Comments must include your name, current address and signature; and, should be as specific as possible and may be mailed, emailed to kirsten.larsen@co.chelan.wa.us, or personally delivered at the address listed below. Any person has the right to receive notice, participate in any Hearings, request a copy of the final decision and appeal the decision as provided by law. For updates on the amendment, please become a party of record by emailing cdplanning@co.chelan.wa.us or contacting Community Development.

A copy of the amendment have been attached for review.

Thank you,
Kirsten

Kirsten Larsen, AICP
Planning Manager
Community Development Department



316 Washington Street, Suite 301
Wenatchee, WA 98807
Phone: (509) 667-6225 | Fax: (509) 667-6475
Kirsten.Larsen@co.chelan.wa.us

The Department of Community Development would appreciate your feedback. Please take a moment to complete our Public Experience Survey:
[CLICK HERE TO TAKE THE SURVEY!](#)

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account may be a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

NOTICE OF APPLICATION AND HEARING

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Copies of the amendment may be reviewed on the Chelan County Community Development, 316 Washington Street, Suite 301, WA 98801, during normal business or by calling (509) 667-6225.

(Please publish once on October 29, 2019. Send bill and affidavit of publication to Chelan County Dept. of Community Development, 316 Washington St., Suite 301, Wenatchee, WA 98801)



STATE OF WASHINGTON
DEPARTMENT OF COMMERCE

1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000
www.commerce.wa.gov

10/28/2019

Ms. Kirsten Larsen
Planning Manager
Chelan County
316 Washington Street Suite 301
Wenatchee, WA 98801

Sent Via Electronic Mail

Re: Chelan County--2019-S-836--60-day Notice of Intent to Adopt Amendment

Dear Ms. Larsen:

Thank you for sending the Washington State Department of Commerce (Commerce) the 60-day Notice of Intent to Adopt Amendment as required under [RCW 36.70A.106](#). We received your submittal with the following description.

The proposed amendment is to the Comprehensive Plan Capital Facilities Element to update the new Six Year Capital Improvement Plan for years 2020-2025. This plan describes public capital expenditures, including the sources of funding for these items.

We received your submittal on 10/24/2019 and processed it with the Submittal ID 2019-S-836. Please keep this letter as documentation that you have met this procedural requirement. Your 60-day notice period ends on 12/23/2019.

We have forwarded a copy of this notice to other state agencies for comment.

Please remember to submit the final adopted amendment to Commerce within ten days of adoption.

If you have any questions, please contact Growth Management Services at reviewteam@commerce.wa.gov, or call Scott Kuhta, (509) 795-6884.

Sincerely,

Review Team
Growth Management Services



Department of Commerce

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: 2019-S-836

Submittal Date Time: 10/24/2019

Submittal Information

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

Amendment Information

Brief Description

The proposed amendment is to the Comprehensive Plan Capital Facilities Element to update the new Six Year Capital Improvement Plan for years 2020-2025. This plan describes public capital expenditures, including the sources of funding for these items.

☐ Yes, this is a part of the 8-year periodic update schedule, required under RCW 36.70A.130.

Planning Commissions Date 11/20/2019

Board of County Commissioners Date 12/24/2019

Anticipated/Proposed Date of Adoption 12/24/2019

Attachments

Attachment Type	File Name	Upload Date
Comprehensive Plan Amendment - Draft	CIP 2020-2025.pdf	10/24/2019 04:58 PM
Comprehensive Plan Amendment - Draft	CIP 2020-2025 with source totals.pdf	10/24/2019 04:58 PM
Comprehensive Plan Amendment - Draft	REET Fundng Plan.pdf	10/24/2019 04:58 PM

Contact Information

Prefix Ms.
First Name Kirsten
Last Name Larsen
Title Planning Manager
Work (509) 667-6246
Cell
Email kirsten.larsen@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	Kirsten Larsen
Email	kirsten.larsen@co.chelan.wa.us

2020-2025 CHELAN COUNTY CAPITAL IMPROVEMENT PLAN						
YEAR	2020	2021	2022	2023	2024	2025
CASHMERE DRYDEN AIRPORT						
Uses of Funds						
Reconstruct taxi lane	0	0	0	0	0	250,000
Relocate entrance and access gate	0	0	0	50,000	0	0
Design Runway 7/25 project	0	0	0	0	0	220,000
Obstruction Removal (trees) EA	0	277,776	0	0	0	0
Obstruction Removal (trees)	0	0	0	126,666	0	0
Obstruction Removal - General	0	0	0	50,000	0	0
Property Acquisition RWY 25	0	0	0	0	0	110,000
Property Acquisition RWY 7	0	0	0	0	0	200,000
Above-ground fuel system	0	0	0	0	0	100,000
Total Uses of Funds	0	277,776	0	226,666	0	880,000
Sources of Funds						
Grant and County Funds		13,888		11,333		44,000
WSDOT Aviation		13,888		11,333		44,000
Non-primary entitlement (FAA)		250,000		204,000		792,000
Total Sources of Funds	0	277,776	0	226,666	0	880,000
Variance	0	0	0	0	0	0
COMMISSIONER'S OFFICE						
Uses of Funds						
Tech Bond Debt Service	65,329	66,230	66,967	0	0	0
Master Plan Debt Service	225,200	224,200	225,100	0	0	0
Jail Facilities Debt Service	610,827	612,203	613,083	613,395	1,112,995	827,195
Total Uses of Funds	901,356	902,633	905,150	613,395	1,112,995	827,195
Sources of Funds						
Chelan County General Fund	65,329	66,230	66,967	0	0	0
Rural Counties Tax Fund	225,200	224,200	225,100	0	0	0
Criminal Justice Fund	610,827	612,203	613,083	613,395	1,112,995	827,195
Total Sources of Funds	901,356	902,633	905,150	613,395	1,112,995	827,195
Variance	0	0	0	0	0	0
Rural County Tax Fund						
Uses of Funds						
County Wide Public Projects	146,578	143,984	145,971	147,594	0	
Total Uses of Funds	146,578	143,984	145,971	147,594	0	0
Sources of Funds						
Local Option Tax (LOTS)	146,578	143,984	145,971	147,594	0	
Total Sources of Funds	146,578	143,984	145,971	147,594	0	0
Variance	0	0	0	0	0	0
COUNTY EXPO CENTER						
Uses of Funds						
Fairgrounds Redevelopment Bonds	90,415	91,662	92,682			
Building Upgrades	140,000					
Carnival Lot Improvements			250,000			
Grounds Improvement/Electric/Asphalt	30,000					
RV Park Improvement	20,000					
Grandstands/Stage	70,000					
Exhibit Building Roofs	40,000					
Total Uses of Funds	390,415	91,662	342,682	0	0	0
Sources of Funds						
Rural County Tax Funds	90,415	91,662	92,682			
Capital Improvement Reet 2 Fund	220,000	0	250,000			
Grants, Loans, Donations	80,000	0				
Expo and Fair Revenues						
Total Sources of Funds	390,415	91,662	342,682	0	0	0
Variance	0	0	0	0	0	0

2020-2025 CHELAN COUNTY CAPITAL IMPROVEMENT PLAN						
YEAR	2020	2021	2022	2023	2024	2025
FACILITIES DEPARTMENT						
Uses of Funds						
Orondo Street Sidewalk	100,000					
Parking Lot Crack Sealing	100,000	100,000				
L&J Office Remodel						
Boilers - 1974 Courthouse			200,000			
Campus-wide Access Control	100,000	150,000				
Detox Safety & Facility Upgrades		100,000	300,000			
Remote server/network upgrade-Campus & Off Campus	50,000					
Telephone System Upgrade	230,000					
HVAC&Control Systems Upgrade (316 bldg)	200,000					
Facilities Signage (Courthouse)	20,000					
Carpet (Courthouse)	55,000		50,000		50,000	
Marble Restoration (Courthouse)	70,000			50,000		
Level 5 Remodel (Courthouse)		475,000				
Fire Alarm System Update	75,000	50,000	50,000			
Justice Facilities Improvement (Law & Justice)	420,000	225,000	225,000	225,000		
Elevator Modernization (Law & Justice)		275,000	275,000			
HVAC Unit Replacement (410 Washington)		20,000				
Security Systems Upgrade (Juvenile Detention)	450,000	450,000	200,000	200,000		
HVAC Upgrade/Replacement (West Annex)	90,000	90,000				
ADA Upgrades (West Annex)			150,000	150,000		
Total Uses of Funds	1,960,000	1,935,000	1,450,000	625,000	50,000	0
Sources of Funds						
Capital Improvement Reet 1 Fund	1,140,000	1,185,000	1,025,000	625,000	50,000	
Rural Counties Tax Fund						
Energy Incentives (PUD)						
Grant Funding (Department of Commerce)						
Criminal Justice Fund	820,000	750,000	425,000			
Total Sources of Funds	1,960,000	1,935,000	1,450,000	625,000	50,000	0
Variance	0	0	0	0	0	0
OHME GARDENS						
Uses of Funds						
Irrigation Pump Station	40,000					
Parking Lot Lighting	50,000					
Ox Yoke Lodge Renovation						
Restroom/Event Multi-Purpose Room	20,000	500,000				
New Visitor & Interpretive Center Building	335,000					
Total Uses of Funds	445,000	500,000	0	0	0	0
Sources of Funds						
Capital Improvement Reet 2 Fund	200,000	200,000				
Rural Counties Tax Fund	225,000	300,000				
Tourism Grant, Other Grants, Donations	0					
Donations, Grants, Fund Raising	20,000	0	0			
Capital Improvement Reet 1 Fund						
Total Sources of Funds	445,000	500,000	0	0	0	0
Variance	0	0	0	0	0	0

2020-2025 CHELAN COUNTY CAPITAL IMPROVEMENT PLAN						
YEAR	2020	2021	2022	2023	2024	2025
PUBLIC WORKS						
Uses of Funds						
W Cashmere Bridge Replacement	1,000,000	1,000,000				
Construct Hazardous Waste Facility	200,000	100,000				
Vegecide Truck Wash Facility		50,000				
Wenatchee District Shop Replacement		125,000	2,500,000			
Road Rehabilitation	500,000	500,000	500,000	500,000	500,000	
Road District Sheds: Accessibility, Shop Lighting & Electrical Efficiency Upgrades	150,000	150,000				
Total Uses of Funds	1,850,000	1,925,000	3,000,000	500,000	500,000	0
Sources of Funds						
County Road Fund	1,150,000	1,325,000	2,500,000			
Solid Waste Fund	200,000	100,000				
Rural Counties Tax Fund						
Capital Improvement Reet 2 Fund	500,000	500,000	500,000	500,000	500,000	
Total Sources of Funds	1,850,000	1,925,000	3,000,000	500,000	500,000	
Variance	0	0	0	0	0	0
REGIONAL JUSTICE CENTER						
Uses of Funds						
H6/H7 Improvements	20,000					
Booking Remodel	25,000					
3rd & 4th flr Ofcr Stations & Ofc Remodel	25,000					
CCTV	800,000					
Security Locks	26,400					
2nd flr railing	40,000					
Cell Reconfiguration	30,000					
EAC Key Cards			500,000	500,000		
Total Uses of Funds	966,400	0	500,000	500,000	0	0
Sources of Funds						
Capital Improvement Reet 1 Fund	766,400		500,000	200,000		
Criminal Justice Funds				300,000		
Grants, Loans, Donations	200,000					
Total Sources of Funds	966,400	0	500,000	500,000	0	0
Variance	0	0	0	0	0	0
SHERIFF						
Uses of Funds						
Emergency Operations Center	2,200,000					
Total Uses of Funds	2,200,000	0	0	0	0	0
Sources of Funds						
Capital Improvement Reet 1 Fund	1,000,000					
Grants, Loans, Donations	1,200,000					
Total Sources of Funds	2,200,000	0	0	0	0	0
Variance	0	0	0	0	0	0
Wenatchee River County Park/ Farm Worker Housing						
Uses of Funds						
Sewer/Water system upgrade	35,000					
Total Uses of Funds	35,000	0	0	0	0	0
Sources of Funds						
Capital Improvement Reet 2 Fund	35,000					
Total Sources of Funds	35,000	0	0	0	0	0
Variance	0	0	0	0	0	0
Total Uses	8,894,749	5,776,055	6,343,803	2,612,655	1,662,995	1,707,195
REET 1	2,906,400	1,185,000	1,525,000	825,000	50,000	0
REET 2	955,000	700,000	750,000	500,000	500,000	0
Criminal Justice	1,430,827	1,362,203	1,038,083	913,395	1,112,995	827,195
Rural Counties	687,193	759,846	463,753	147,594	0	0
Other (SW, CR, Grants, CE, etc)	2,715,329	1,769,006	2,566,967	226,666	0	880,000
Total Sources	8,894,749	5,776,055	6,343,803	2,612,655	1,662,995	1,707,195

REET Funding Plan

BEGINNING FUND BALANCES*

	2020	2021	2022	2023	2024
REET 1	2,286,155	459,755	387,155	7,927	363,072
REET 2	2,468,545	2,628,545	3,040,945	3,436,717	4,116,862

REVENUES**

	2020	2021	2022	2023	2024
REET 1	1,080,000	1,112,400	1,145,772	1,180,145	1,215,550
REET 2	1,080,000	1,112,400	1,145,772	1,180,145	1,215,550

EXPENSES

	2020	2021	2022	2023	2024
REET 1					
Sheriff	1,000,000				
Maintenance	1,140,000	1,185,000	1,025,000	625,000	50,000
Jail	766,400		500,000	200,000	
	<u>2,906,400</u>	<u>1,185,000</u>	<u>1,525,000</u>	<u>825,000</u>	<u>50,000</u>
REET 2					
Ohme	200,000	200,000			
Expo	220,000	-	250,000		
County Rds	500,000	500,000	500,000	500,000	500,000
	<u>920,000</u>	<u>700,000</u>	<u>750,000</u>	<u>500,000</u>	<u>500,000</u>

*Beginning balances are estimates based on actuals for month end 10/2019

**Revenues are shown with a 3% annual estimated increase

2026

1,528,622

4,832,412

2026

1,252,016

1,252,016

2026

-

-

500,000

500,000