



CHELAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

2021 Comprehensive Plan Map Amendment Staff Report

TO: Chelan County Planning Commission
FROM: Chelan County Community Development
HEARING DATE: October 27, 2021
FILE NUMBER: CPA 21-070, Medina Vac Rentals

RECOMMENDED MOTION

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

- A. Move to recommend **approval** of the Comprehensive Plan Amendment to change the land use designation for the subject properties (0.92 acres) from Urban Residential 3 (UR3) to Downtown Commercial (CD) within the Manson Urban Growth Area, given file number CPA 21-070, based upon the findings of fact and conclusions of law contained within the October 27, 2021 staff report.

GENERAL INFORMATION

Planning Commission Workshop	August 25, 2021
Notice of Application to Surrounding Properties	May 15, 2021
Planning Commission Notice of Hearing Published	October 16, 2021
Planning Commission Hearing on	October 27, 2021
60-day State agency review	Received June 9, 2021 with comment period ending August 8, 2021
SEPA Determination	September 16, 2021

SEPA Environmental Review

A Determination of Non-Significance (DNS) was issued under WAC 197-11-355 for CPA 21-070 on September 16, 2021 (Attachment 1). The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). The decision was made after review of a completed environmental checklist and other information on file with the lead agency.

Agency Comments:

Washington State Department of Commerce provided comments, dated August 11, 2021, noting no concerns with the requested land use change.

The Chelan-Douglas Health District provided comments, dated June 16, 2021, stating that the Health District has no further objection to the proposal. Any changes would need additional requirements.

The comments from Arnold Baker from Fire District 5, dated May 29, 2021, state commercial buildings have a requirement of hydrants closer to the buildings.

See Attachment 2 for full comment letters.

Public Comment:

Andrea Francis provided comments, dated May 29, 2021, stating the road near/adjoining the subject properties is currently underdeveloped and overused. The majority of the time their driveway is used as a turn around zone or over-flow parking lot for the surrounding vacation rentals.

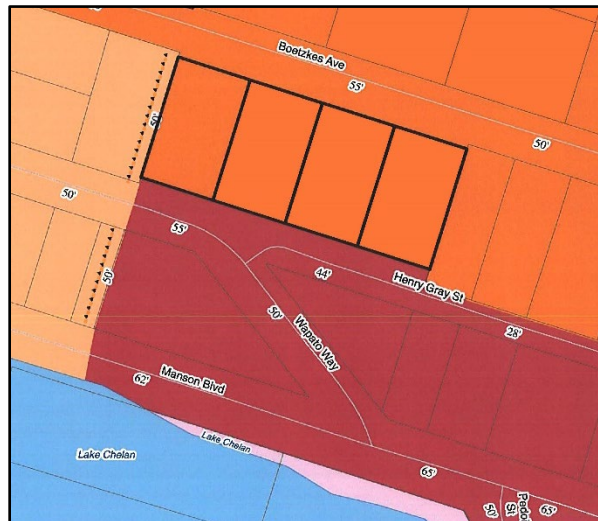
The Manson Community Council provided comments, dated June 11, 2021, stating they are concerned with the new Short Term Rental (STR) code and the application to this application. Changing the zoning to Downtown Commercial (CD) would require them to have a business on the ground floor of each unit or ask for a text change. The applicants may face issues on the number of STR's permitted on each parcel.

See Attachment 2 for full comments.

PROJECT DESCRIPTION – CPA 21-070 – MEDINA VAC RENTALS

Proposal: An application for a Comprehensive Plan map amendment was submitted to change the land use designation for the subject properties (0.92 acres) from Urban Residential 3 (UR3) to Downtown Commercial (CD) within the Manson Urban Growth Area. The subject property is located at 316 Wapato Way, 324 Wapato Way, 306 Henry Gray St and 298 Henry Gray St, Manson, WA and further identified by Assessor Parcel Nos: 28-21-35-696-255, 28-21-35-696-256, 28-21-35-696-257, and 28-21-35-696-259. See Attachment 4 for file of record.

Chelan County Land Use Designations



Density: The current UR3 land use designation allows a density of 1 dwelling unit per 5,000 sq. ft. and would require 7,000 sq. ft. for duplex units. The maximum density is twelve (12) dwelling units per acre. Under the proposed CD designation, there is no minimum lot size when sewer is available. The existing lots share a boundary with property that is designated CD.

COMPREHENSIVE PLAN

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

The following Comprehensive Plan policies within the Manson Urban Growth Area (UGA) are relevant to the request for CPA 21-070:

LU-2.A: Establish mixed-uses in the commercial designation, promoting a variety housing types, community parks, and mix retail and office space.

LU-2.C: Consider strategies to revitalize existing commercial corridor and reinforce its position as the local center for services, social, and cultural activities while providing for new areas of commercial development.

LU-2.D: Encourage building height and bulk to permit viable residential use above ground floor retail while still preserving the character of the downtown core.

LU-5.A: Support commercial activity use where appropriate and where impacts to surrounding properties can be avoided, managed, or mitigated in a manner compatible with neighboring uses, view retention goals and other aesthetics, and the community's rural character.

ED-1.A: Encourage economically-beneficial businesses that enhance year-round tourist industry taking advantage of natural amenities, such as Lake Chelan.

H-1.E: Encourage increased density within the Commercial areas in support of year-around housing and diversity of housing options.

REVIEW CRITERIA

The proposals were analyzed based on information 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, agency and public comment play a role in understanding potential impacts to surrounding land uses, impacts to rural character, and how the amendment may serve the general public's interest.

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

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

Finding of Fact: The Growth Management Act under RCW 36.70A.020 contains planning goals that include, but are not limited to, 1) Urban Growth, 2) Reduce Sprawl, 3) Housing, and 4) Economic Development. The proposed land use change to Downtown Commercial encourages the preservation of existing housing stock and promotes redevelopment and investment within the urban growth area.

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

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

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

Finding of Fact: The proposed land use change would support Manson UGA Policies LU-2.A, LU-2.C, and H-1.E, by encouraging mixed-uses and a diversity of housing options. The proposed change also supports ED-1.A by retaining short term rental opportunities that enhance the year-round tourist industry.

Conclusion: The proposed amendment would be consistent with and does support 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: The proposed amendment would change the subject properties (0.92 acres) from Urban Residential 3 (UR3) to Downtown Commercial (CD) within the Manson Urban Growth Area. The existing lots share a boundary with property that is also designated CD.

The downtown commercial district is intended for areas suited for retail, commercial, mixed small-scale uses with housing ideally on upper stories, and an active street environment with pedestrian amenities. Alternative parking options and parking behind or to the side of structures should be developed to facilitate new development and redevelopment of lands within this designation. Under the proposed CD designation, there is no minimum lot size when sewer is available.

Conclusion: Based on the designation/siting criteria for CD designations, 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: Access is from Henry Gray St. and Wapato Way, county rights of way. No alteration of the Capital Facility Element or Transportation Element is expected as a result of the proposal. Future redevelopment 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 would be supported by and consistent with the existing capital facility element and transportation element.

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

Finding of Fact: The areas surrounding the subject properties are in commercial, public facility and residential use within the Manson Urban Growth Area. The properties to the north and east are zoned Urban Residential 3 (UR3). Properties to the south are zoned Downtown Commercial (CD). Properties to the west are zoned Urban Residential 2 (UR2). The commercial buildings to the south, which face the subject parcels, are the Lake Chelan Reclamation District Office, Manson's Public Library and the Manson Fire Department.

Each lot currently has a 4 story 4-plex building on it. Due to recent changes in permitting process, the applicant has stated that the request is intended to protect their short-term rental use of these commercially built buildings. Under County code, the current short term rental use of the properties would be consistent with the adjacent CD designation.

Public comments state that the road near/adjoining the subject properties is currently underdeveloped and overused for parking and turn arounds by surrounding short term rentals.

Conclusion: The proposed amendment does 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: The subject site is developed into four lots, each with parking and 4 story 4 plex building. Amenities on site include a swimming pool.

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 make the subject property available for commercial and residential uses, thereby accommodating projected growth in the unincorporated areas of Chelan County.

The potential redevelopment of 4 lots would modestly 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 accommodate an existing development within the Downtown Commercial designation and add the potential for future mixed uses.

The proposed amendment 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.

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, SEPA Rules, have been satisfied. To comply with the requirements of the State Environmental Policy Act for environmental review of a non-project action, the County, as lead agency issued a Determination of Non-significance for the properties on September 16, 2021.
5. The required State agency review with the Department of Commerce (COM) and other State agencies initiated on June 9, 2021, submittal ID No. 2021-S-2765 (Attachment 3), pursuant to RCW 36.70A.106.
6. A request for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject properties (0.92 acres) from Urban Residential 3 (UR3) to Downtown Commercial (CD) within the Manson Urban Growth Area. The subject property is located at 316 Wapato Way, 324 Wapato Way, 306 Henry Gray St and 298 Henry Gray St, Manson, WA and further identified by Assessor Parcel Nos: 28-21-35-696-255, 28-21-35-696-256, 28-21-35-696-257, and 28-21-35-696-259.

- a. The location and characteristics are consistent with Chelan County Comprehensive Plan designation for Downtown Commercial (CD), as outlined in this staff report.

CONCLUSIONS OF LAW

1. The amendment to the Chelan County Comprehensive Plan is consistent with the requirements of the Growth Management Act (RCW 36.70A), Chelan County Comprehensive Plan and County-Wide Planning Policies.
2. The amendment does comply with the Comprehensive Plan designation/siting criteria.
3. The amendment does not adversely affect the surrounding land uses.
4. The amendment does not adversely affect designated resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.
5. The amendment does 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 43.21C, the State Environmental Policy Act and WAC 197-11, SEPA Rules have been satisfied.

STAFF RECOMMENDATION

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

- A. Move to recommend **approval** of the Comprehensive Plan Amendment to change the land use designation for the subject properties (0.92 acres) from Urban Residential 3 (UR3) to Downtown Commercial (CD) within the Manson Urban Growth Area, given file number CPA 21-070, based upon the findings of fact and conclusions of law contained within the October 27, 2021 staff report.

ATTACHMENTS

1. SEPA Determination, signed September 16, 2021
2. Agency and Public Comments
3. 60-day Review Acknowledgment Letter from WA Dept. of Commerce
4. File of Record for CPA 21-070



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 Urban Residential 3 (UR3) to Downtown Commercial (CD) in the Manson Urban Growth Area.

File Number: PL 21-070

Parcel Number: 28-21-35-696-256

Related Parcels: 28-21-35-696-257, 28-21-35-696-255 and 28-21-35-696-259

Project Location: 316 WAPATO WAY, 324 WAPATO WAY, 306 HENRY GRAY ST AND 298 HENRY GRAY ST, MANSON, WA

Owner: MEDINA VACATION RENTALS LLC
PO BOX 453, MANSON, WA 98831

Agent: MEDINA VACATION RENTALS LLC
PO BOX 453, MANSON, WA 98831

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

Signature: 
Jim Brown, SEPA Responsible Official

Date: 9/16/2021



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

August 11, 2021

Ms. Catherine Lorbeer, AICP
Assistant Director
Chelan County Community Development
316 Washington Street Suite 301
Wenatchee, Washington 98801

Sent Via Electronic Mail

Re: Annual Comprehensive Plan Amendments

Dear Ms. Lorbeer:

Thank you for sending Growth Management Services Chelan County's proposed 2021 Comprehensive Plan amendments. We appreciate the opportunity to provide the following comments.

CPA-21-085

Commerce is pleased that the climate resiliency grant awarded to Chelan County resulted in proposed comprehensive plan amendments. We support your proposed community engagement process to keep up the momentum, including the Climate Roundtable, the Science Advisory Committee and Strategy Development Outreach.

The Cross Sector Resilience Strategy does a good job of highlighting how climate change resiliency can enhance public safety. We continue to support further development of climate change resilience strategies that can be translated into comprehensive plan goals and policies.

The document and subsequent amendments to your comprehensive plan can serve as helpful examples for other rural counties and cities to follow.

CPA-21-070

Commerce has no comment on this proposal.

CPA-21-071

We have concerns about this proposal, which will allow two to four times the number of residential lots in the hills above the City of Chelan compared to existing land use categories. The current land use map provides a sensible transition from RR-5 in the lower foothills to RR-10 and RR-20 in the higher elevations. Steep slopes, wildlife habitat impacts, vehicular access and water availability are issues that should be carefully examined during this amendment process. Other concerns include adding density to fire-prone areas and view-shed impacts from the City of Chelan.

The proposal also includes de-designating agricultural commercial land. Commerce has provided testimony during the last two amendment cycles expressing concern about de-designating commercial agricultural land on a parcel-by-parcel basis. We still recommend that the County conduct a county-wide

assessment of its resource lands before approving land use changes from commercial agriculture to rural residential.

CPA-21-078

This proposal adds vacant land to property designated rural village (RV), a residential LAMIRD (Limited Area of More Intense Rural Development). Expanding LAMIRD boundaries to incorporate vacant land for growth is expressly prohibited by the Growth Management Act (GMA). Please see attached comments from last years' proposed LAMRD expansions for GMA references.

During the 2021 Washington State Legislative Session, two bills were introduced that would allow limited expansion/intensification of LAMIRDS. Neither bill was passed by the Legislature, so the LAMIRD law remains unchanged (see [SB 5275](#) and [HB 1233](#)).

Further, we do not recommend designating LAMIRDS adjacent to city boundaries as it may preclude conversion to urban densities in the future as more land is need to accommodate population growth.

CPA-21-118

This proposed amendment is another LAMIRD expansion, adding largely vacant land to the rural industrial category along the Malaga-Alcoa Highway. While Commerce strongly supports economic development, adding more land to the hundreds of acres of vacant land already designated for industrial development in this area is not consistent the GMA. In fact, [RCW 36.70.A.070](#) specifically addresses industrial LAMIRDS:

(e) Exception. This subsection shall not be interpreted to permit in the rural area a major industrial development or a master planned resort unless otherwise specifically permitted under RCW [36.70A.360](#) and [36.70A.365](#).

Major industrial developments may be designated as part of the comprehensive plan in rural areas, subject to the criteria in RCW 36.70A.365. We encourage the County to review the regional industrial land supply to determine the quantity of land needed for economic development and suitable locations following the RCW criteria. We recommend that this process include both Douglas and Chelan counties and cities.

Thank you for the opportunity to comment on the proposal. If you have any questions or need technical assistance with any growth management issues, please feel free to contact me at scott.kuhta@commerce.wa.gov, or (509) 795-6884.

Sincerely,



Scott Kuhta, AICP
Senior Planner
Growth Management Services

cc: Jim Brown, CD Director, Chelan County
Dave Andersen, Managing Director, Growth Management Services
Benjamin Serr, Eastern Region Manager, Growth Management Services
Steve Roberge, Deputy Managing Director, Growth Management Services

Wendy Lane

From: Arnold Baker <arnolddb@mansonfire.org>
Sent: Friday, May 28, 2021 11:30 AM
To: Wendy Lane; Bob Plumb; Jamie A. Strother
Subject: [Possible Spam] RE: Request for Comments – CPA 21-070 Medina Vac Rentals – Chelan County Dept. of Community Development

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

Arnold Baker has shared a OneDrive for Business file with you. To view it, click the link below.

 [Fire District 5 Comment - CPA 21-070 Medina.docx](#)

Bob,

I have concerns with this proposal being downtown commercial. Yes they have sprinklers, but if it was commercial at the time of application, the hydrants would have been required on the Henry Gray Street side of the project. I don't think they should get the Downtown Commercial designation without bringing the buildings up to that standard.

Also for Jamie, Downtown Commercial states having the bottom floor as commercial business. Do they plan to take the bottom floor out of residential into commercial. Fire sprinklers will need re-engineered for commercial occupancy.

Arnold Baker, Chief
Chelan County Fire District 5
arnolddb@mansonfire.org

From: Wendy Lane <Wendy.Lane@CO.CHELAN.WA.US>
Sent: Friday, May 14, 2021 1:42 PM
To: Peggy Fenhaus <Peggy.Fenhaus@CO.CHELAN.WA.US>; Bob Plumb <Bob.Plumb@CO.CHELAN.WA.US>; Chris Young <Chris.Young@CO.CHELAN.WA.US>; Richmond Petty <Richmond.Petty@cdhd.wa.gov>; Cindy Grubb <Cindy.Grubb@CO.CHELAN.WA.US>; 'Alicia Hankins' <Alicia.Hankins@chelanpud.org>; Arnold Baker <arnolddb@mansonfire.org>; staff@lcrd.org; jstewart@manson.org; kathleenb.mcc@gmail.com; 'SEPA (DAHP)' <sepa@dahp.wa.gov>; enviroreview@yakama.com; 'Corrine Camuso' <Corrine_Camuso@Yakama.com>; Casey_Barney@Yakama.com; Jessica Lally <Jessica_Lally@Yakama.com>; Noah_Oliver@Yakama.com; 'Guy Moura (HSY)' <Guy.Moura@colvilletribes.com>
Subject: Request for Comments – CPA 21-070 Medina Vac Rentals – Chelan County Dept. of Community Development

Good Morning,

Chelan County has a **Comprehensive Plan Amendment** application in which we are requesting comments from agencies and special districts. Attached are all the materials for your review and the Notice of Application. Please respond by **5:00 pm on May 29, 2021.**

Project File No.: File # CPA 21-070
Project Location: Address and Parcel Number: 316 Wapato Way, 324 Wapato Way, 306 Henry Gray St and 298 Henry Gray St, Manson, WA; and identified by Assessor's Parcel No(s): 28-21-35-696-257, 28-21-35-696-256, 28-21-35-696-255 and 28-21-35-696-259
Applicant/Owner: Name: Medina Vacation Rentals, LLC

Application Date: Date: February 24, 2021
Determination of Complete Date: Date: April 30, 2021
Notice of Application Date: Date: May 15, 2021

Proposed Project Description: An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject properties from Urban Residential 3 (UR3) to Downtown Commercial (CD) both zoning districts are within the Urban Growth Boundary.

SEPA Review: The County has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of non-significance (DNS). The optional DNS process in WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposed project. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for the specific proposal may be obtained upon request.

Application Materials: Attached to this email or may be found on the Chelan County Public Notice Portal: <https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeSearch>

Return Comments To: Jamie Strother

Chelan County Department of Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801
Email: Jamie.Strother@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

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.

TO: Fire District 5

REQUEST FOR AGENCY COMMENT

TYPE OF PERMIT OR ACTION APPLIED FOR: **Comprehensive Plan Amendment**

PROJECT PLANNER: **Jamie Strother** APPLICANT: **Medina Vacation Rentals, LLC**

Please use the Chelan County file # noted above in all correspondence regarding this application.

Please complete this referral form and return with any comments, together with suggested modifications or conditions by the noted due date above.

FOR COMMENTS TO BE CONSIDERED BY THIS AGENCY IN THE REVIEW OF THIS PROPOSAL, YOUR RESPONSE MUST BE RECEIVED BY THE STATED DATE. IF THIS DATE FALLS ON A WEEKEND OR PUBLIC HOLIDAY, THEN COMMENTS POSTMARKED THE FOLLOWING BUSINESS DATE WILL BE ACCEPTED. FAILURE TO RESPOND SHALL BE CONSTRUED BY THIS AGENCY TO CONSTITUTE LACK OF OBJECTION.

-
1. Distance to the nearest fire station: 0.1 miles
 2. Nearest fire hydrant is 0 feet away from property boundary.
 3. Is fire flow adequate to serve this proposal? **Yes**
 4. Will additional fire hydrants be necessary to serve this project? **Commercial buildings have a requirement of hydrants closer to the buildings. Changing to Downtown Commercial may require more hydrants closer to the 298 & 306 Henry Gray Street buildings. The Wapato Way buildings are adequately served with hydrants.**
 5. Are access and circulation adequate for emergency vehicles? **Yes**
 6. Are existing roads adequate for emergency vehicles? **Yes**
 7. Are proposed roads adequate for emergency vehicles? **None proposed**
 8. Are alternate fire flow provisions acceptable or necessary? **Buildings are sprinkled.**

ADDITIONAL COMMENTS:

RECOMMENDED CONDITIONS:

Arnold Baker
Signature

5/28/21
Date



PUBLIC HEALTH
ALWAYS WORKING FOR A SAFER AND
HEALTHIER COMMUNITY

Chelan-Douglas Health District
200 Valley Mall Parkway, East Wenatchee, WA 98802
Environmental Health: 509/886-6400 • FAX 886-6449

Memorandum

To: Jamie Strother, Chelan County
From: Richmond Petty, R.S.
Date: 6/16/2021
Re: Medina Vacation Rentals, LLC (CPA 21-070) Land Use
Comments

I have reviewed the above development proposal for a Comprehensive Plan Map Amendment to change the land use designation for the subject properties from Urban Residential 3 (UR3) to Downtown Commercial (CD) both zoning districts are within the Urban Growth Boundary. The properties are located at the following properties: parcel 282135696257, 282135696256, 282135696255, & 282135696259. Parcels are located in Manson, WA (Chelan County).

As proposed, I have no objections to further approval of this project. Any changes to the project may require additional Health District review.

Fees for review of land-use applications have been established by the Chelan-Douglas Health District Board of Health. The District will bill the applicant upon receipt of our comments (attached).

Project	CDHD 2021 fees
Other Land Use review (CUPs, Zone Changes, etc.) per hour with 1 hour minimum (then 15 min increments if necessary) staff review fee	\$91/hr

Catherine Lorbeer

From: Jim Brown
Sent: Monday, June 14, 2021 9:57 AM
To: Kathy Blum
Cc: Catherine Lorbeer
Subject: FW: Comp Plan Amendment in Manson
Attachments: Ltr to CD Re Medina CPA21-070.pdf

Hi Kathy-

I have forwarded this to Catherine for inclusion in their review of the proposed amendment.

Sincerely-

Jim Brown
Director
Chelan County Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801
Phone: Direct (509) 667-6228 Main office (509) 667-6225 Jim.Brown@co.chelan.wa.us

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.

-----Original Message-----

From: Kathy Blum <kathleenb.mcc@gmail.com>
Sent: Monday, June 14, 2021 9:16 AM
To: Jim Brown <Jim.Brown@CO.CHELAN.WA.US>
Subject: Comp Plan Amendment in Manson

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

Sent from my iPad

Manson Community Council

"Building a better community, through our community!"

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

Mr. Brown

June 11, 2021

The Manson Community Council is concerned about the proposed new STR code and the application CPA21-070 to rezone property in the Manson UGA.

The parcels in the application CPA21-070 are located in a UR3 zone. Changing the zoning to CD (Downtown Commercial) would require them to have a business on the ground floor of each unit (11.23.020) or ask for a text amendment to change that requirement. The facilities are better suited for CT (Tourist Commercial). The code outlining CT states, "The tourist commercial district is intended to apply to areas which are uniquely suited for motels, hotels, lodges...". These facilities are exactly what was intended for this zoning. We can and will support a zoning change for these four parcels to CT.

The second issue the applicants may face is the number of STR's permitted on each parcel (assuming the draft STR code, Chelan County Short-Term Rentals dated June 2021, Short-Term Rental Standards, line 352, is implemented).

Regarding another property owned by the applicant (Geo ID 282135696474), this will also be an issue. There are currently three STR units in one building. We believe they were originally rented as long term housing and only recently converted to STR's. Their zoning is UR2. Lodging facilities are not permitted in this zone, and the draft code will limit their rentals to one per parcel. We will not support any request to change this zoning.

Thanks for your consideration. The Manson Community Council looks forward to working with your department on this and all other issues affecting the Manson UGA.

Sincerely,

Kathy Blum
Vice Chair, Manson Community Council

Jamie A. Strother

From: lakechelanlocal@gmail.com
Sent: Saturday, May 29, 2021 11:21 PM
To: Jamie A. Strother
Subject: CPA 21-070, Medina Vacation Rentals, LLC

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

To Whom it May Concern:

I strongly object to this application. Boetzkes Ave is the main road used by semi-trucks. This road is currently underdeveloped and overused. When there are events in the town of Manson Boetzkes becomes the Main road of Manson. This road is barely a two-lane road and when it becomes the main road people park on it reducing it down to a one lane road.

The Medina Vacation properties located on Wapato Way and Henry Gray St. are all ready incredibly intrusive on the private homes located next to it. I personally have to have black out curtains on my windows so that I can sleep at night from all of the lights on the buildings. The volume of noise that is emitted from this location from sunup until well after 10pm is staggering. They have clients coming and going at all hours, they set their car alarms, slam their doors, empty trash, yell at each other, let off fireworks.

My driveway is often used as a turn around for the landscapers of this property as well as clients that think they can enter from Boetzkes. It is next to impossible to get Tony Medina to address noise, light or mechanically issues. Three years ago they had an heat pump that was having issues and was making a horrible loud noise during the night waking me up for several nights on end. I left several voicemails and emails on his website and finally had to resort to looking up his business partner and reaching out to him to get the issues address and the heat pump repaired.

Chelan county has failed to effectively enforce current regulations in the existing commercial areas of Manson and we certainly do not need it growing before you are capable of enforcing current codes and ensuring that those that are surrounded by the area are not massively effected in a negative way by loss of enjoyment, increased noise, loss of value of our property, etc.

I am sharing two videos of this property one taken 5/21 and the other 5/28. Both videos are taken from inside my home with a window open. They are both taken after 10:30 pm each night.

<https://drive.google.com/file/d/1X6sh0OKZXTvcNga6NQH1iJ32Hp7yed61/view?usp=sharing>

<https://drive.google.com/file/d/1Z3lQGfnZucgn01Zo09iJOo2KG94-PD2g/view?usp=sharing>

Andrea Francis
210 Boetzkes Ave
Manson Wa 98831

Andrea Francis
lakechelanlocal@gmail.com



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

06/10/2021

Ms. Catherine Lorbeer
Assistant Director
Chelan County
316 Washington Street Suite 301
Wenatchee, WA 98801

Sent Via Electronic Mail

Re: Chelan County--2021-S-2765--60-day Notice of Intent to Adopt Amendment

Dear Ms. Lorbeer:

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.

Proposed CPAs 1) From UR-3 to CD in the Mason Urban Growth Area; 2) From AC, RR10 and RR20 to RR5; 3) From RV and RR5 to RV; 4) From RR5 to RI; and 5) Integration of climate resilience strategies and climate change issues in the Comprehensive Plan.

We received your submittal on 06/09/2021 and processed it with the Submittal ID 2021-S-2765. Please keep this letter as documentation that you have met this procedural requirement. Your 60-day notice period ends on 08/08/2021.

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

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

STATE OF WASHINGTON)
) SS
COUNTY OF CHELAN)

I, Wendy Lane, being first duly sworn, deposes and says: That at all times mentioned herein she 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 September 16, 2021, I personally mailed true and correct copies of the attached SEPA DETERMINATION OF NON-SIGNIFIGANCE to the following parties:

****SEE ATTACHED EMAIL****

Wendy Lane
Signature

September 16, 2021
Date

ACKNOWLEDGEMENT

This is to certify that on 16th day of September, 2021.

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.

Antonio Barragan
Notary Public in and for the State of Washington,
residing in Wenatchee, Chelan County

My commission expires 12/14/2024



Wendy Lane

From: Wendy Lane
Sent: Monday, September 20, 2021 8:48 AM
To: kelly@marinasedge.com
Subject: SEPA Determination regarding CPA 21-070 Medina Vac Rentals - Chelan County Dept. of Community Development
Attachments: CPA 21-070 Medina Vac Rentals DNS.pdf

Greetings,

Please see the attached SEPA Determination of Non-significance regarding Medina Vacation Rentals, LLC's application, File# CPA 21-070. No action is required of you regarding this determination; this is a notification of a decision that was made regarding the application.

If you have any questions pertaining to this application please feel free to contact, Assistant Director Catherine Lorbeer at 509-667-6225 or Catherine.Lorbeer@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

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: Thursday, September 16, 2021 2:47 PM
To: Peggy Fenhaus; Bob Plumb; Chris Young; 'EHSsupport@cdhd.wa.gov'; Cindy Grubb; 'Alicia.Hankins@chelanpud.org'; 'Arnold Baker'; 'staff@lcrd.org'; 'jstewart@manson.org'; 'kathleenb.mcc@gmail.com'; 'SEPA (DAHP)'; 'enviroreview@yakama.com'; 'Corrine Camuso'; 'Casey_Barney@Yakama.com'; 'Jessica Lally'; 'Noah_Oliver@Yakama.com'; 'guy.moura@colvilletribes.com'
Subject: SEPA Determination regarding CPA 21-070 Medina Vac Rentals - Chelan County Dept. of Community Development
Attachments: CPA 21-070 Medina Vac Rentals DNS.pdf

Greetings,

Please see the attached SEPA Determination of Non-significance regarding Medina Vacation Rentals, LLC's application, File# CPA 21-070. No action is required of you regarding this determination; this is a notification of a decision that was made regarding the application.

If you have any questions pertaining to this application please feel free to contact, Assistant Director Catherine Lorbeer at 509-667-6225 or Catherine.Lorbeer@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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SEPA Record Submittal

🔍 My agency records + Add a SEPA record ⓘ Help 🗑️ My account

SEPA record details

Success! The SEPA record was submitted to the admin for review before publishing. ✕

Edit

Delete

Agency information

Agency name:
Chelan County

Lead agency file number:
CPA 21-070

Contact name:
Catherine Lorbeer

Phone:
(509) 667-6225 Ext.6246

Email:
Catherine.Lorbeer@co.chelan.wa.us

Project location information

County:
CHELAN

Region:
Central

Address:
WA

Parcel number:
28-21-35-696-256, 28-21-35-696-257, 28-21-35-696-255, 28-21-35-696-259

Coordinates (Lat, Long):

Section/Township/Range:

Other Identifying location information:

Project documentation

Proposal type:
Nonproject

Related SEPA numbers:
202102495
SEPA Number: 202102495

Applicant name:
Medina Vacation Rentals

Applicant contact information:
PO Box 453
Manson, WA 98831

Document type:
ODNS

Document sub type:

Proposal name:
Comprehensive Plan Amendment

Proposal description:
Amendment to the Chelan County Comprehensive Plan to change the land use designation from Urban Residential 3 (UR3) to Downtown Commercial (CD) in the Manson Urban Growth Area.

Important dates

Issued date:
9/16/2021

There is no comment period

Published date:

Attached files

File name	File description
CPA 21-070 Medina Vac Rentals Application Materials.pdf	
CPA 21-070 Medina Vac Rentals DNS.pdf	

Project website:

<https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeHome>

SEPA record creator:

SEPA record submitter:

Wendy Lane

[Ecology home](#) [Ecology's SEPA website](#) [SEPA Register public search](#)

Version: 1.0.0.0 [Contact admin](#) [Privacy notice](#)

[Accessibility](#) Copyright © Washington State Department of Ecology



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 Urban Residential 3 (UR3) to Downtown Commercial (CD) in the Manson Urban Growth Area.

File Number: PL 21-070

Parcel Number: 28-21-35-696-256

Related Parcels: 28-21-35-696-257, 28-21-35-696-255 and 28-21-35-696-259

Project Location: 316 WAPATO WAY, 324 WAPATO WAY, 306 HENRY GRAY ST AND 298 HENRY GRAY ST, MANSON, WA

Owner: MEDINA VACATION RENTALS LLC
PO BOX 453, MANSON, WA 98831

Agent: MEDINA VACATION RENTALS LLC
PO BOX 453, MANSON, WA 98831

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

Signature: 
Jim Brown, SEPA Responsible Official

Date: 9/16/2021

Affidavit of Publication

STATE OF WASHINGTON }
COUNTY OF CHELAN } SS

NOTICE OF APPLICATION AND ENVIRONMENTAL REVIEW

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.

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.

Jamie

CPA 21-070: An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject properties from Urban Residential 3 (UR3) to Downtown Commercial (CD) both zoning districts are within the Urban Growth Boundary. 316 Wapato Way, 324 Wapato Way, 306 Henry Gray St and 298 Henry Gray St, Manson, WA; and identified by Assessor's Parcel No(s): 28-21-35-696-257, 28-21-35-696-256, 28-21-35-696-255 and 28-21-35-696-259. On May 15, 2021 this application was noticed to the public and no action will be taken on the project until the Agency comment period ends May 29, 2021. 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.

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

May 15, 2021

Subscribed to and sworn to me this 15th day of May 2021.

Chris Gerber, Notary Public, Chelan County, Washington

My commission expires: March 07, 2022

00002552 00103132 509-667-6475

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

RECEIVED

FEB 19 2020

CHELAN COUNTY
COMMUNITY DEVELOPMENT

CHRIS GERBER
Notary Public
State of Washington
License Number 198647
My Commission Expires
March 07, 2022

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

STATE OF WASHINGTON)
) CPA 21-070
COUNTY OF CHELAN)

Kelly Medina, 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, CPA 21-070**, was maintained on the subject property, in accordance with the records of property ownership of the Chelan County Assessor, in good conditions from 5/17/2021 (date of posting the project site by the Chelan County Department of Community Development), through 5/29/2021 (the end of the public comment period), and the affidavit returned to the Chelan County Department of Community Development on 5/17/2021.

[Signature]
Signature

5/17/2021
Date

ACKNOWLEDGEMENT

This is to certify that on 17th day of May, 2021.

Kelly Medina 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.

[Signature]
Notary Public, in and for the State of Washington,
residing in Chelan

My commission expires 09/21/2023



**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 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 May 14, 2021, I personally mailed true and correct copies of the hereto attached:

- Notice of Shoreline Application
- Notice of Application
- Other _____

to all property owners within 300 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

May 14, 2021
Date

ACKNOWLEDGEMENT

This is to certify that on 14 day of May, 2021

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.

Antonio Barragan
Notary Public in and for the State of Washington,
residing in Wenatchee, Chelan County

My commission expires 12/14/2024



Wendy Lane

From: Wendy Lane
Sent: Friday, May 14, 2021 10:08 AM
To: 'kelly@marinasedge.com'
Cc: Jamie A. Strother
Subject: Notice of Application for CPA 21-070 - Chelan County Dept. of Community Development
Attachments: CPA 21-070 Medina Vac Rentals NOA Optional.pdf; CPA 21-070 Medina Vac Rentals NOA AoP.pdf

Greetings,

Please find the attached Notice of Application for a Comprehensive Plan Amendment, regarding Medina Vacation Rentals' property, File# CPA 21-070. This notice should be posted on the subject property by May 15, 2021, 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, Jamie Strother at 509-667-6225 or Jamie.Strother@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	Counti	Zip Code	PARCEL
KALMA GARRY R & MONICA A	382 BOETZKE AVE		MANSON	WA		98831	282135696504
DENNICK BRADLEY & SHANI	2633 HEMLOCK ST		LONGVIEW	WA		98632	282135696513
NELSON BRADLEY D	PO BOX 512		MANSON	WA		98831	282135696514
COSTA ROGERIO & MARISA DOMAR	14110 4TH PL W		EVERETT	WA		98208	282135696516
MAZZONE RICHARD J	PO BOX 372		MONROE	WA	USA	98272	282135696522
THURBER MICHAEL N	PO BOX 172		MANSON	WA		98831	282135696525
HENSLEY DONALD	PO BOX 2114		CHELAN	WA	USA	98816-2114	282135696528
HENSLEY DONALD	PO BOX 2114		CHELAN	WA	USA	98816-2114	282135696531
NICHOLS MARK	262 BOETZKE AVE		MANSON	WA	USA	98831-9449	282135696534
MALONE MONA	C/O ANDREA FRANCIS	210 BOETZKES AVE	MANSON	WA	USA	98831	282135696537
ZEMAN ALVIN R	40026 N 56TH ST		CAVE CREEK	AZ	USA	85331	282135696246
LA KALANI LLC	1315 WASHINGTON ST		MANSON	WA		98831	282135696252
WILLIS EDWARD A & TONI M	13501 112TH AVE E		PUYALLUP	WA		98374	282135696219
SETTERS TONIA R	PO BOX 777		MANSON	WA		98831	282135696261
BURNS CAROL L	PO BOX 987		MANSON	WA		98831	282135696264
SPRINGER RICHARD	PO BOX E		MANSON	WA	USA	98831	282135696273
HOPKINS JOHN R	21604 NE 24TH ST		REDMOND	WA	USA	98053	282135696279
MILLER DONALD L & WENDY	5320 CHAMBERLAYNE AVE		DELTA BC V4K 2J8		CAN		282135696285
FICKER KENNETH E	PO BOX 212		CASHMERE	WA	USA	98815-0212	282135696287
SAHLBERG ROBERT D & KAREL A	9226 45TH PL SE		SNOHOMISH	WA		98290	282135696298
HODGE GARY D & STACY M FLEMING-HODGE	1411 E AXTON RD		BELLINGHAM	WA	US	98226	282135696300
BORLAND RAMON	6011 99TH SW		LAKEWOOD	WA	USA	98499	282135696303
GILBERT JEFFREY P	12276 DOUBLE EAGLE DR		MUKILTEO	WA		98275	282135696306
STRAIN MARK J	C/O BARBARA STRAIN	PO BOX 88	MANSON	WA	USA	98831	282135696309
BANGHART DORETTE	105 LLOYD RD		MANSON	WA		98831	282135696123
CASE LOUISA	8703 SR 92		GRANITE FALLS	WA		98252	282135696315
BANGHART DORETTE	105 LLOYD RD		MANSON	WA		98831	282135696126
MILLIRON MICHAEL L & KATRE A	PO BOX 125		MANSON	WA		98831	282135696270
CHELAN COUNTY PUD	PO BOX 1231		WENATCHEE	WA		98807	282135696159
CHELAN COUNTY PUD	PO BOX 1231		WENATCHEE	WA		98807	282135696162
CHELAN COUNTY PUD	PO BOX 1231		WENATCHEE	WA		98807	282135696163
LAKE CHELAN RECLAMATION DISTRICT	PO BOX J		MANSON	WA	USA	98831	282135696271
FRETWELL JOHN & CARMAN ETAL	795 SUMMIT BLVD		MANSON	WA		98831	282135696198
MANSON BUILDING#9 LLC	C/O ROBERT LORENTSON	PO BOX 768	SNOHOMISH	WA	USA	98291	282135696201
LAKE CHELAN RECLAMATION DISTRICT	PO BOX J		MANSON	WA	USA	98831	282135696253
LAKE CHELAN RECLAMATION DISTRICT	PO BOX J		MANSON	WA	USA	98831	282135696268
HIBBARD LARRY E	PO BOX 499		MANSON	WA	USA	98831	282135696231
MANSON PARKS & RECREATION DIST	PO BOX 590		MANSON	WA	USA	98831	282135696269
HIBBARD LARRY E	PO BOX 499		MANSON	WA	USA	98831	282135696234
PETERSON GARDENS LLC	25 APPLE BOX LN		MANSON	WA		98831	282135696243
KRUPLA LARRY	170 BOETZKE AVE		MANSON	WA	USA	98831-9425	282135696543
MEDINA VACATION RENTALS LLC	PO BOX 453		MANSON	WA		98831	282135696257
MEDINA VACATION RENTALS LLC	PO BOX 453		MANSON	WA		98831	282135696259
MEDINA VACATION RENTALS LLC	PO BOX 453		MANSON	WA		98831	282135696256
GRANDPRE JESSIE L & TED J	1524 170TH PL SE		BOTHELL	WA		98012	282135696546
RICHARDSON JAY D	152 BOETZKES AVE		MANSON	WA		98831-9425	282135696549
MATHEWS PETER N ETAL	121 FUREY AVE		MANSON	WA		98831	282135696552
CARTWRIGHT JONI C	113 FUREY AVE		MANSON	WA		98831	282135696555
WALKER BOYCE L ETAL	PO BOX 740		MANSON	WA	USA	98831	282135696556
JEFFRIES RONALD G & ANDREA	PO BOX 964		MANSON	WA	USA	98831	282135696558
SMITH DANA K	PO BOX 215		MANSON	WA	USA	98831-0215	282135696561
LESTER GORDON M	393 TOTEM POLE ROAD		MANSON	WA	USA	98831	282135696567
LAKING IT EASY LLC	1439 OLYMPIC VIEW DR		EDMONDS	WA		98020	282135696572
DAVIS THOMAS J TRUST	4615 VILLAGE DR SE		OLYMPIA	WA	USA	98501	282135696576
GRISWOLD DONALD E TRUST	BY PASS TRUST PATRICIA GRISV 15811 SE 46TH WAY		BELLEVUE	WA	USA	98006	282135696577
GRIFFITH JIMMY E	95 LAKESHORE DR		MANSON	WA	USA	98831	282135696579
FORS JASON & YVONNE	21011 135TH PL SE		KENT	WA		98042	282135696584
WARREN SARAH M & JASON A	18303 2ND AVE		SHORELINE	WA		98155	282135696540
WESTPHAL SCOTT & MARILYN	9413 59TH DR NE		MARYSVILLE	WA		98270	282135696258
MEDINA VACATION RENTALS LLC	PO BOX 453		MANSON	WA		98831	282135696255

Wenatchee World / Quincy Valley Post

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: 05/13/2021
Ad #: 00103132
Salesperson: LEGL Ad Taker: 340

Class: 0001

Ad Notes:

Sort Line: NOTEOFAPPLICATION/WLane

Description	Start	Stop	Ins.	Cost/Day	Amount
01 The Wenatchee World	05/15/2021	05/15/2021	1	97.74	97.74
02 Wenatchee World Online	05/15/2021	05/15/2021	1	0.00	0.00

Ad Text:

Payment Reference:

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.

Total:	97.74
Tax:	0.00
Net:	97.74
Prepaid:	0.00

Total Due 97.74

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.**

21-070: An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject properties from Urban Residential 3 (UR3) to Downtown Commercial (CD) both of which districts are within the Urban Growth Boundary. 316 Wapato Way, 324 Wapato Way, 306 Henry Gray St and 298 Henry Gray St, Manson, WA, and identified by Assessor's Parcel No(s): 28-21-35-696-257, 28-21-35-696-256, 28-21-35-696-255 and 28-21-35-696-259

May 15, 2021 this application was noticed to the public and no action will be taken on the project until the Agency comment period ends **May 29, 2021.**

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, contact address, original signature, should be as specific as possible and may be mailed or personally delivered at the addresses 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

Project File No.: CPA 21-070
Project Location: 316 Wapato Way, 324 Wapato Way, 306 Henry Gray St and 298 Henry Gray St, Manson, WA; and identified by Assessor's Parcel No(s): 28-21-35-696-257, 28-21-35-696-256, 28-21-35-696-255 and 28-21-35-696-259
Applicant/Owner: Medina Vacation Rentals, LLC
Application Date: February 24, 21
Determination of Complete: April 30, 2021
Notice of Application Date: May 15, 2021

Proposed Project Description: An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject properties from Urban Residential 3 (UR3) to Downtown Commercial (CD) both zoning districts are within the Urban Growth Boundary.

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 **May 29, 2021**. 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: Jamie A. Strother or email jamie.strother@co.chelan.wa.us for additional information or to review application materials.

In an effort to protect the safety of both our customers and employees and pursuant to the Governor's order issued on Monday, March 23rd, our office is to remain closed to the public until further notice. The complete case file on this matter is available for digital review at the following link:

<https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeHome>



CHELAN COUNTY

Department of Community Development
316 Washington Street, Suite 301, Wenatchee, WA 98801
Telephone: (509) 667-6225 Fax: (509) 667-6475

DETERMINATION OF APPLICATION STATUS

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

Project Description: Comp Plan Amendment UR3 to CD (Manson UGA)

File Number: PL 21-070
Parcel Address: 306 HENRY GRAY ST UNIT A, MANSON, WA 98831
Parcel Zoning: UR3
Applicant/Owner: MEDINA VACATION RENTALS LLC
Mailing Address: PO BOX 453 MANSON, WA 98831
Primary Contact: MEDINA VACATION RENTALS LLC
PO BOX 453 MANSON, WA 98831
Date Submitted: February 24, 2021
Date Completed: April 30, 2021

Upon Initial Review, The Above Referenced Application is Found To Be: **COMPLETE**

The required components of an application are present and are judged by the review authority to be technically accurate and contain sufficient information necessary to allow the processing of the application(s). All submittal fees have been paid.

Your application has been determined to be complete as of the date of this letter. Pursuant to Chelan County Code Section 14.08.030(5), a Determination of Completeness shall not preclude the department from requesting additional information or studies if the need for more information becomes apparent during processing of the proposed development.

Review Authority:

Chelan County Department of Community Development
316 Washington St., Suite 301, Wenatchee, WA 98801
Email:
Phone: Fax: 5096676475

Sincerely,

04/30/2021

CC: MEDINA VACATION RENTALS LLC



CHELAN COUNTY

Department of Community Development
316 Washington Street, Suite 301, Wenatchee, WA 98801
Telephone: (509) 667-6225 Fax: (509) 667-6475

DETERMINATION OF APPLICATION STATUS

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

Project Description: Comp Plan Amendment UR3 to CD (Manson UGA)

File Number: PL 21-070
Parcel Address: 306 HENRY GRAY ST UNIT A, MANSON, WA 98831
Parcel Zoning: UR3
Applicant/Owner: MEDINA VACATION RENTALS LLC
Mailing Address: PO BOX 453 MANSON, WA 98831
Primary Contact: MEDINA VACATION RENTALS LLC
PO BOX 453 MANSON, WA 98831
Date Submitted: February 24, 2021
Date Incomplete: March 17, 2021

Upon Initial Review, The Above Referenced Application is Found To Be: **INCOMPLETE**

Please provide the following items, as they are necessary to determine a complete application for processing:

- a) A detailed statement of what is proposed to be changed and why.
- b) Explanation of how the change is consistent with the goals of the Washington State Growth Management Act.
- c) A statement of how the amendment complies with the Chelan County Comprehensive Plan's goals and policies.
- d) Explain how the proposed change would serve the interest of the applicant as well as the public as a whole, including health, safety or welfare.

Your application has been determined to be incomplete as of the date of this letter. Pursuant to Chelan County Code Section 14.08.030(3), the above-identified materials must be submitted within sixty (60) days of the date of this letter or this application will be considered null and void, with no refund of the filing fees. The applicant may request additional time, as follows:

- a) First request for forty-five-day time extension: The applicant shall provide written request five working days prior to the original date of void.
- b) Second request for forty-five-day time extension: The application shall provide written request five working days prior to the date of void. The request shall include documentation demonstrating advancement towards a complete application.
- c) Final request for time extension: The applicant shall provide written request with support documentation, as outlined in subsection (3)(B) of this section, a minimum of then

working days prior to the date of void. The request shall include a specific date to complete the application requirements. The applicant and the director shall establish a mutually agreed upon time extension.

Review Authority:

Chelan County Department of Community Development
316 Washington St., Suite 301, Wenatchee, WA 98801

Email:

Phone:

Fax: 5096676475

Sincerely,



03/17/2021

CC: MEDINA VACATION RENTALS LLC



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

282135696256/282135696257

Parcel Number (APN): 282135696256/282135696257 Lot Size: .23 Ac each lot (Acres)

Parcel Address: 324 & 316 Wapato Way / 306 & 295 Henry City/Zip Code: Manson 98831

Property Owner(s): Medina Vacation Rentals LLC Zoning: UR-3

Mailing Address: PO Box 453

City/State/Zip Code: Manson WA 98831

Phone: 425-359-1551 E-mail: Kelly@MarinaSedge.com

Applicant/Agent (if different than owner): _____ RECEIVED

Company and Mailing Address: _____

City/State/Zip: _____ Phone: _____ FEB 24 2021

E-mail: _____

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

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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: Rezone to Downtown Commercial

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):

See attached

Narrative attached

Please complete the following:

1. Any related files (such as Pre-Applications): none
2. Is the subject property located within an Urban Growth Area (UGA)? No Yes
If "yes", which UGA? Manson
3. Please describe adjacent land uses in all directions around the subject property:
North: UR-3
South: Downtown Commercial
East: Downtown Commercial
West: UR-3
4. What is the current use of the property? STR and owners personal residence
5. Sanitation Disposal: N/A Septic Permit Sewer District: LCRD
6. Water Source: N/A Single Private Well Shared Private Well Group B
 Public Water Supplier: LCRD
7. Irrigation Water:
 N/A Yes (Private) Yes (Public) Irrigation District/Purveyor: LCRD
8. Fire District: Manson School District: Manson
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: _____ 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?
Project is complete
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:

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

CHELAN COUNTY
COMMUNITY DEVELOPMENT

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

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

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

EVALUATION CRITERIA

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

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

DOES NOT APPLY **A.** Within a wellhead protection area designated under WAC 246-290; *Wellhead Protection Area: The surface and subsurface area surrounding a well or well field for a distance of 100 feet, supplying a public water system, through which contaminants are reasonably likely to move toward and reach such water well or well field.

Does not Apply Within an aquifer recharge area mapped and identified by a qualified ground water scientist;

Does not Apply 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**);

- 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
- Suplee: 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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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 1-509-661-4220 for assistance in identifying 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

FEB 24 2021

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

CHELAN COUNTY

COMMUNITY DEVELOPMENT

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

Initials

(Owner and, if applicable, Applicant)

- R 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.
- R 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.
- R 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.
- R 4. Additional permit applications and approvals may be necessary to conduct specific activities.
- R 5. Application fees are non-refundable, except when approved by the Board.
- R 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: [Signature] Place: Manson WA Date: 2/17/2021

Print Name: Kelly Medina dba. Medina Vacation Rentals LLC

Owner/Applicant/Agent Signature: [Signature] Place: Manson WA Date: 2/17/2021

Print Name: Anthony Medina dba. Medina Vacation Rentals LLC

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

Print Name: _____

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CHELAN COUNTY
COMMUNITY DEVELOPMENT

GENERAL INFORMATION

Narrative of the proposed project:

- 316 Wapato Way #282135696257
- 306 Henry Gray Street #282135696256
- 298 Henry Gray Street #282135696255
- 324 Wapato Way #282135696259

We are requesting to change the current zoning on these properties from UR-3 to Manson Downtown Commercial to protect our STR use. We share the current Manson Downtown Commercial boundary line. Our project has been addressed during the recent December 8th, 2020 STR meeting with the Chelan County Commissioner and the public input. With favorable input from the Chelan County Commissioners we are moving forward to include our commercially built buildings into the Manson Downtown Commercial Zoning. Currently, each of these 4 lots have a 4 story – fourplex building.

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Proof of ownership to Medina Vacation Rentals LLC Chelan County Assessor



64176	282135696256	Real	4 - 19 F5 CD4 H2 PK1	306 HENRY GRAY ST A MANSON, WA 98831	MEDINA VACATION RENTALS LLC	\$708,434	View Details	View Map
64177	282135696257	Real	4 - 19 F5 CD4 H2 PK1	316 WAPATO WAY A MANSON, WA 98831	MEDINA VACATION RENTALS LLC	\$718,634	View Details	View Map
49481	282135696255	Real	4 - 19 F5 CD4 H2 PK1	298 HENRY GRAY ST A MANSON, WA 98831	MEDINA VACATION RENTALS LLC	\$740,056	View Details	View Map
64178	282135696259	Real	4 - 19 F5 CD4 H2 PK1	324 WAPATO WAY A MANSON, WA 98831	MEDINA VACATION RENTALS LLC	\$739,484	View Details	View Map

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CHELAN COUNTY
COMMUNITY DEVELOPMENT

Project Description: Comp Plan Amendment UR3 to CD (Manson UGA)

File number: PL 21-070

Property Owner: Medina Vacation Rentals, LLC.

Properties Located in Manson, WA

Property ID #282135696257

316 Wapato Way is a fourplex which was built in 2013.

Property ID #282135696256

306 Henry Grays is a fourplex which was built in 2015.

Property ID #282135696259

324 Wapato Way is a fourplex which was built in 2017.

Property ID #282135696255

298 Henry Grays is a fourplex which was built in 2019.

This is a request to rezone the above referenced properties to a Commercial Downtown entity. These four buildings are located in the commercial downtown area of Manson although currently zoned UR-3. The boundary line of the four parcels adjoin the Commercial Downtown Zoning District along Wapato Way and Henry Grays Street in Manson. The adjoining commercial buildings which face these parcels are the Lake Chelan Reclamation District Main Office, Manson's Public Library and the Manson Fire Department.

It states in the Manson Urban Growth Area, Chapter 11.23 that the Downtown Commercial (CD) is intended for areas suited for retail, commercial, mixed small scale uses with housing ideally on upper stories and an active street environment with pedestrian amenities. These properties provide all that is required in Manson's Downtown Commercial Zoning. Alternative parking options are available but more then required designated parking is provided for the current zoning.

These properties are included in a recent short plat which consist of 4 individual lots with 4 story - fourplex buildings on each. The current use of this property is (STR) and considered the Highest and Best Use from a recent appraisal from Mike Eisenhard, Eisenhard Appraisal Service. The 4 buildings on these parcels were built under commercial permitting given by Chelan County Planning and Development knowing of their future (STR) use. Currently, changes are taking place in the (STR) permitting process and rezoning into a commercial use will protect the current use for these properties.

With consideration given to the Washington State Growth Management Act and Chelan County Comprehensive Plan goals and policies for community property there are items listed below that will accommodate the requirements of these Acts.

- Higher Density in stacked units for less environmental impact in rural areas.
- Direct access to bus service, downtown amenities, emergency response with it being located next door.
- Increasing access in safe walking traffic to the Commercial Downtown Business District of Manson, Manson Bay Park and Manson Bay Marina. This helps support the survival of those businesses located in those areas.
- Providing our own personal jobs in management and jobs for others in maintenance and housekeeping. We are full time residence of Manson, live on this site and personally manage these properties.
- Additional tax revenue which helps provide funding for local schools, transportation, health care, policing, safety, and welfare.

This request was discussed with Doug England and again at the December 8th Zoom meeting with the 3 County Commissioners and the public regarding (STR). It was discussed by the commissioners that rezoning this property into the Downtown Commercial area would be a sensible move.

We are understanding that the **Chelan County Comprehensive Plan** reflects the values and needs of the community, guiding decisions related to planning, development, land uses, environmental issues, and other items. Through the process of updating this plan, data is collected about the County's demographics, housing, transportation facilities, utilities, facilities, etc., therefore painting a comprehensive picture of the County's diverse resources, limitations, and needs and that this data is essential to making informed decisions that reflect the needs of the community.

Washington State Growth Management Act

From Wikipedia, the free encyclopedia

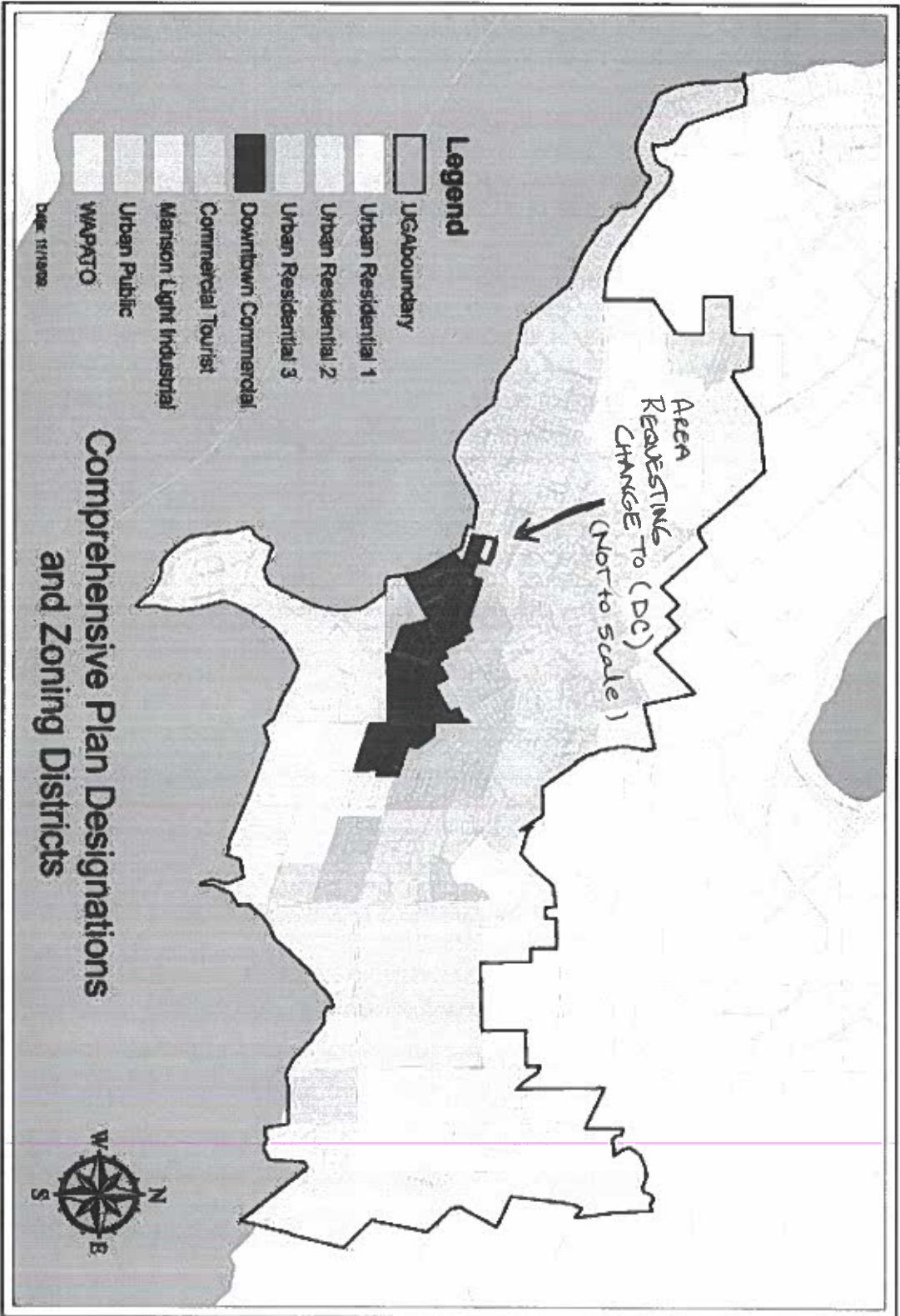
The **Washington State Growth Management Act (GMA)** is a Washington state law that requires state and local governments to manage Washington's growth by identifying and protecting critical areas and natural resource lands, designating urban growth areas, preparing comprehensive plans and implementing them through capital investments and development regulations. This approach to growth management is unique among states. The act (Chapter 36.70A RCW)^[d] was adopted by the Legislature in 1990.

The GMA was adopted because the Washington State Legislature found that uncoordinated and unplanned growth posed a threat to the environment, sustainable economic development and the quality of life in Washington.

Rather than centralize planning and decision-making at the state level, the GMA focuses on local control. The GMA establishes state goals, sets deadlines for compliance, offers direction on how to prepare local comprehensive plans and regulations and sets forth requirements for early and continuous public participation. Within the framework provided by the mandates of the Act, local governments have many choices regarding the specific content of comprehensive plans and implementing development regulations.

11.23.030 District use chart.
The use chart located on the following pages is made a part of this section. The following acronyms apply to the following use chart. If a cell in the table is blank, the use listed in the left hand column is a

(Res. 2019-98, 9/3/19; Res. 2018-35 (Att. A), 4/30/18; Res. 2009-162 (Exh. A) (part), 12/28/09).

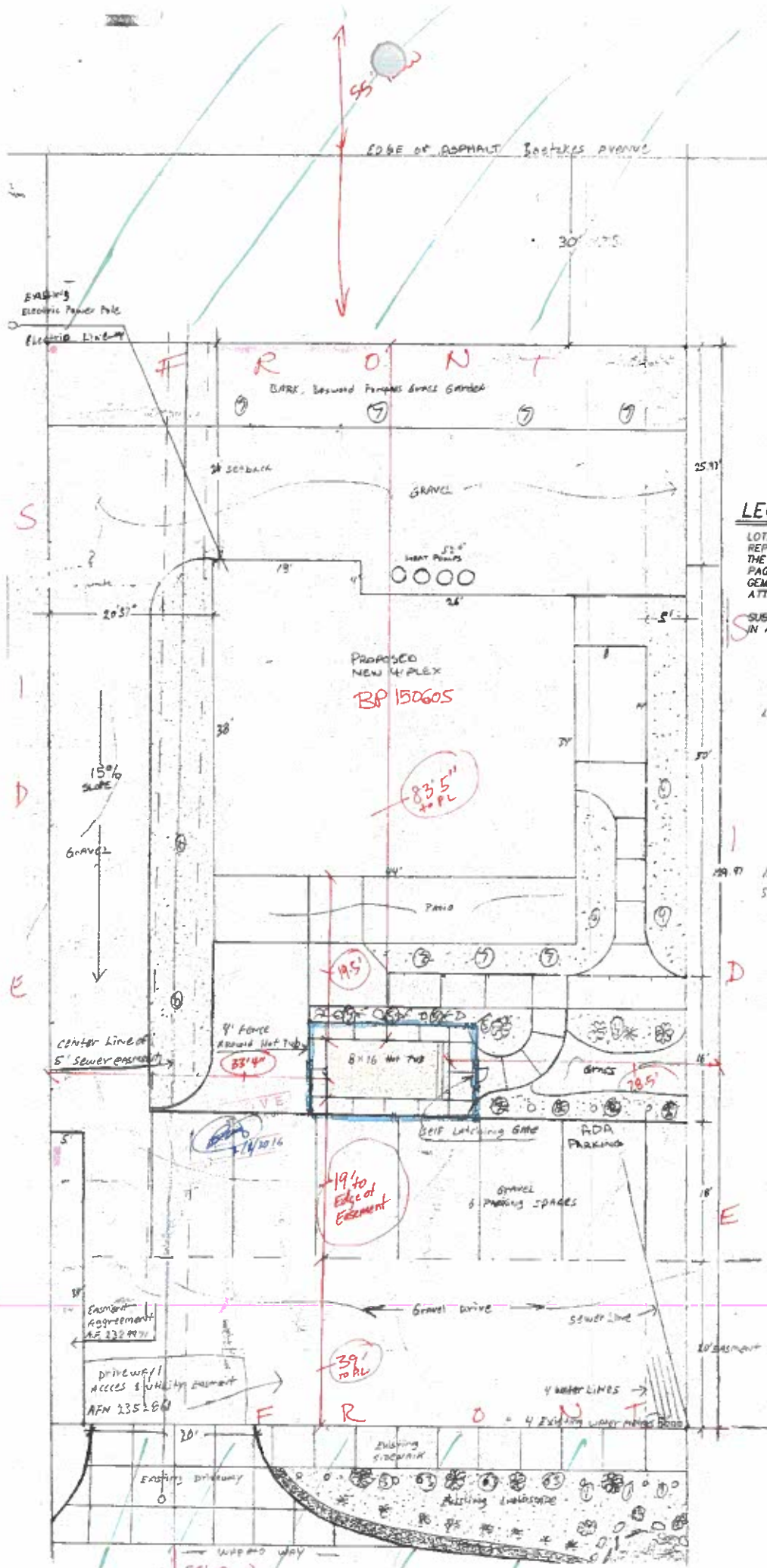


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CHELAN COUNTY
COMMUNITY DEVELOPMENT

OWNERS COPY



LEGAL DESCRIPTION

LOTS 13 THROUGH 18, INCLUSIVE, BLOCK 10, MANSON REPLAT, CHELAN COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 32, TOGETHER WITH THAT PORTION OF VACATED GEMENHARD STREET ADJOINING, WHICH UPON VACATION ATTACHED PER OPERATION OF LAW.

SUBJECT TO THE TERMS OF THE PLAT ALTERATION FILED IN AFN 9508290104

lot 2 Existing 4/plex

IMPERVIOUS SURFACE
 Building 1820 SF
 Stables 460 SF
 Parking 1080 SF

1/8" = 1'
 OWNER / DRAWN BY
 MEBBINK CONSTRUCTION
 7-30-15
 324 WINDY WAY
 NEW 4/PLEX
 SITE PLAN
 LOT 1
 APN 28212569259

LANDSCAPE PLAN

- ① River Rock
- ② Aspen Tree 20'
- ③ Bourdeaux 4'
- ④ Rose Bush 9'
- ⑤ Japanese Maple 6'
- ⑥ Pomegranate 6'
- ⑦ Flowering Pear 20'
- ⑧ Italian Cypress 20'

IRRIGATION SHALL BE PROVIDED FROM A IN-GRADE SPRINKLER SYSTEM

S
D
E

North

15% SLOPE

E

10' BASEMENT

Easement Agreement AFN 235286

DRIVEWAY ACCESS & UTILITY EASEMENT AFN 235286

EXISTING DRIVEWAY

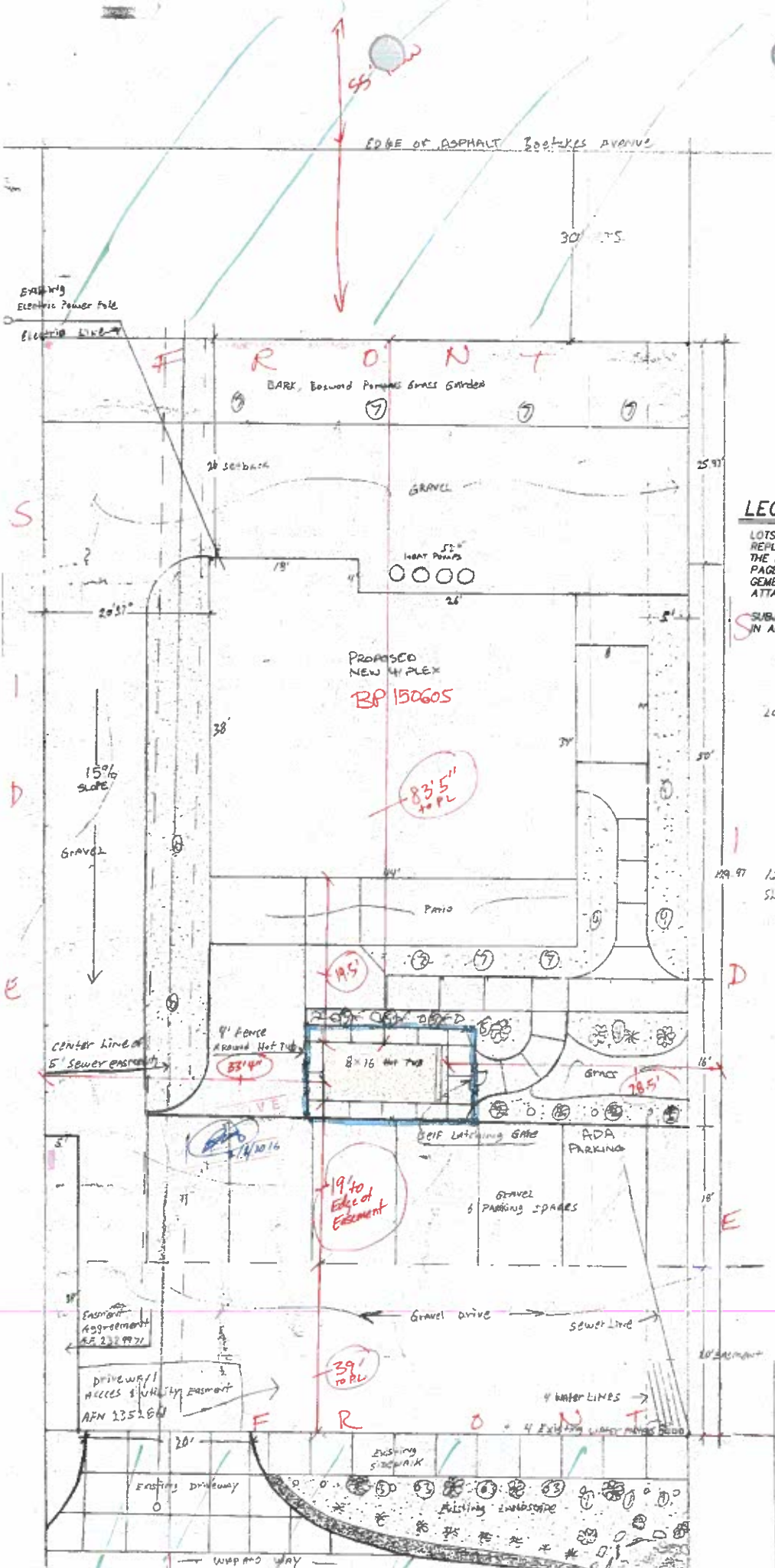
WINDY WAY

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LOTS 13 THROUGH 18, INCLUSIVE, BLOCK 10, MANSON REPLAT, CHELAN COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 32, TOGETHER WITH THAT PORTION OF VACATED GEMENHARD STREET ADJOINING, WHICH UPON VACATION ATTACHED PER OPERATION OF LAW.

SUBJECT TO THE TERMS OF THE PLAT ALTERATION FILED IN AFN 9508290104

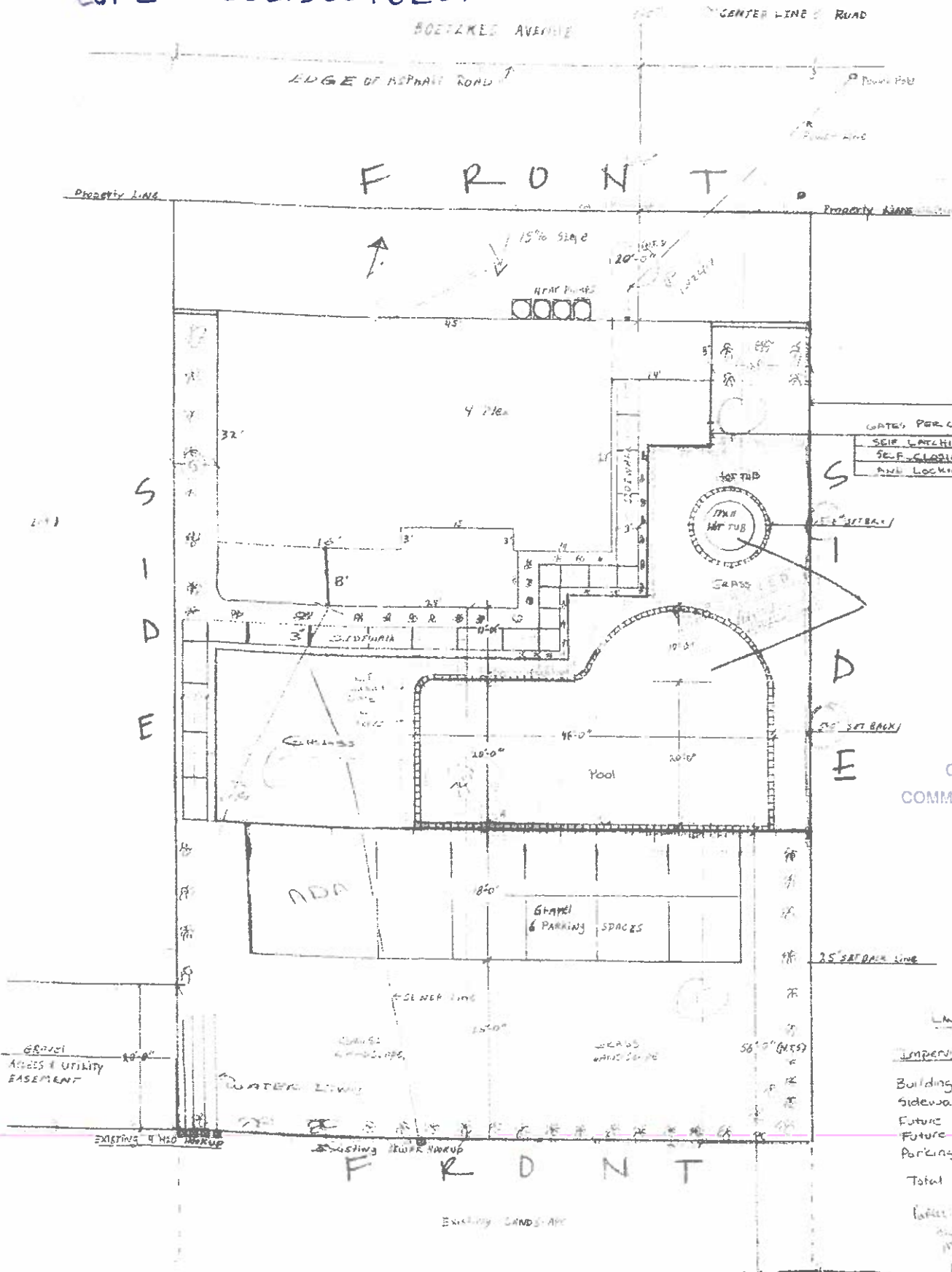
Lot 2 Existing 4/plex

IMPERVIOUS SURFACE
Building 1820 SF
Stencils 460 SF
Parking 1080 SF

1/8" = 1'
OWNER / DRAWN BY MEDINA CONSTRUCTION 9-30-15
324 WUPANO WAY NEW 4/PLEX SITE PLAN Lot 1 AFN 282135696259
LANDSCAPE PLAN
<ul style="list-style-type: none"> ① River Rock ② ASPEN TREES 20' ③ BLOWNEDS 4' ④ ROSE BUSH 8' ⑤ JAPANESE MAPLE 6' ⑥ POMPA'S GRASS 6' ⑦ FLOWERING POMP 20' ⑧ ITALIAN CYPRESS 20'
IRRIGATORS SHALL BE PROVIDED FROM A DNGROUND SPRINKLER SYSTEM

316 Wapato Way, Manson
 Lot 2 # 282135696257

CPA 21-070



GATE: PER CODE
 SELF LATCHING
 SELF CLOSING
 AND LOCKING

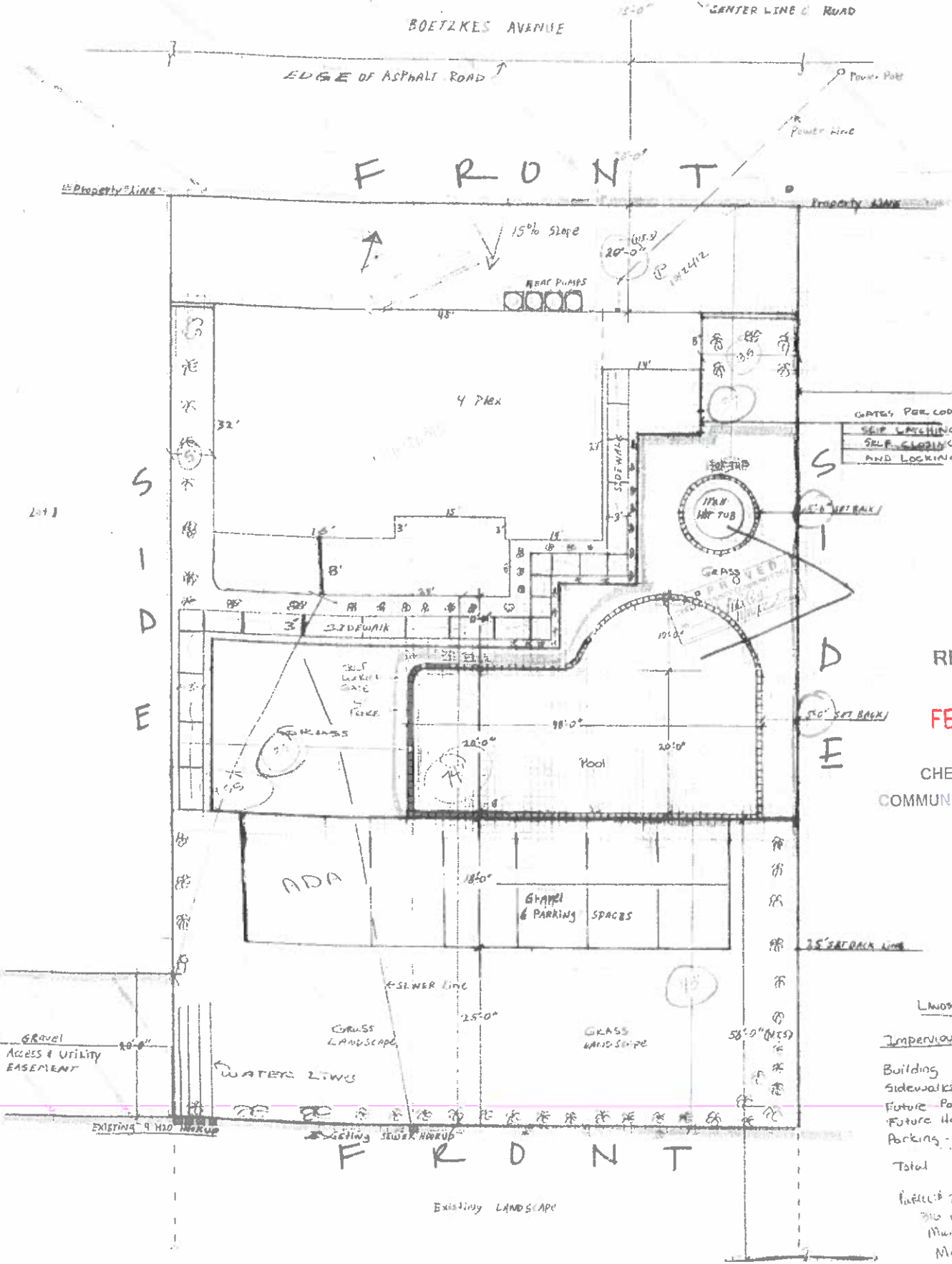
lot 3
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 CHELAN COUNTY
 COMMUNITY DEVELOPMENT

LANDSCAPE PLAN

Impervious Surface	
Building	744 sqft
Sidewalks	334 sqft
Future Pool	1040 sqft
Future Hot Tub	97 sqft
Parking	1080 sqft
Total	4,350 sqft

Letter # 2021-050620-01
 2021-05-06-2021-05-06
 Planning with Public
 Meeting
 Lot 2

316 Wapato way, Manson
282135696257



GATES PER CODE
 SELF LATCHING
 SELF CLOSING
 AND LOCKING

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COMMUNITY DEVELOPMENT

LANDSCAPE PLAN

Impervious Surfaces

Building	- 1744 sqft
Sidewalks	- 339 sqft
Future Pool	- 1040 sqft
Future Hot Tub	- 97 sqft
Parking	- 1080 sqft
Total	4,350 sqft

Project: 201135696257
 316 Wapato Way
 Manson WA 98052
 Median

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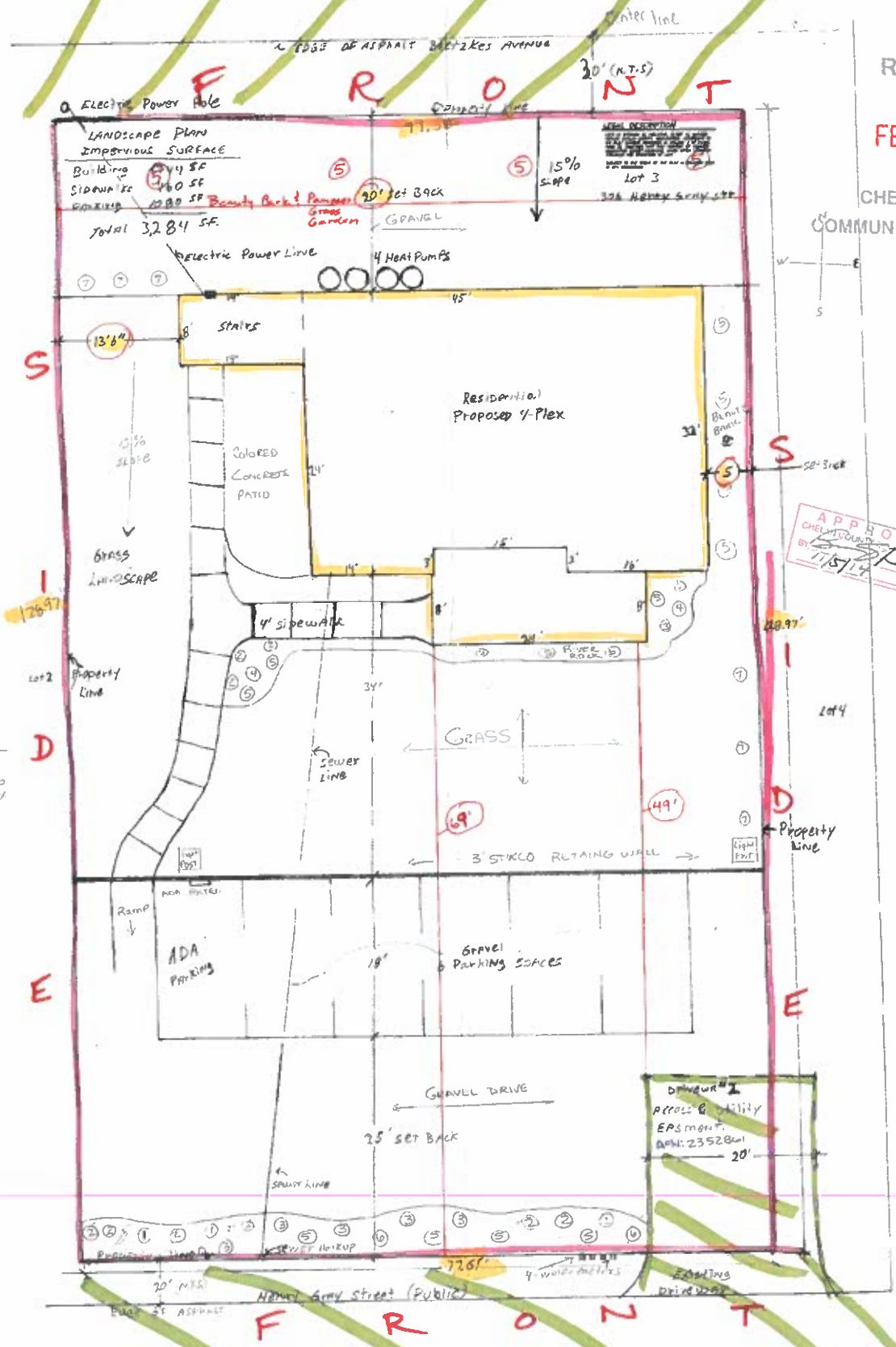
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CHELAN COUNTY
COMMUNITY DEVELOPMENT

APPROVED
CHELAN COUNTY COMMUNITY DEV.
BY: [Signature]
DATE: 7/5/17

IRRIGATION SHALL
BE PROVIDED FROM
A UNDERGROUND
SPRINKLER SYSTEM

1/8" = 1'	
OWNER/DRAWN BY MEDINA CONSTRUCTIVE 7-20-2014	
30% HENRY GRANT'S NEW 4 PLEX SITE PLAN LOT 3	
ARI 282135616256	
LANDSCAPE PLAN	
- RIVER ROCK	
①	Aspen Tree 20'
②	Banana 4'
③	Rose Bush 4'
④	Japanese Maple 6'
⑤	Pampas Grass
⑥	Planting 20' PLUM
⑦	11' low Cypress 20'



Lot 2
Existing 4-plex

293-1133

OWNERS COPY

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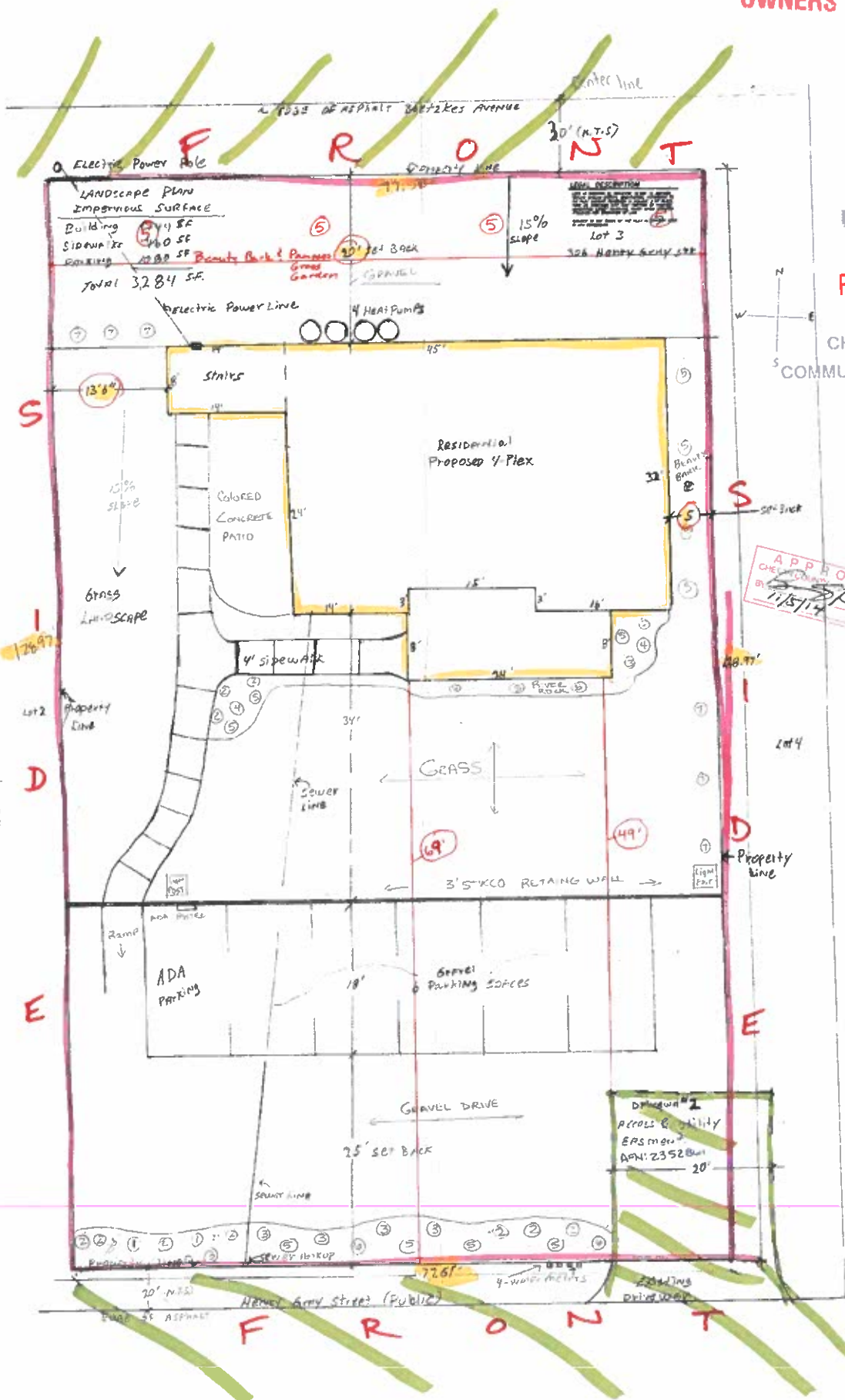
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CHELAN COUNTY
COMMUNITY DEVELOPMENT

APPROVED
CHELAN COUNTY COMMUNITY DEVELOPMENT
BY: [Signature]
DATE: 1/15/21

IRRIGATION SHALL
BE PROVIDED FROM
A IN-GROUND
SPRINKLER SYSTEM

1/8" = 1'
OWNER/DRAWN BY MELINA CONSTRUCTION
7-20-2014
306 HENRY WAY'S NEW 4 PLEX SITE PLAN LOT 3
API: 282135016250
LANDSCAPE PLAN
1 - PINK ROCK
2 - ASPEN TREES 20'
3 - BARKWOOD 4'
4 - ROSE BUSHES
5 - JAPANESE MAPLE 16'
6 - PAMPAS GRASS
7 - FLOWERING 20' PLUM
8 - ILLINOIS CRESS 20'



293-1133

298 Henry Gray, Manson
 ID# 282135696255

CPA 21.070



LEGAL DESCRIPTION

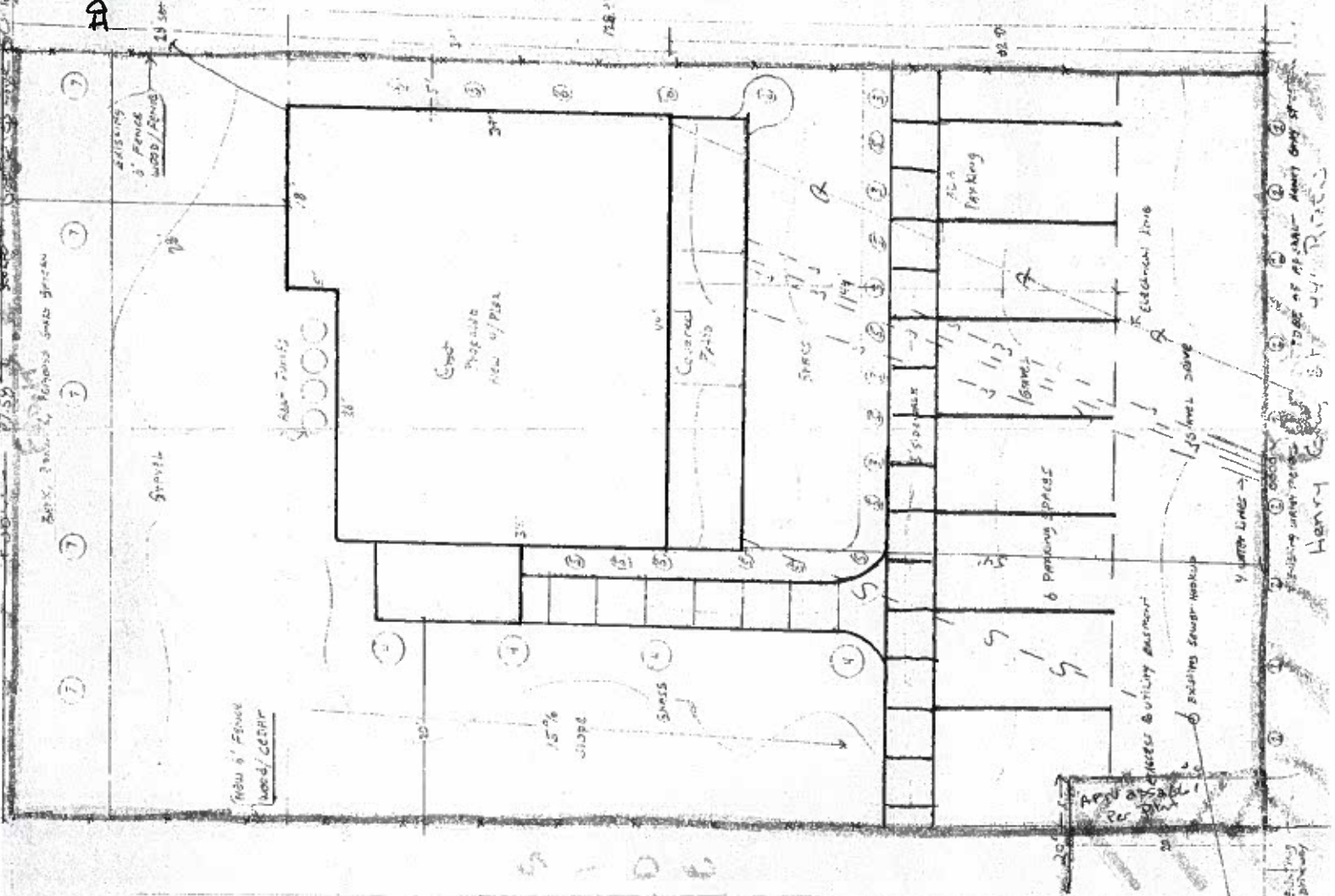
7.5 THROUGH 10, INCLUSIVE, BLOCK 10, MAN
 REPLA 7, CHELAN COUNTY, WASHINGTON, ACCORDING
 TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLAT
 PAGE 32 TOGETHER WITH THAT PORTION OF
 GENEWARD STREET ADJOINING, WHICH IS
 ATTACHED PER OPERATION OF LAW
 SUBJECT TO THE TERMS OF THE PLAT ALTERATION F
 W AFN 950829014

LOT 522 123 AC

Imperious Survey
 2016 May 2520 SF
 2016 May 535 SF
 2016 May 124 SF
 2016 May 3360 SF

1/8" = 1'
 POWER/PHONE BY
 FIELD W/LOCAL TROUSERS
 298 HENRY GRAY STREET
 NEW 4/FLEX
 5.5.2 PLAN
 2014
 APR 28 2015 9 6155

- LANDSCAPE PLAN
- 1) ASPEN TREES 3'
 - 2) BOWENIA 4'
 - 3) BLUE TUCKER 8'
 - 4) JAPANESE MAPLE 6'
 - 5) POMPONA 6'
 - 6) PLUMBING RUN 10'
 - 7) IRRIGATION SPACES 20'
 - 8) IRRIGATION SPACES 20'
 - 9) IRRIGATION SPACES 20'
 - 10) IRRIGATION SPACES 20'
 - 11) IRRIGATION SPACES 20'
 - 12) IRRIGATION SPACES 20'
 - 13) IRRIGATION SPACES 20'
 - 14) IRRIGATION SPACES 20'
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 - 17) IRRIGATION SPACES 20'
 - 18) IRRIGATION SPACES 20'
 - 19) IRRIGATION SPACES 20'
 - 20) IRRIGATION SPACES 20'



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CHELAN COUNTY
 COMMUNITY DEVELOPMENT

298 Henry Gray, Manson
ID# 282135696255

CPA 21-070

APPROVE
DATE: 1/28/21
BY: [Signature]



LEGAL DESCRIPTION

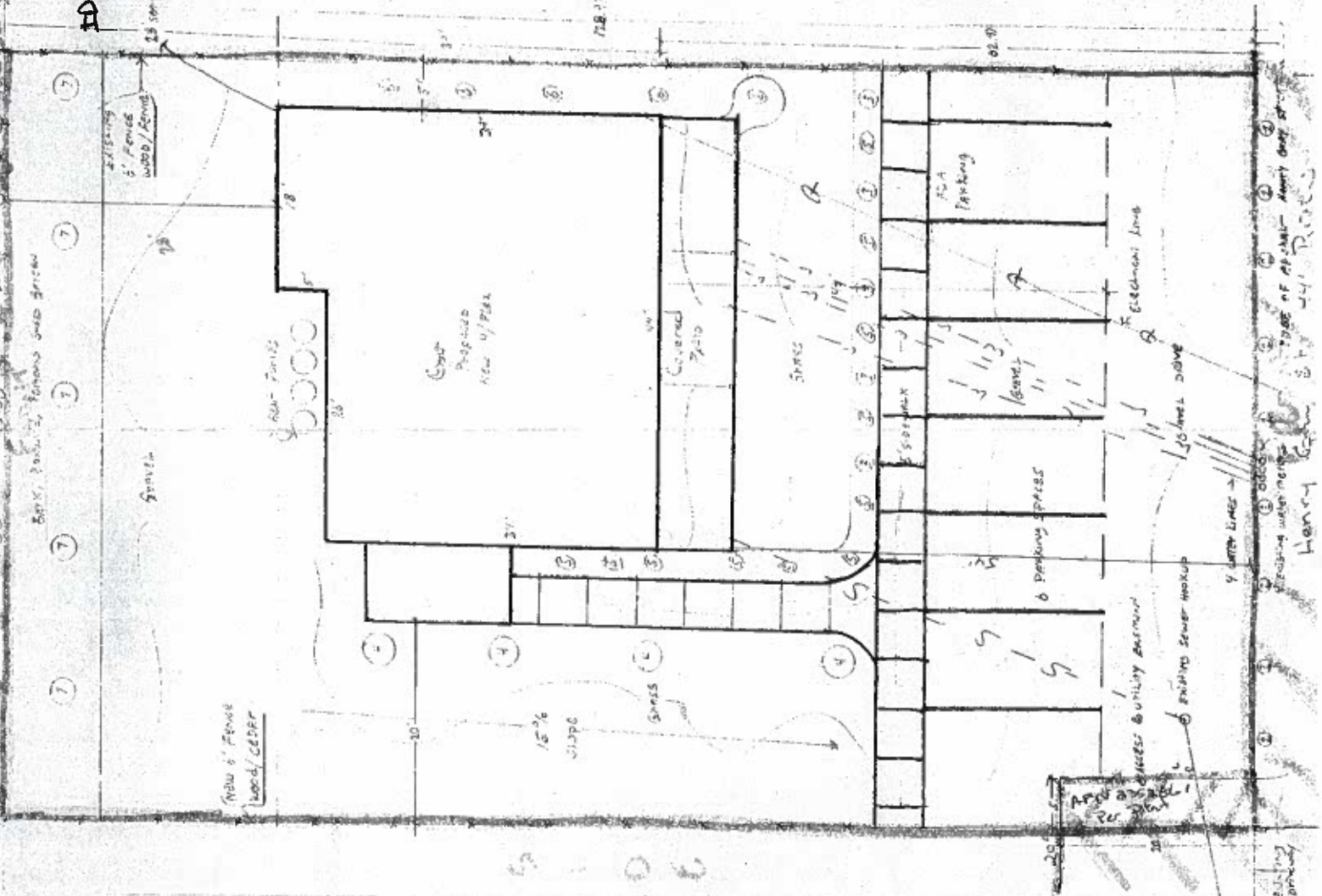
PLAT 173 THROUGH 18 INCLUSIVE, BLOCK 10, MAN
REPL. CHELAN COUNTY, WASHINGTON, ACCORDING
TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLAT
PAGE 22 TOGETHER WITH THAT PORTION OF SAID
GENERAL ROAD STREET ADJOINING WHICH UP
ATTACHED PER OPERATION OF LAW
SUBJECT TO THE TERMS OF THE PLAT ALTERATION F
IN AFN 85082901X

Lot 23 AC .23 AC

COMPENSATION SURVEY
BOLDED BY 1050 EF
RECORDED 5 5 5 5
PLAT 173 18 19 20

1/8" = 1'
OWNER/OWNER BY
PLAT 173-18-19-20
298 HENRY GRAY STREET
NEW 1/2 ACRE
5.5 ACRE PLAT
2014
APR 28 2021 1556 9 61 55
LANDING PARK

- 1. 1/8" = 1'
- 2. 1/8" = 1'
- 3. 1/8" = 1'
- 4. 1/8" = 1'
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- 99. 1/8" = 1'
- 100. 1/8" = 1'



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CHELAN COUNTY
COMMUNITY DEVELOPMENT

SEPA ENVIRONMENTAL CHECKLIST

CHELAN COUNTY
COMMUNITY DEVELOPMENT

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] Rezone from UR-3 to Downtown Commercial
2. Name of applicant: [help] Medina Vacation Rentals LLC
3. Address and phone number of applicant and contact person: [help] PO Box 453, Manson, WA 98831

4. Date checklist prepared: [help] 2/22/2021
5. Agency requesting checklist: [help] Chelan County Planning : Development
6. Proposed timing or schedule (including phasing, if applicable): [help] Unknown
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] Fully developed lots with Commercial Buildings
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] none
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 to Downtown Commercial
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

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CHELAN COUNTY
COMMUNITY DEVELOPMENT**B. Environmental Elements** [help]1. **Earth** [help]

a. General description of the site: [help]

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other Fully developed

b. What is the steepest slope on the site (approximate percent slope)? [help] N/A

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] unknown

- 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. [\[help\]](#) N/A
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#) NO
- 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. [\[help\]](#) normal household emissions
- 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

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. [\[help\]](#) 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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CHELAN COUNTY
COMMUNITY DEVELOPMENT

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

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

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 no

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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*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] *N/A*e. List all noxious weeds and invasive species known to be on or near the site. [help] *None***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] *None*

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

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] *NO*d. Proposed measures to preserve or enhance wildlife, if any: [help] *N/A*

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- 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] N/A
- 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] NONE
 - 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] NONE
- b. **Noise** [help]
- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [help] NONE

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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] None

3) Proposed measures to reduce or control noise impacts, if any: [help] None

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] No, UR-3 and Downtown Commercial

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] NO

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] 4 story - 4 plexes on each lot.

d. Will any structures be demolished? If so, what? [help] NO

e. What is the current zoning classification of the site? [help] UR-3

f. What is the current comprehensive plan designation of the site? [help] None

g. If applicable, what is the current shoreline master program designation of the site? [help] None

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [help] None

i. Approximately how many people would reside or work in the completed project? [help] N/A

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

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. [\[help\]](#) N/A
- 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? [\[help\]](#) None
- h. 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? [\[help\]](#) N/A

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- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#) N/A
- 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? [\[help\]](#)
Lake Chelan across
the street
- 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: [\[help\]](#) 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. [\[help\]](#) 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. [\[help\]](#) NONE
- 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. [\[help\]](#) NONE

- 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, 1000 feet to stop**
- 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] **N/A**
- 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 _____

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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 Kelly Medina DBA Medina Vacation Rentals, LLC

Position and Agency/Organization member/owner

Date Submitted: 2/23/2021

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? N/A

Proposed measures to avoid or reduce such increases are: N/A

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

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

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

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

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? N/A NO

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

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? NO

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

6. How would the proposal be likely to increase demands on transportation or public services and utilities? NO

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

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. NO N/A

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CHELAN COUNTY
COMMUNITY DEVELOPMENT

GENERAL INFORMATION

Narrative of the proposed project:

- 316 Wapato Way #282135696257
- 306 Henry Gray Street #282135696256
- 298 Henry Gray Street #282135696255
- 324 Wapato Way #282135696259

We are requesting to change the current zoning on these properties from UR-3 to Manson Downtown Commercial to protect our STR use. We share the current Manson Downtown Commercial boundary line. Our project has been addressed during the recent December 8th, 2020 STR meeting with the Chelan County Commissioner and the public input. With favorable input from the Chelan County Commissioners we are moving forward to include our commercially built buildings into the Manson Downtown Commercial Zoning. Currently, each of these 4 lots have a 4 story – fourplex building.

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CHELAN COUNTY
COMMUNITY DEVELOPMENT



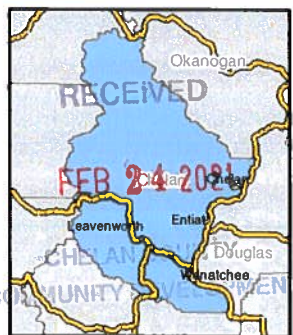
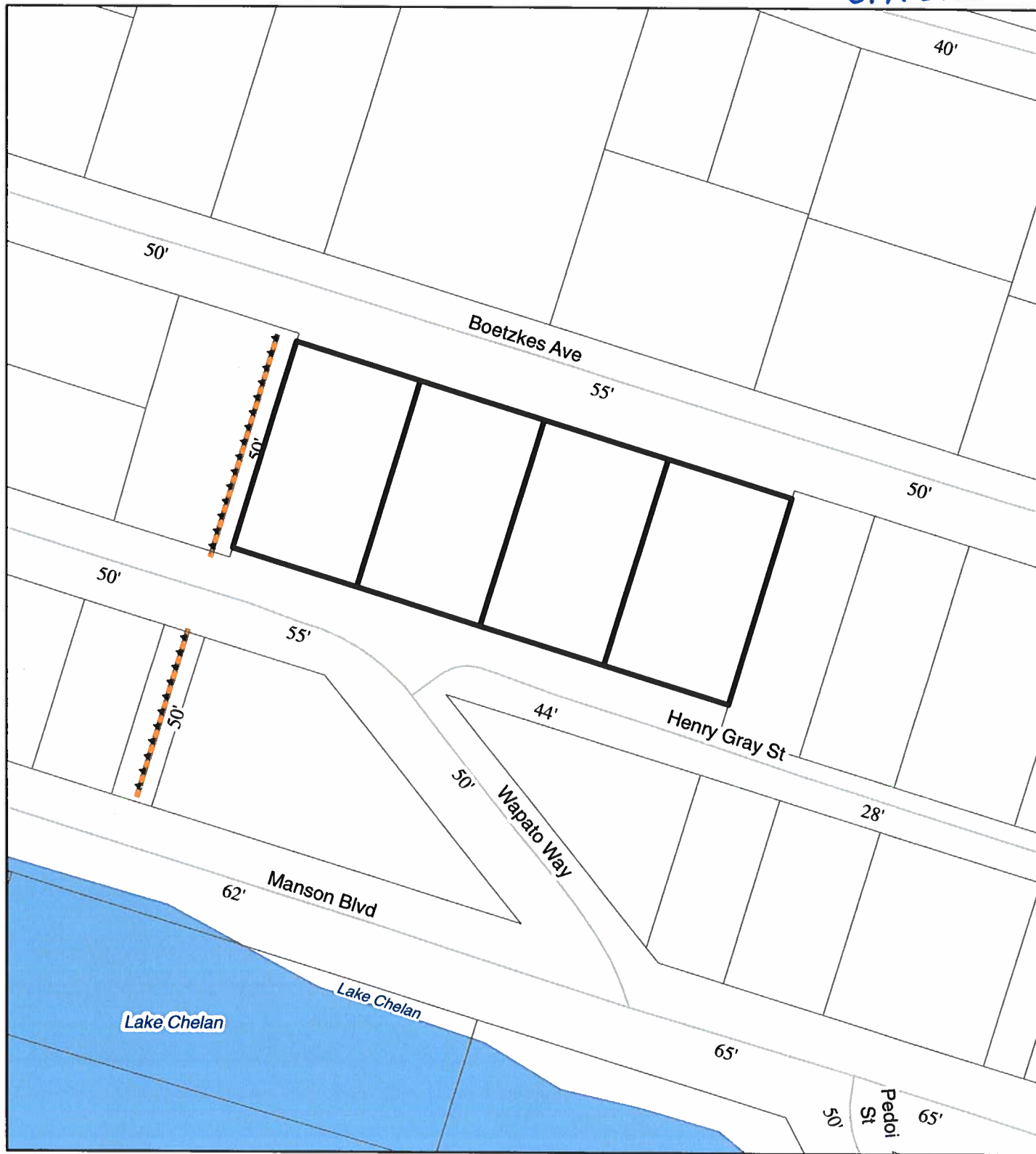
↑ 298 Henry Gray

↑ 306 Henry Gray

↑ 316 Wapato way

↑ 324 Wapato way





Vicinity Map

February 24, 2021

PL 21-070

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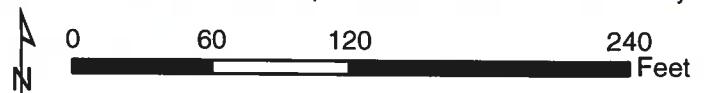


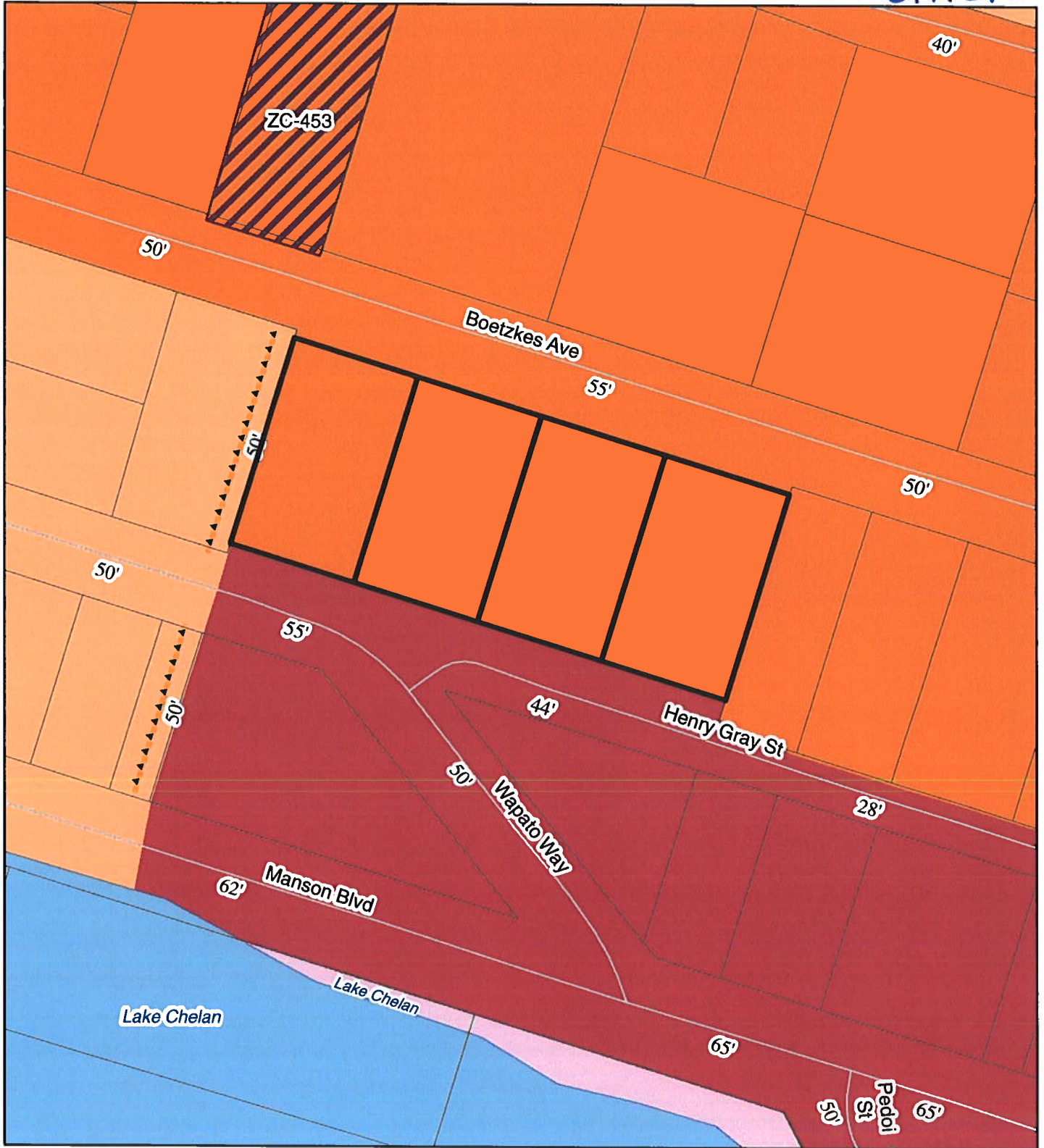
Aerial (2011)

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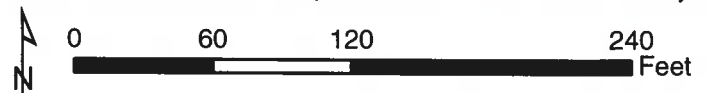


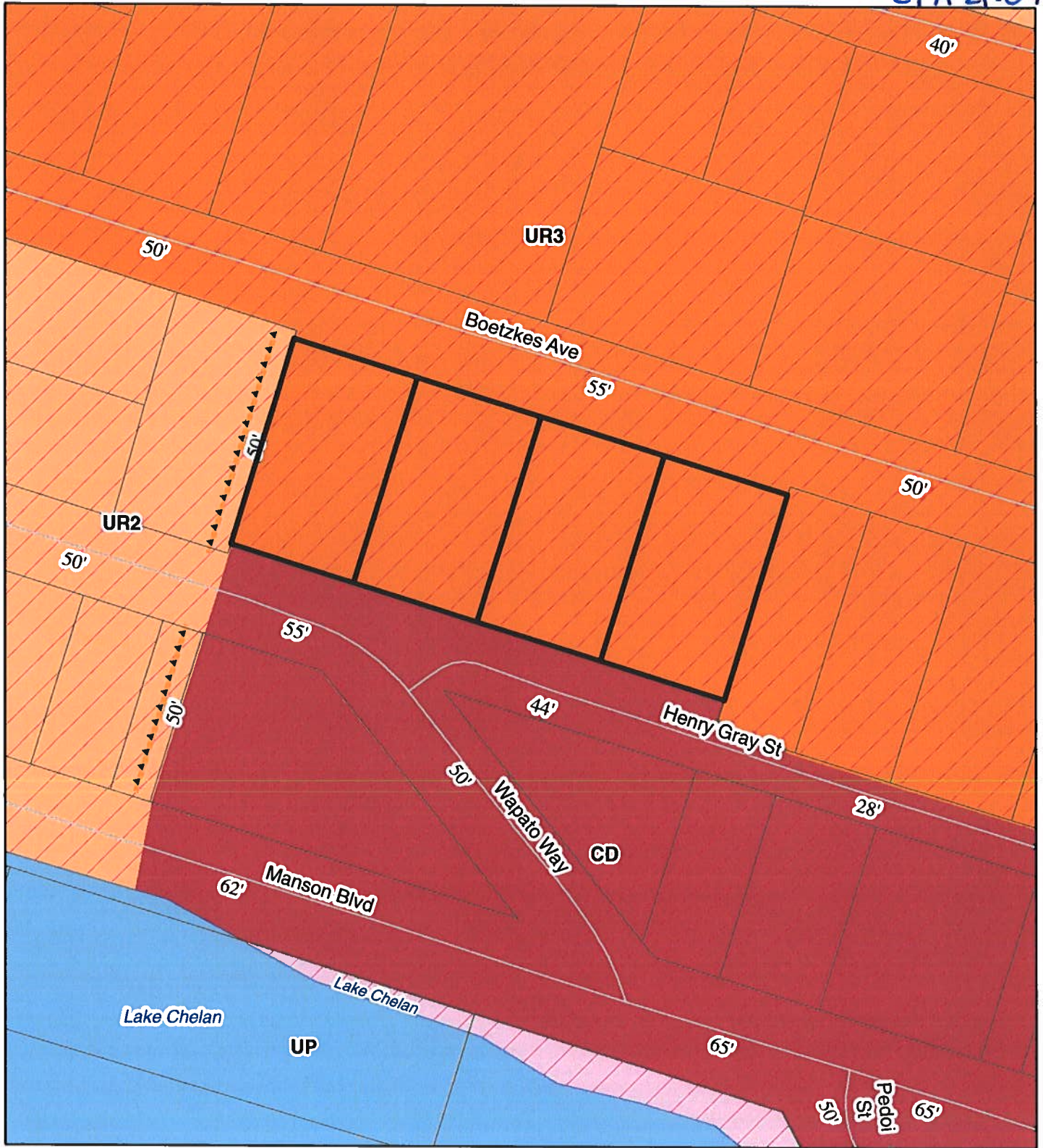
Comprehensive Plan

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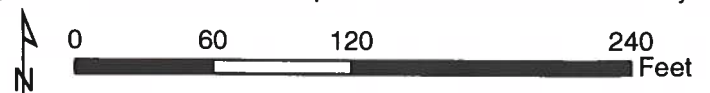


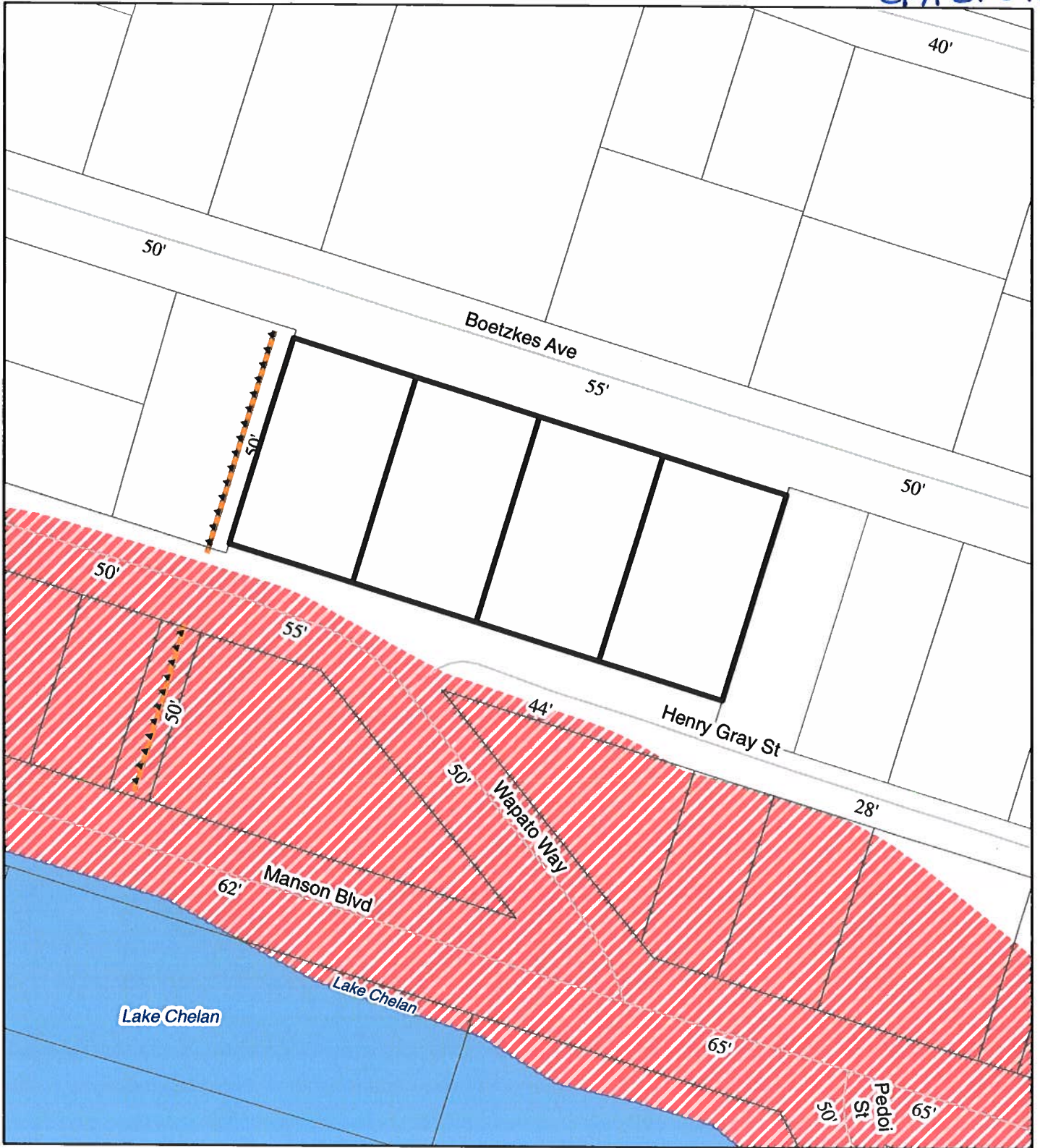
Zoning

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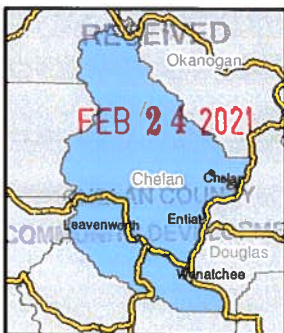
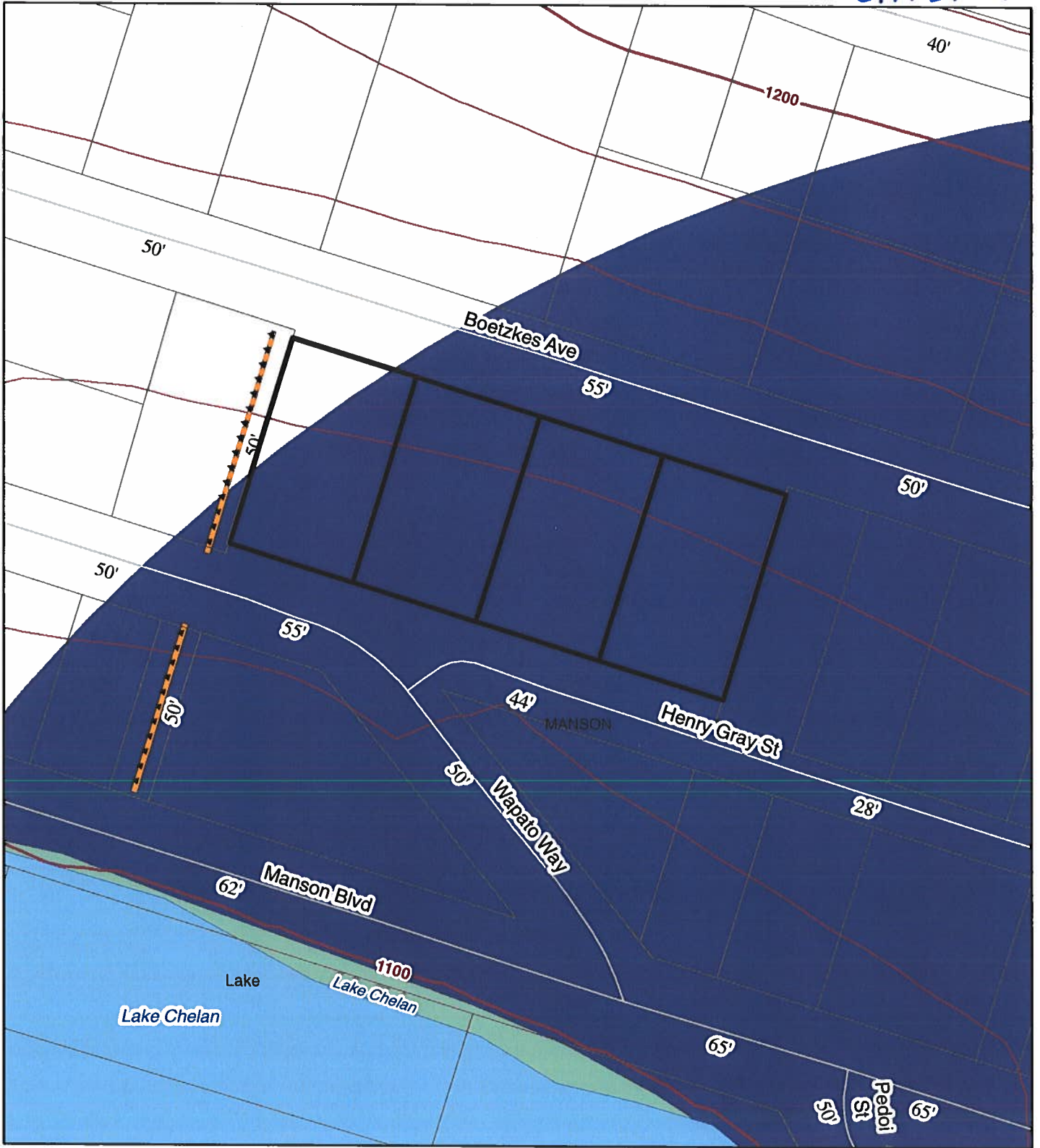
Shorelines

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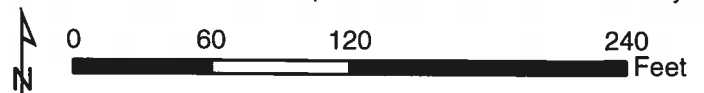


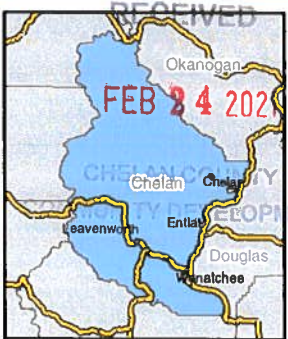
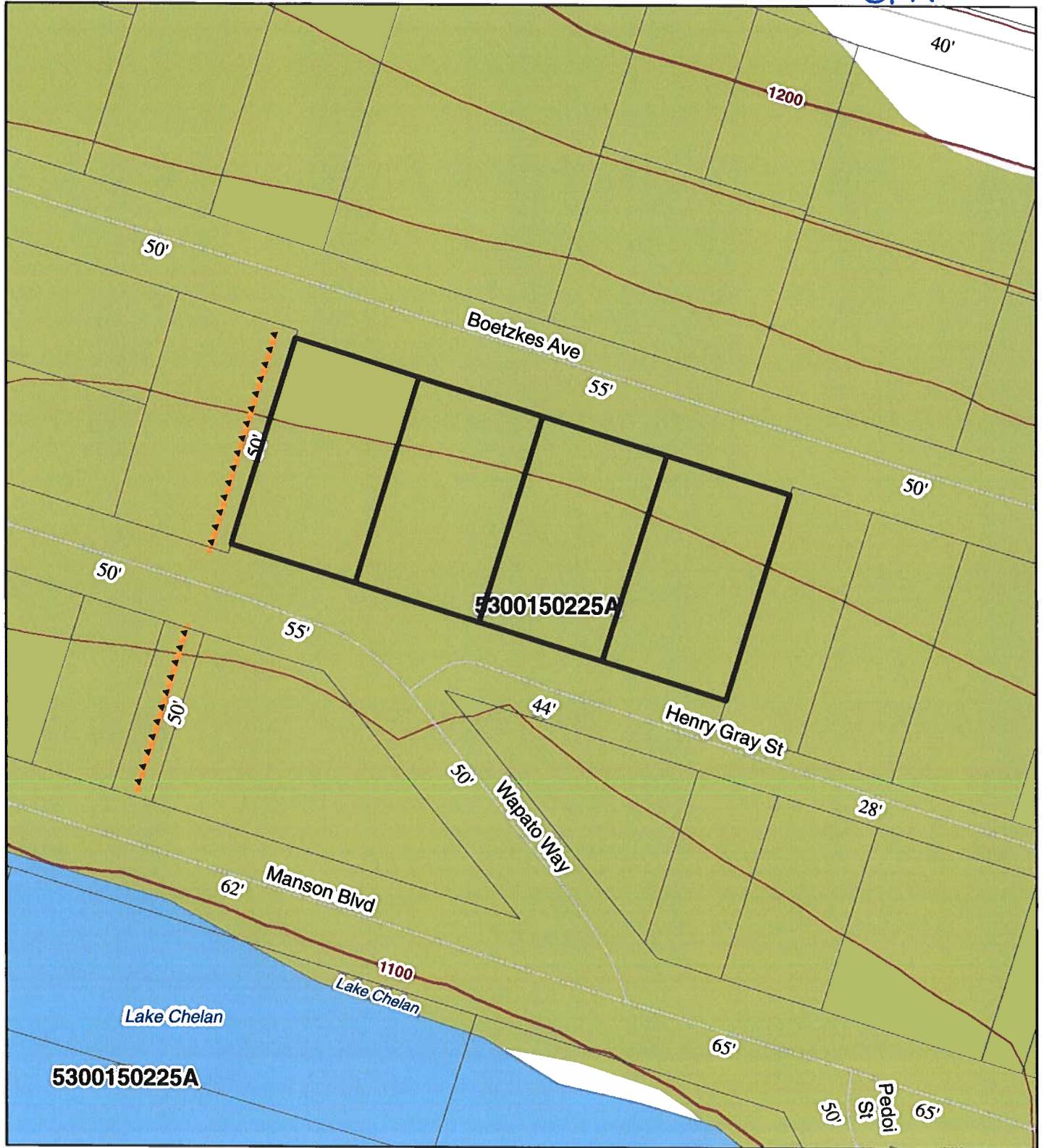
Wetlands and WDFW Habitats

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Floodplain and Geological Hazards

February 24, 2021

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