



# 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 21-071, Henderson

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#### 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 **denial** of the Comprehensive Plan Amendment to change the land use designation for the subject properties (461.68 acres) from Rural Residential/Recreational 10 acres (RR10), Rural Residential/Recreational 20 acres (RR20), and Commercial Agricultural Lands (AC) to Rural Residential/Recreational 5 acres (RR5), given file number CPA 21-071, based upon the findings of fact and conclusions of law contained within the October 27, 2021 staff report.

#### GENERAL INFORMATION

<b>Planning Commission Workshop</b>	August 25, 2021
<b>Notice of Application to Surrounding Properties</b>	March 31, 2021
<b>Planning Commission Notice of Hearing Published</b>	October 16, 2021
<b>Planning Commission Hearing on</b>	October 27, 2021
<b>60-day State agency review</b>	Received June 9, 2021 with comment period ending August 8, 2021
<b>SEPA Determination</b>	September 20, 2021

#### SEPA Environmental Review

A Determination of Non-Significance (DNS) was issued under WAC 197-11-355 for CPA 21-071 on September 20, 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, expressing concerns for the proposed increased density in fire-prone areas with steep slopes, and access and water availability issues. Additional concerns include view-shed impacts from the City of Chelan. As adopted, the

current land use map provides a sensible density transition to higher elevation areas. The proposal also requests to de-designate agricultural commercial land, which is not supported on a parcel by parcel basis.

The Washington State Department of Natural Resources provided comments dated April 12, 2021, stating that portions of the area affected by this proposal may meet the definition of forestland under WAC 222-16-010, which may require a forest practice permit.

The Confederated Tribes of the Colville Reservation provided comments, dated May 10, 2021, indicating no record of archaeological or traditional places within proposal area.

Refer to Attachment 2 for full agency comment letters.

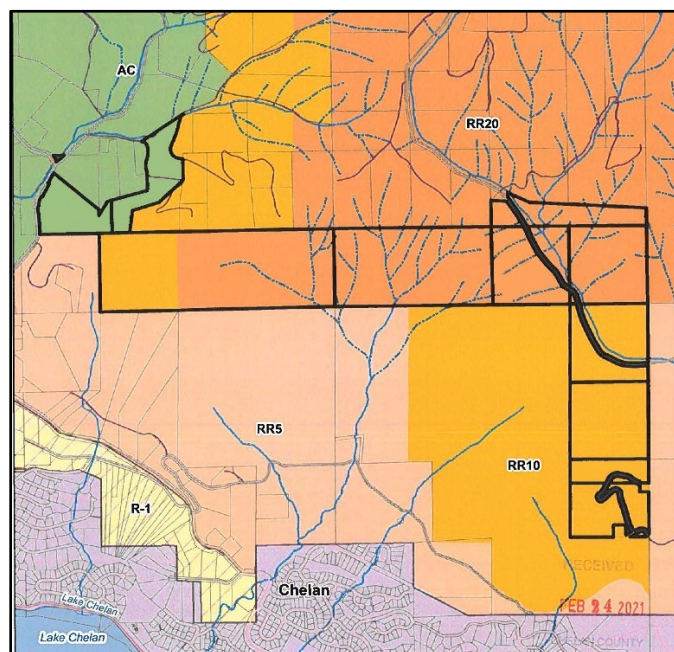
### **Public Comment:**

The Hurst's provided comments dated April 6, 2021, indicating they have concerns with the increased density of the property would significantly change the visual landscape as the property is developed and would change the rural character of area. Refer to Attachment 2 for correspondence.

## **PROJECT DESCRIPTION – CPA 21-071 – HENDERSON**

**Proposal:** An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject properties (461.68 acres) from Rural Residential/Recreational 10 acres (RR10), Rural Residential/Recreational 20 acres (RR20), and Commercial Agricultural Lands (AC) to Rural Residential/Recreational 5 acres (RR5). The subject properties are located at NNA, Chelan, WA; and identified by Assessor's Parcel No(s): 28-22-34-440-050, 28-22-35-330-000, d,28-2235-420-050, 28-22-35-440-000, 27-22-02-110-000, 27-22-02-140-000, 27-22-02-410-050, 27-22-02-410-060, 28-22-34-320-150, 28-22-34-320-075 and 28-22-34-310-050. See Attachment 4 for file of record.

### **Chelan County Land Use Designations**



**Density:** The current land use designation for the subject properties ranges from Commercial Agricultural Lands (AC), Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 20 (RR20) which would allow one (1) house on a ten (10) to twenty (20) acre parcel. Under the proposed Rural Residential/Resource 5 (RR5) land use designation allows for one (1) house per five (5) acres. The existing land use designations would generate 4 lots (AC), 21 lots (RR10), and 10 lots (RR20) respectively, where the proposed RR5 designation would increase the development potential to 92 lots.

## 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 goals and policies are relevant to the request for CPA 21-071:

LU 4.1: Encourage development that is compatible with the natural environment and minimizes impacts to significant natural and scenic features.

RE 1: Maintain a balance between human uses and the natural environment in rural areas of the County.

RE 1.1: Rural development shall avoid and mitigate impacts to critical areas, which have value as wildlife habitat and open space.

RE 1.3: Establish a variety of rural land use designations that would accommodate a wide variety of rural uses and densities consistent with the County's rural character.

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

RE 2.3: Ensure that rural development (residential, commercial and industrial) near designated resource lands occurs in a manner that minimizes potential conflicts and reduces conversion of farm and forest land to non-resource uses. Develop mitigating measures to provide adequate protection against potential conflicts.

RE 2.4: Encourage the preservation and protection of unique, rare and fragile natural features, scenic vistas, unstable bluffs, and culturally significant features.

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

RE 2.7: Protect local environmental and visual resources in hillside areas by encouraging development to locate on existing benches and terraces and by applying appropriate development standards and performance criteria.

RE 2.8: Protect hillside areas from erosion by requiring development to adequately capture storm drainage and avoid duplication of road systems.

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

H 2.1: Promote a diversity of housing unit types and densities to meet the needs of all existing and future residents of the County, including both site-built and manufactured and modular homes.

AL 1: Support the viability of agriculture and encourage the continued use of rural and resource lands for agriculturally related land uses.

AL 2.3: Require new non-farm development in rural areas, adjacent to an existing orchard operation, to provide appropriate buffers and/or mitigation measures to minimize potential conflicts.

## 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) Reduce Sprawl, 2) Housing, 3) Natural Resource Industries, and 4) Environment. These particular goals focus on: 1) reducing the inappropriate conversion of undeveloped land into sprawling, low-density development; 2) promoting a variety of residential densities and housing types; 3) encouraging the conservation of productive agricultural lands; and 4) enhancing the state's high quality of life. The proposed land use change serves to add housing opportunities by increasing the rural density of vacant, hilly lands.

As adopted, the current land use map transitions to lower densities in higher elevations areas. Agency comments express concern for the proposed increased density in fire-prone areas with steep slopes, and access and water availability issues. Additional concerns include view-shed impacts from the City of Chelan. The proposal also requests to de-designate agricultural commercial land, which is not supported on a parcel by parcel basis.

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

Conclusion: The proposal would not be consistent with the GMA goals and would be consistent 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 Policy H 1.1 and H 2.1 by promoting a fair share of affordable housing and a diversity of housing unit types and densities. An adequate supply of appropriately designated land will ensure that the GMA plan does not artificially create inflation in housing prices by restricting competition in the land market.

However, the proposed land use change would not support Goal RE 1 and Policy RE 2.4, which focus on maintaining a balance between human activity and the natural environment. The hilly terrain contributes to the character and attractiveness of the rural area and the existing density supports the openness and aesthetic quality. The proposed land uses would increase development potential where inappropriate. The amendment also does not support Policy AL 1 because the County benefits from a commercially significant and viable agricultural industry. One of the main purposes of the AC designation is to assure the long-term conservation of commercial agricultural lands.

Conclusion: The proposed amendment would not consistent with and does not 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 applicant is requesting to change the 461.68 acres to the Rural Residential/Resource 5 (RR5) land use designation. All of the properties are vacant. The areas surrounding the subject properties are vacant or sparsely developed with residential and agricultural uses.

The purpose of the RR5 designation is to provide opportunities for small scale agricultural activities, and rural development consistent with the rural character. RR5 designations can act as buffers between designated resource lands and more intense rural or urban development. The buffer between more intense urban development already exists below these parcels. The proposed change would result in a loss of Commercial Agricultural (AC) lands that are considered to have long term commercial significance.

Conclusion: Based on the designation/siting criteria for RR5 designations, as outlined in the Comprehensive Plan, the proposed amendment would not be consistent because it would expand the amount of RR5 lands into less dense, hilly areas.

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

Finding of Fact: Access to some of the properties is from Union Valley Road and Purtteman Gulch Road, county rights of way, and other access is by private roads. No alteration of the Capital Facility Element or Transportation Element is expected as a result of the proposal. Future development of the site will be reviewed for potential impacts to existing roads and creation of new private or public roads.

Conclusion: No change in the Capital Facility Element or Transportation Element has been identified. The proposed amendment 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 vacant or sparsely developed with residential and agricultural uses. The properties to the north are zoned Commercial Agricultural (AC), Rural Residential/Resource 10 (RR10), and Rural Residential/Resource 20 (RR20). Properties to the east are zoned Rural Residential/Resource 5 (RR5). Properties to the south are zoned RR10 and RR5. Properties to the west are zoned RR5 and AC. The subject properties are not located within the Chelan UGA. The Chelan UGA and city limits are farther south.

Under the existing land uses, the development potential amounts to 35 lots. This density may be increased (150 percent for up to 52 lots) through a cluster subdivision, which would offer the opportunity to protect the rural character by focusing lots or groupings of lots in more buildable locations and placing required open spaces near larger, neighboring parcels. In contrast, the proposed land use change would result in a potential 92 lots.

Being as a portion of the subject property does share common lot lines with properties zoned AC, agricultural setbacks (100 ft) would apply to any further residential development to protect property owners from uses that occur within agricultural areas that may not be compatible with residential development (i.e. noise, spraying). These setbacks may be waived by the property owner.

Public comments expressed concern that the proposed density would significantly change the visual landscape as the property is developed and would change the rural character of area. Agency comments noted view-shed impacts from the City of Chelan.

Conclusion: The proposed amendment would intensify land uses in a rural, hilly area where suitable density transitions to higher elevation areas already exist and would adversely affect the neighboring commercial agriculture 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 properties are located in a fire-prone area that is significantly hilly with the steepest slopes about 45 percent. All the properties are vacant. The land includes areas shown to have erosive soils, drainageways, and Class II mule deer habitat.

Chelan County contains agricultural lands that are important to the economy of the area. The 461-acre site includes a 40-acre parcel that is currently designated Commercial Agriculture (AC). The applicant has stated that the commercial agricultural lands are not productive at this time and there is a lack of trees for forestry. The applicant has also indicated that future development would use the existing plateaus and benches.

Agency comments state that future development may require a Forest Practice application with WA Dept. of Natural Resources. Agency comments also advise against the loss of AC lands on a parcel by parcel basis.

Conclusion: The proposed land use change would result in a loss of AC lands that are considered to have long term commercial significance. The proposed amendment does not adversely affect lands 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 increased development, thereby accommodating projected growth in the rural, unincorporated areas of Chelan County.

The potential development of 92 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 increase the density of residential land uses to the area. However, many vacant and underdeveloped parcels of land are available that can accommodate further development. But despite availability, the price of land is ever increasing and moderately priced rural properties are highly desired for residential building lots.

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 20, 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 (461.68 acres) from Rural Residential/Recreational 10 acres (RR10), Rural Residential/Recreational 20 acres (RR20), and Commercial Agricultural Lands (AC) to Rural Residential/Recreational 5 acres (RR5). The subject property is located at NNA, Chelan, WA; and identified by Assessor's Parcel No(s): 28-22-34-440-050, 28-22-35-330-000, d,28-2235-420-050, 28-22-35-440-000, 27-22-02-110-000, 27-22-02-140-000, 27-22-02-410-050, 27-22-02-410-060, 28-22-34-320-150, 28-22-34-320-075 and 28-22-34-310-050.
  - a. The location and characteristics are not consistent with Chelan County Comprehensive Plan designation for Rural Residential/Recreational 5 acres (RR5), as outlined in this staff report.

## CONCLUSIONS OF LAW

1. The amendment to the Chelan County Comprehensive Plan is not 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 not comply with the Comprehensive Plan designation/siting criteria.
3. The amendment does adversely affect the surrounding land uses.
4. The amendment does adversely affect designated resource lands of long-term commercial significance but does not adversely affect 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 **denial** of the Comprehensive Plan Amendment to change the land use designation for the subject properties (461.68 acres) from Rural Residential/Recreational 10 acres (RR10), Rural Residential/Recreational 20 acres (RR20), and Commercial Agricultural Lands (AC) to

Rural Residential/Recreational 5 acres (RR5), given file number CPA 21-071, based upon the findings of fact and conclusions of law contained within the October 27, 2021 staff report.

## **ATTACHMENTS**

1. SEPA Determination, signed September 20, 2021
2. Agency and Public Comments
3. 60-day Review Acknowledgment Letter from WA Dept. of Commerce
4. File of Record for CPA 21-071





## 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 designations from Rural Residential/Recreational 10 acres (RR10), Rural Residential/Recreational 20 acres (RR20) and Commercial Agricultural Lands (AC) to Rural Residential/Recreational 5 acres (RR5).

**File Number:** PL 21-071

**Parcel Number:** 28-22-34-440-050

**Related Parcels:** 28-22-35-330-000, 28-22-35-430-000, 28-22-35-420-050, 28-22-35-440-000, 27-22-02-110-000, 27-22-02-140-000, 27-22-02-410-050, 27-22-02-410-060, 28-22-34-320-150, 28-22-34-320-075 and 28-22-34-310-050

**Site Address:** NNA, CHELAN, WA 98816

**Owner:** HENDERSON HIGHLANDS INC  
C/O GAIL WARD, KENNEWICK, WA 99338

**Agent:** ERLANDSEN  
250 SIMON ST SE, EAST WENATCHEE, WA 98802

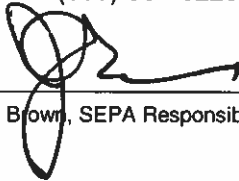
**Lead Agency:** Chelan County Department of Community Development

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

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

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

**Responsible Official:** 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:** 9/20/2021



STATE OF WASHINGTON  
DEPARTMENT OF COMMERCE  
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[www.commerce.wa.gov](http://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](mailto: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



STATE OF WASHINGTON

DEPARTMENT OF COMMERCE

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www.commerce.wa.gov

November 5, 2020

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 2020 Comprehensive Plan amendments. We appreciate the opportunity to provide the following comments.

**CPA-2020-001, 004 and 005**

The Department of Commerce has significant concerns about these proposed amendments, which, if adopted, are clear violations of Washington State's Growth Management Act (GMA).

The GMA was amended in 1997 to provide flexibility in comprehensive plans for economic development while maintaining rural character. The amendments allowed counties to identify limited areas of more intense rural development (LAMIRDs), which are areas of higher intensity residential, mixed use, commercial or industrial development.<sup>1</sup> LAMIRDs are typically rural hamlets, crossroads, lakeshore development or unincorporated burghs with smaller residential lot sizes, businesses and services.

When designating LAMIRDs, counties must "adopt measures to minimize and contain the existing areas or uses of areas of more intensive rural development".<sup>2</sup> The law is very specific in limiting LAMIRDs to the existing development patterns on the landscape as they existed on July 1, 1990.<sup>3</sup> This is primarily determined by the built environment at that time. A core function of LAMIRDs is a logical outer boundary that does not allow for expansion of low-density rural sprawl.

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<sup>1</sup> RCW 36.70A.070(5)(d)

<sup>2</sup> RCW 36.70A.070(5)(d)(iv)

<sup>3</sup> RCW 36.70A.070(5)(d)(v)

Each of the proposed amendments violate the very strict GMA LAMIRD requirements. They are clear expansions that will result in irregular LAMIRD boundaries and low-density rural sprawl.

### **CPA 2020-003**

This amendment proposes to change approximately 8 acres of land from designated agricultural resource lands of long-term commercial significance (AC) to rural residential (RR 2.5). The subject property appears to include a productive vineyard, winery and residence, all permitted uses in the AC zone. The following comments are nearly identical to those provided during last years' annual comprehensive plan amendment process for a similar proposal, which was appealed to the Growth Management Hearings Board. The Hearings Board decision on the appeal is pending.

Agriculture is a cornerstone of the state economy and the GMA has strong provisions to protect natural resource lands. The market value of agricultural products sold in Chelan County was \$258,434,000 as of the 2017 Agricultural Census.<sup>4</sup> The agriculture industry in Washington State constitutes 13% of our total economy, is a \$49 billion industry, and one of Commerce's key sectors for economic growth. Although this proposal only involves approximately 8 acres of land, the continued "chipping away" at productive agricultural lands could have long-term, negative effects on agricultural viability in Chelan County.

The GMA requires counties to designate and conserve resource lands of long-term commercial significance.<sup>5</sup> Counties "should not review resource lands designations solely on a parcel-by-parcel process".<sup>6</sup> Once the county establishes a willingness to "de-designate" productive resource lands, it will be increasingly difficult to resist future applications. Over time, cumulative loss of resource lands could impact agricultural viability and Chelan County's economy.

WAC 365-190-050 includes criteria to classify and designate commercial resource lands, including the following that are particularly relevant to the proposal:

- Lands that are currently used for agricultural production and lands that are capable of such use must be evaluated for designation.
- The intent of the landowner to use land for agriculture or cease such use is not the controlling factor in determining if land is used or capable of being used for agricultural production.

If Chelan County has concerns about the current designation of agricultural lands, we recommend the County conduct a comprehensive assessment of natural resource lands designations on a countywide or regional basis during your next periodic update process, rather than a parcel-by-parcel basis.

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<sup>4</sup> United States Department of Agriculture

<sup>5</sup> RCW 36.70A.050 and .060

<sup>6</sup> WAC 365-190-050

Chelan County's Comprehensive Plan provides guidance for designating commercial agricultural land and any de-designation process should use the same criteria in deciding whether to retain or change to another comprehensive plan land use category.<sup>7</sup> The commercial agriculture designation should be retained unless it no longer meets the criteria identified in the countywide assessment.

The application expresses concern about the non-conforming lot size limiting the ability to use the property. Subdividing the parcel is the only limit currently, as the minimum lot size is 10 acres in the AC zone. Chelan County Code allows all structures and uses identified in the AC land use matrix to be established or constructed on legal lots of record.<sup>8</sup>

### **CPA-20-007**

The proposed text amendment considers appropriate locations for small scale recreation or tourist activities. Some Land Use categories allow "intensification" of existing small scale recreation or tourist uses while other categories allow "new" small scale recreation or tourist uses.

Two critical things to consider when evaluating changes to the Rural Land Use Element and designated commercial resource lands:

- Are the changes consistent with rural character as defined by the County?
- Will the changes interfere with resource lands production?

With regard to rural land use, the overarching objectives of the GMA and the County are to protect rural character and to maintain the economic viability of agriculture, forestry and mining.

The GMA and implementing WACs provides specific guidance for designating Limited Areas of More Intense Rural Development (LAMIRD)<sup>9</sup>. Three types of LAMIRDS are described as follows:

Type 1: Shoreline development, villages, hamlets activity centers or crossroad development that allow for "infill, development or redevelopment of existing areas". Development or redevelopment may be allowed "provided it is consistent with the character of existing area "in terms of building size, scale, use and intensity".

Type 2: Small-scale recreation uses through redevelopment of an existing site, intensification of an existing site, or new development on a previously undeveloped site, but not new residential development. Small-scale recreation uses may be added as accessory uses for resource-based industries. For accessory uses on agricultural lands of long-term agricultural significance, see [WAC 365-196-815](#).

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<sup>7</sup> [Chelan County Comprehensive Plan – Resource Element](#)

<sup>8</sup> [CCC Chapter 11.97.020 - Nonconforming lots of record](#)

<sup>9</sup> [RCW 36.70A.070](#) and [WAC 365-196-425](#)

Type 3: Isolated small-scale business and cottage industries that are not principally designed to serve the existing and projected rural population and nonresidential uses, but do provide job opportunities through intensification of development on existing lots or undeveloped sites. Counties are not required to designate Type 3 LAMIRDs on the future land use map and may allow them as a conditional use subject to GMA statutory criteria.

Chelan County LAMIRD designations must be consistent with GMA laws (RCWs) and administrative rules (WACs). The Rural Recreational/Residential (RRR) and Rural Village (RV) designations are listed as Type 1 LAMIRDs. The comprehensive plan description for both designations allow for the “intensification of development on lots containing, or development of, small-scale recreational or tourist uses...”. This is the statutory language for Type 2 LAMIRDs and should be amended to be consistent with the law. Type 1 LAMIRDs may not allow for intensification of existing uses.

The Chelan County comprehensive plan allows for the intensification of existing small scale recreational tourist uses on Agricultural Commercial (AC) resource lands, but does not allow new recreational tourist uses. Conversely, the Forest Commercial (FC) allows development of new small scale recreational or tourist uses. While it may appear that this is an inconsistency that should be corrected, the GMA and implementing WACs provide specific guidance for counties to follow with regard to land uses that may impact agricultural production.

Development regulations must prevent the conversion of all designated resource lands to uses that removes lands from resource production. However, WAC 365-196-815(1)(b)(i) specifically states that development regulations must not allow primary use of agricultural resource lands that would convert those lands to non-resource purposes. Further, accessory uses on agricultural resource lands may be allowed, consistent with criteria listed in WAC 365-196-815(3)(c). Non-agricultural accessory uses must support or add value to agricultural production.

New small-scale tourist or recreation uses may be appropriate on designated forest land provided it meets the goals and intent of the comprehensive plan, GMA and implementing WACs. Prospective tourist or recreation uses must not interfere with the conservation of those lands or the production of timber.

Please keep in mind that the comprehensive plan establishes land use policy and zoning regulations implement those policies. Any changes to the comprehensive plan would then trigger a review and potential amendments to zoning regulations to ensure consistency between policy and regulation.

Given the complexity of the issue, we recommend that the County take more time to consider amendments to the comprehensive plan text. This will allow staff to conduct research and prepare draft language for the public, the Planning Commission and County Commissioner’s consideration. It would also allow for a concurrent zoning text amendment process that will ensure consistency between the comprehensive plan and development regulations.

Ms. Catherine Lorbeer

November 5, 2020

Page 5

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](mailto:scott.kuhta@commerce.wa.gov), or 509-795-6884.

Sincerely,

A handwritten signature in blue ink that reads "Scott Kuhta". The signature is written in a cursive, flowing style.

Scott Kuhta, AICP

Senior Planner

Growth Management Services

cc: Jim Brown, CD Director, Chelan County  
Steve Roberge, Deputy Managing Director, Growth Management Services  
Dave Andersen, Managing Director, Growth Management Services



**Jamie A. Strother**

---

**From:** Early, Shane (DNR) <Shane.Early@dnr.wa.gov>  
**Sent:** Monday, April 12, 2021 1:14 PM  
**To:** Jamie A. Strother  
**Cc:** LEIGHTON, WYATT (DNR); KELLER, ERIC (DNR); MAUNEY, MARTY (DNR); YOUNG, BRENDA (DNR)  
**Subject:** RE: Request for Comments – CPA 21-071 Henderson – Chelan County Dept. of Community Development

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

---

To Whom It May Concern:

Thank you for the opportunity to provide SEPA related comments on the above referenced project. Washington Department of Natural Resources (DNR) notes that some of the areas affected by this proposal may meet the definition of forestland under WAC 222-16-010. Conversions of forestland to another use as intended by this proposal require a Class IV-General forest practices application subject to review and approval by the Washington Department of Natural Resources (WAC 222-16-050 (2)). The DNR thus formally comments that future landowners may need an approved Forest Practices Application/Notification (FPA) prior to conversion to non-forestry. Please check with the Department of Natural Resources to determine if the property meets the conditions for this requirement.

The application is available on DNR's website ([LINK HERE](#)) or the applicant can contact DNR's Southeast Region Office at (509) 925-8510 or my number below, and we can assist with the process and answer potential questions.

Best regards,

**Shane Early**

Forest Practices Coordinator  
Southeast Region

Washington State Department of Natural Resources (DNR)

☎ (509) 925-0948

✉ [shane.early@dnr.wa.gov](mailto:shane.early@dnr.wa.gov)

[www.dnr.wa.gov](http://www.dnr.wa.gov)

*Please consider whether you can save paper by not printing this message.*



WASHINGTON STATE DEPARTMENT OF  
**NATURAL RESOURCES**

## Wendy Lane

---

**From:** Guy Moura (HSY) <Guy.Moura@colvilletribes.com>  
**Sent:** Monday, May 10, 2021 4:38 PM  
**To:** Wendy Lane; Jamie A. Strother; sepa@dahp.wa.gov  
**Subject:** [Possible Spam] RE: Request for Comments – CPA 21-071 Henderson – Chelan County Dept. of Community Development

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

We have no record of archaeological or traditional places within the rezone for CPA 21-071 Henderson. Might encourage a more informed response set for Sec. B. 13 of the SEPA checklist.

---

**From:** Wendy Lane [mailto:Wendy.Lane@CO.CHELAN.WA.US]  
**Sent:** Wednesday, March 31, 2021 9:14 AM  
**To:** Peggy Fenhaus; Bob Plumb; Chris Young; rosa.perez@cdhd.wa.gov; Karina Alcantar; Cindy Grubb; 'Alicia Hankins'; timl@cfr7.org; depaolib@chelanschools.org; 'cgildroy@cityofchelan.us'; 'SEPA (DAHP)'; enviroreview@yakama.com; 'Corrine Camuso'; Casey\_Barney@Yakama.com; 'Jessica Lally'; Noah\_Oliver@Yakama.com; Guy Moura (HSY); Scott.Kuhta@commerce.wa.gov  
**Subject:** Request for Comments – CPA 21-071 Henderson – 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 April 14, 2021.**

**Project File No.:** File # CPA 21-071  
**Project Location:** Address and Parcel Number: NNA, Chelan, WA; and identified by Assessor's Parcel No(s): 28-22-34-440-050, 28-22-35-330-000, 28-22-35-430-000, 28-22-35-420-050, 28-22-35-440-000, 27-22-02-110-000, 27-22-02-140-000, 27-22-02-410-050, 27-22-02-410-060, 28-22-34-320-150, 28-22-34-320-075 and 28-22-34-310-050  
**Applicant/Owner:** Name: Henderson Highlands INC - Carol Henderson  
**Agent:** Name: Dave Dormier - Erlandsen  
**Application Date:** Date: February 24, 2021  
**Determination of Complete Date:** Date: March 22, 2021  
**Notice of Application Date:** Date: March 31, 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 Rural Residential/Recreational 10 acres (RR10) and Rural Residential/Recreational 20 acres (RR20) to Rural Residential/Recreational 5 acres (RR5) and to change the land use designation for the subject properties from Commercial Agricultural Lands (AC) to Rural Residential/Recreational 5 acres (RR5).

**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](mailto: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](mailto: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.

## Jamie A. Strother

---

**From:** Bruce Hurst <bhurst@nwi.net>  
**Sent:** Wednesday, April 7, 2021 9:03 AM  
**To:** Jamie A. Strother  
**Subject:** CPA 21-071

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

Attn: Jamie A. Strother  
Department of Community Development  
316 Washington St. Suite 301  
Wenatchee, Wa. 98801

April 6, 2021

Re: CPA 21-071

We live adjacent to a portion of the parcels for which this Comprehensive Plan Amendment is being requested. In addition access to this portion is by right-of-way across our property. We have lived at here since 1985 and witnessed the changes that occur as large sections are divided into 20 acre parcels, sold, then divided into 10 acre parcels, and accessory dwellings added. We can only imagine changing from RR 20 and RR10 to RR 5 will compound the bad effects without providing beneficial ones.

Some specific concerns are listed below.

1. These parcels are too far from urban growth areas to be considered a buffer area appropriate for higher densities than RR 10 and RR 20.
2. 20 acre parcels alone significantly change the visual landscape as they are developed with homes, outbuildings and roads. This can only become more visually impactful if RR 5 designation is allowed.
3. Increased density will change the rural character and open spaces and encourage low density urban sprawl.
4. Ground water resources are scarce in these areas. Increased density will place more burden upon these resources and threaten current users.
5. Increased density brings increased risk of fire.
6. Increased density will change the wintering habitat of deer.

There are reasons for which considerable time, effort and money was spent to develop the Comprehensive Plan. The Plan is not outdated. We find no compelling reason amendments for these properties should be granted. Indeed there are many good reasons for denying changes to the Plan.

We are sending a hard copy of these comments by mail to the above address.

Sincerely,

Bruce Hurst

MarieAlice Hurst

178 Chelan Ranch Road  
Chelan, Wa. 98816

PO Box 1206

Cell phone: 509-630-7788

Attn: Jamie A. Strother  
Department of Community Development  
316 Washington St. Suite 301  
Wenatchee, Wa. 98801

April 6, 2021

Re: CPA 21-071

We live adjacent to a portion of the parcels for which this Comprehensive Plan Amendment is being requested. In addition access to this portion is by right-of-way across our property. We have lived at here since 1985 and witnessed the changes that occur as large sections are divided into 20 acre parcels, sold, then divided into 10 acre parcels, and accessory dwellings added. We can only imagine changing from RR 20 and RR10 to RR 5 will compound the bad effects without providing beneficial ones.

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We are sending a hard copy of these comments by mail to the above address.

Sincerely,

Bruce Hurst



MarieAlice Hurst



178 Chelan Ranch Road  
Chelan, Wa. 98816



STATE OF WASHINGTON  
DEPARTMENT OF COMMERCE  
1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000  
[www.commerce.wa.gov](http://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](mailto: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 20, 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 20, 2021  
Date

**ACKNOWLEDGEMENT**

This is to certify that on 20<sup>th</sup> 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 2:10 PM  
**To:** gghward@gmail.com; davidd@erlandsen.com; Peggy Fenhaus; Bob Plumb; Chris Young; EHSsupport@cdhd.wa.gov; Cindy Grubb; Alicia.Hankins@chelanpud.org; timl@cfr7.org; depaolib@chelanschools.org; 'cgildroy@cityofchelan.us'; 'SEPA (DAHP)'; enviroreview@yakama.com; 'Corrine Camuso'; Casey\_Barney@Yakama.com; 'Jessica Lally'; Noah\_Oliver@Yakama.com; guy.moura@colvilletribes.com; Scott.Kuhta@commerce.wa.gov  
**Subject:** SEPA Determination regarding [FILE NUMBER] ([APPLICANT NAME]) - Chelan County Dept. of Community Development  
**Attachments:** CPA 21-071 Henderson DNS.pdf

Greetings,

Please see the attached SEPA Determination of Non-significance regarding Henderson Highlands Inc's application, File# CPA 21-071. 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 , Jamie Strother, at 509-667-6225 or [Jamie.Strother@co.chelan.wa.us](mailto: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](mailto:Wendy.Lane@co.chelan.wa.us)

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

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

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

## 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 21-071

**Contact name:**  
Jamie Strother

**Phone:**  
(509) 667-6225 Ext.6230

**Email:**  
[Jamie.Strother@co.chelan.wa.us](mailto:Jamie.Strother@co.chelan.wa.us)

### Project location information

**County:**  
CHELAN

**Region:**  
Central

**Address:**  
WA

**Parcel number:**  
28-22-34-440-050, 28-22-35-330-000, 28-22-35-430-000, 28-22-35-420-050, 28-22-35-440-000, 27-22-02-110-000, 27-22-02-140-000, 27-22-02-410-050, 27-22-02-410-060, 28-22-34-320-150, 28-22-34-320-075, 28-22-34-310-050

**Coordinates (Lat, Long):**

**Section/Township/Range:**

**Other identifying location information:**

### Project documentation

**Proposal type:**  
Nonproject

**Related SEPA numbers:**  
202101591  
[SEPA Number: 202101591](#)

**Applicant name:**  
Henderson Highlands Inc

**Applicant contact information:**  
83239 E Reata Rd  
Kennewick, WA 99338

**Document type:**  
ODNS

**Document sub type:**

**Proposal name:**  
Comprehensive Plan Amendment

**Proposal description:**

### Important dates

**Issued date:**  
9/20/2021

**There is no comment period**

**Published date:**

### Attached files

File name	File description
<a href="#">CPA 21-071 Henderson Application Materials.pdf</a>	
<a href="#">CPA 21-071 Henderson DNS.pdf</a>	

Files

Amendment to the Chelan County  
Comprehensive Plan to change the land use  
designations from Rural  
Residential/Recreational 10 acres (RR10),  
Rural Residential/Recreational 20 acres  
(RR20) and Commercial Agricultural Lands  
(AC) to Rural Residential/Recreational 5  
acres (RR5).

Project website:

[https://co-chelan-  
wa.smartgovcommunity.com/PublicNotice/PublicNoticeHome](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](#)

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# CHELAN COUNTY

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

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

**Project Description:** Amendment to the Chelan County Comprehensive Plan to change the land use designations from Rural Residential/Recreational 10 acres (RR10), Rural Residential/Recreational 20 acres (RR20) and Commercial Agricultural Lands (AC) to Rural Residential/Recreational 5 acres (RR5).

**File Number:** PL 21-071

**Parcel Number:** 28-22-34-440-050

**Related Parcels:** 28-22-35-330-000, 28-22-35-430-000, 28-22-35-420-050, 28-22-35-440-000, 27-22-02-110-000, 27-22-02-140-000, 27-22-02-410-050, 27-22-02-410-060, 28-22-34-320-150, 28-22-34-320-075 and 28-22-34-310-050

**Site Address:** NNA, CHELAN, WA 98816

**Owner:** HENDERSON HIGHLANDS INC  
C/O GAIL WARD, KENNEWICK, WA 99338

**Agent:** ERLANDSEN  
250 SIMON ST SE, EAST WENATCHEE, WA 98802

**Lead Agency:** Chelan County Department of Community Development

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

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

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

**Responsible Official:** 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:** 9/20/2021

# Affidavit of Publication

STATE OF WASHINGTON } SS  
COUNTY OF CHELAN }

## 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 21-071:** An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject properties from Rural Residential/Recreational 10 acres (RR10) and Rural Residential/Recreational 20 acres (RR20) to Rural Residential/Recreational 5 acres (RR5) and to change the land use designation for the subject properties from Commercial Agricultural Lands (AC) to Rural Residential/Recreational 5 acres (RR5). Project Location: NNA, Chelan, WA; and identified by Assessor's Parcel No(s): 28-22-34-440-050, 28-22-35-330-000, 28-22-35-430-000, 28-2235-420-050, 28-22-35-440-000, 27-22-02-110-000, 27-22-02-140-000, 27-22-02-410-050, 27-22-02-410-060, 28-22-34-320-150, 28-22-34-320-075 and 28-22-34-310-050

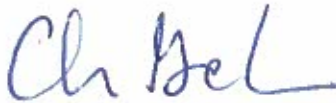
That said newspaper was regularly issued and circulated on those dates.

On March 31, 2021 this application was noticed to the public and no action will be taken on the project until the Agency comment period ends April 14, 2021.  
**SDP 21-115:** An application for a Shoreline Development Permit has been submitted for the installation of a Personal Water Craft (PWC) lift waterward of the OHWM of Lake Chelan. The PWC lift would have a footprint of approximately 48 sq. ft. of an open design. The PWC lift would lie 3 ft waterward of the OHWM at a water depth of approximately 11.2-12.4 ft. The proposed development would be mitigated for via a native vegetation plan. 49 sq. ft. of native shrubs would be planted, resulting in no net loss of ecological function. The subject property is zoned Rural Waterfront (RW) and is within the Urban shoreline designation. Project Location: 1198 South Lakeshore Road, Chelan, WA 98816 and identified as Assessor's Parcel No.: 27-22-08-705-135

March 31, 2021

On March 31, 2021 this application was noticed to the public and no action will be taken on the project until the Agency comment period ends April 30, 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.

Subscribed to and sworn to me this 31st day of March 2021.



Chris Gerber, Notary Public, Chelan County, Washington

My commission expires: March 07, 2022

00002552 00101300 509-667-6475

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

**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        )  
  )  
COUNTY OF CHELAN        )        CPA 21-071

David Dornier, 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 21-071**, was maintained on the subject property, in accordance with the records of property ownership of the Chelan County Assessor, in good conditions from 03/13/2021 (date of posting the project site by the Chelan County Department of Community Development), through 4/14/2021 (the end of the public comment period), and the affidavit returned to the Chelan County Department of Community Development on May 25<sup>th</sup> 2021.

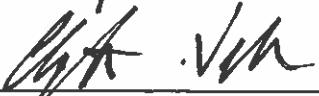
  
\_\_\_\_\_  
Signature

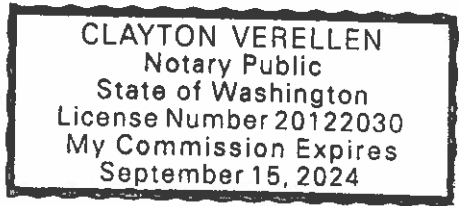
5/25/2021  
\_\_\_\_\_  
Date

**ACKNOWLEDGEMENT**

This is to certify that on 25<sup>th</sup> day of May, 2021.

David Dornier 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.

Clayton Verellen  
  
\_\_\_\_\_  
Notary Public in and for the State of Washington,  
residing in Douglas County  
My commission expires 09/15/21



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

STATE OF WASHINGTON        )  
  )  
  )       SS  
COUNTY OF CHELAN        )

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

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

That on March 31, 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 1000 feet (excluding 60 feet of Street rights of way pursuant to Section 14.08.060 (1)(B), Chelan County Code) of the project boundary in accordance with the records of property ownership of the Chelan County Assessor and any other interested parties. A copy of the mailing list is attached to this affidavit.

Wendy Lane  
Signature

March 31, 2021  
Date

**ACKNOWLEDGEMENT**

This is to certify that on 31<sup>st</sup> day of March, 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:** Tuesday, March 30, 2021 9:21 AM  
**To:** 'gghward@gmail.com'; 'daved@erlandson.com'  
**Cc:** Jamie A. Strother  
**Subject:** Notice of Application for CPA 21-071 Henderson - Chelan County Dept. of Community Development  
**Attachments:** CPA 21-071 Henderson NOA Optional.pdf; CPA 21-071 Henderson NOA AoP.pdf

Greetings,

Please find the attached Notice of Application for a Comprehensive Plan Amendment regarding Henderson Highlands, INC's property, File# CPA 21-071. This notice should be posted on the subject property by March 31, 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](mailto: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](mailto: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:** Tuesday, March 30, 2021 9:25 AM  
**To:** 'davidd@erlandsen.com'  
**Subject:** Notice of Application for CPA 21-071 Henderson - Chelan County Dept. of Community Development  
**Attachments:** CPA 21-071 Henderson NOA Optional.pdf; CPA 21-071 Henderson NOA AoP.pdf

Greetings,

Please find the attached Notice of Application for a Comprehensive Plan Amendment regarding Henderson Highlands, INC's property, File# CPA 21-071. This notice should be posted on the subject property by March 31, 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.

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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](mailto: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.



**Wenatchee World / Quincy Valley Post**

# Order Invoice

PO Box 1511  
Wenatchee WA 98807-1511

Phone: 5096635161

URL: [www.wenatcheeworld.com](http://www.wenatcheeworld.com)

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

Acct #: 00002552  
Phone: (509) 667-6225  
Date: 03/29/2021  
Ad #: 00101300  
Salesperson: LEGL Ad Taker: 340

Class: 0001

Ad Notes:

Sort Line: CPA21-071/WLane

Description	Start	Stop	Ins.	Cost/Day	Amount
01 The Wenatchee World	03/31/2021	03/31/2021	1	133.60	133.60
02 Wenatchee World Online	03/31/2021	03/31/2021	1	0.00	0.00

**Ad Text:**

NOTICE OF APPLICATION AND ENVIRONMENTAL REVIEW

**Payment Reference:**

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:	133.60
Tax:	0.00
Net:	133.60
Prepaid:	0.00

<b>Total Due</b>	<b>133.60</b>
------------------	---------------

#### **NOTICE OF APPLICATION AND ENVIRONMENTAL REVIEW**

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

**CPA 21-071:** An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject properties from Rural Residential/Recreational 10 acres (RR10) and Rural Residential/Recreational 20 acres (RR20) to Rural Residential/Recreational 5 acres (RR5) and to change the land use designation for the subject properties from Commercial Agricultural Lands (AC) to Rural Residential/Recreational 5 acres (RR5). Project Location: NNA, Chelan, WA; and identified by Assessor's Parcel No(s): 28-22-34-440-050, 28-22-35-330-000, 28-22-35-430-000, 28-22-35-420-050, 28-22-35-440-000, 27-22-02-110-000, 27-22-02-140-000, 27-22-02-410-050, 27-22-02-410-060, 28-22-34-320-150, 28-22-34-320-075 and 28-22-34-310-050

On March 31, 2021 this application was noticed to the public and no action will be taken on the project until the Agency comment period ends April 14, 2021.

**SDP 21-115:** An application for a Shoreline Development Permit has been submitted for the installation of a Personal Water Craft (PWC) lift waterward of the OHWM of Lake Chelan. The PWC lift would have a footprint of approximately 48 sq. ft. of an open design. The PWC lift would lie 3 ft waterward of the OHWM at a water depth of approximately 11.2-12.4 ft. The proposed development would be mitigated for via a native vegetation plan. 49 sq. ft. of native shrubs would be planted, resulting in no net loss of ecological function. The subject property is zoned Rural Waterfront (RW) and is within the Urban shoreline designation. Project Location: 1198 South Lakeshore Road, Chelan, WA 98816 and identified as Assessor's Parcel No.: 27-22-08-705-135

On March 31, 2021 this application was noticed to the public and no action will be taken on the project until the Agency comment period ends April 30, 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.



**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 21-071  
**Project Location:** NNA, Chelan, WA; and identified by Assessor's Parcel No(s): 28-22-34-440-050, 28-22-35-330-000, 28-22-35-430-000, 28-22-35-420-050, 28-22-35-440-000, 27-22-02-110-000, 27-22-02-140-000, 27-22-02-410-050, 27-22-02-410-060, 28-22-34-320-150, 28-22-34-320-075 and 28-22-34-310-050  
**Applicant/Owner:** Henderson Highlands INC - Carol Henderson  
**Application Date:** February 24, 2021  
**Determination of Complete:** March 22, 2021  
**Notice of Application Date:** March 31, 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 Rural Residential/Recreational 10 acres (RR10) and Rural Residential/Recreational 20 acres (RR20) to Rural Residential/Recreational 5 acres (RR5) and to change the land use designation for the subject properties from Commercial Agricultural Lands (AC) to Rural Residential/Recreational 5 acres (RR5).

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

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

**Permits Required:** None known.

**Public Review and Comment Period:** PUBLIC COMMENT ON THIS PROPOSAL IS ENCOURAGED and no action will be taken on the project until the Agency comment period ends on **April 14, 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](mailto: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:** CPA Map Amendment from RR10, RR20 & AC to RR5  
**File Number:** PL 21-071  
**Parcel Address:** ADDRESS UNKNOWN, UNKNOWN, WA 98816  
**Parcel Zoning:** RR20  
**Applicant/Owner:** HENDERSON HIGHLANDS INC  
**Mailing Address:** C/O GAIL WARD KENNEWICK, WA 99338  
**Primary Contact:** ERLANDSEN  
250 SIMON ST SE EAST WENATCHEE, WA 98802  
**Date Submitted:** February 24, 2021  
**Date Completed:** March 24, 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:** Jamie Strother  
Chelan County Department of Community Development  
316 Washington St., Suite 301, Wenatchee, WA 98801  
Email: [jamie.strother@co.chelan.wa.us](mailto:jamie.strother@co.chelan.wa.us)  
Phone: 509-667-6230 Fax: 509-667-6475

Sincerely,

  
\_\_\_\_\_  
Jamie Strother

03/24/2021

CC: HENDERSON HIGHLANDS INC  
ERLANDSEN



File(s) No. CPA 21-071

204.4

**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**

282234440050, 282235330000, 282235430000, 282235420050, 282235440000, 272202110000, 272202140000, 272202410050, 272202410060

Parcel Number (APN): \_\_\_\_\_ Lot Size: 124.40,80.00,21.70,40.00,40.00 40.18,40.00,11.50,22.88 (Acres)  
Parcel Address: Unassigned City/Zip Code: Chelan, WA  
Property Owner(s): Carol Henderson, and Henderson Highlands INC Zoning: RR10 & RR20  
Mailing Address: 83239 E Reata Rd  
City/State/Zip Code: Kennewick, WA, 99338  
Phone: 509-884-2562 E-mail: gghward@gmail.com 421.04

Applicant/Agent (if different than owner): Dave Dormier 204.4 = RR20 = 10.2  
Company and Mailing Address: Erlandsen, 250 Simon St. SE 216.64 = RR10 = 21.5  
City/State/Zip: East Wenatchee, WA, 98802 Phone: 509-884-2562 40.64 = AC  
E-mail: daved@erlandsen.com 10 = 4 LOTS  
For multiple owners, applicants, or agents, provide additional sheets. 461.68 AC TOTAL

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

**Application For:** (Check all that apply)

- |  |   |
|--|---|
| <input type="checkbox"/> Administrative Modification                 | <input type="checkbox"/> Open Space: Public Benefit Rating System |
| <input type="checkbox"/> Administrative Determination                | <input type="checkbox"/> Major Subdivision                        |
| <input type="checkbox"/> Administrative Interpretation               | <input type="checkbox"/> Master Planned Development               |
| <input type="checkbox"/> Binding Site Plan                           | <input type="checkbox"/> Planned Development                      |
| <input checked="" type="checkbox"/> Comprehensive Plan Map Amendment | <input type="checkbox"/> Plat Alteration or Vacation              |
| <input type="checkbox"/> Comprehensive Plan Text Amendment           | <input type="checkbox"/> Short Plat                               |
| <input type="checkbox"/> Conditional Use Permit                      | <input type="checkbox"/> Variance (zoning or critical areas)      |
| <input type="checkbox"/> Forest Practice/Conversion                  | <input type="checkbox"/> Zoning Text Amendment/ Map Amendment     |
|  | <input type="checkbox"/> Other: _____                             |

**APPLICABILITY SECTION**

- The following have their own individual application. Do not use this form for:
- Boundary Line Adjustments. Please use corresponding Boundary Line Adjustment Application Form.
  - Certificate of Exemptions. Please use corresponding Certificates of Exemption Application Form.
  - Shoreline Permits. Provide the JARPA form along with the corresponding Supplemental Form, as necessary.
  - Building and Fire Permits.
  - Pre-Applications.

The following attachments are required for a complete application:

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

RECEIVED

FEB 24 2021

CHELAN COUNTY  
COMMUNITY DEVELOPMENT

**GENERAL INFORMATION**

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

The Client would like the County to re-zone the specified RR10 & RR20 parcels to RR5 for future homes.

Narrative attached

Please complete the following:

1. Any related files (such as Pre-Applications): \_\_\_\_\_
2. Is the subject property located within an Urban Growth Area (UGA)?  No  Yes  
If "yes", which UGA? \_\_\_\_\_
3. Please describe adjacent land uses in all directions around the subject property:  
North: RR20 with homes  
South: RR5, and RR10 with homes  
East: RR5 with homes  
West: RR5 with homes
4. What is the current use of the property? Undeveloped land and some limited orchards
5. Sanitation Disposal:  N/A  Septic Permit  Sewer District: \_\_\_\_\_
6. Water Source:  N/A  Single Private Well  Shared Private Well  Group B  
 Public Water Supplier: \_\_\_\_\_
7. Irrigation Water:  
 N/A  Yes (Private)  Yes (Public) Irrigation District/Purveyor: \_\_\_\_\_
8. Fire District: Chelan County Fire District #7 School District: Lake Chelan School District
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: Union Valley Stream  Wetland, if so what category: \_\_\_\_\_  
 Cultural or Archeological: \_\_\_\_\_
11. Will landfill be required?  No  Yes, approximate \_\_\_\_\_ (cubic yards)
12. Will excavation be required?  No  Yes, approximate \_\_\_\_\_ (cubic yards)
13. Has site preparation been started on the site? If so, to what extent?  
No
14. Are there plans for future additions, expansions, or further activity related to or connected with the proposal?  
Yes addition of homes, and road.

RECEIVED

FEB 24 2021

CLIMATE & COMMUNITY DEVELOPMENT





CPA  
File(s) No. 21-071

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

**GENERAL LAND USE APPLICATION FORM**

Parcel Number (APN): 282234320150, 282234320075, 282234310050 Lot Size: 20.16, .30, 20.18 40.64 (Acres)  
Parcel Address: Unassigned City/Zip Code: Chelan, WA  
Property Owner(s): Carol Henderson, and Henderson Highlands INC Zoning: Commercial Agriculture  
Mailing Address: 83239 E Reata Rd  
City/State/Zip Code: Kennewick, WA, 99338  
Phone: 509-884-2562 E-mail: gghward@gmail.com

Applicant/Agent (if different than owner): Dave Dornier  
Company and Mailing Address: Erlandsen, 250 Simon St. SE  
City/State/Zip: East Wenatchee, WA, 98802 Phone: 509-884-2562  
E-mail: daved@erlandsen.com

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

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

**Application For: (Check all that apply)**

- |  |   |
|--|---|
| <input type="checkbox"/> Administrative Modification                 | <input type="checkbox"/> Open Space: Public Benefit Rating System |
| <input type="checkbox"/> Administrative Determination                | <input type="checkbox"/> Major Subdivision                        |
| <input type="checkbox"/> Administrative Interpretation               | <input type="checkbox"/> Master Planned Development               |
| <input type="checkbox"/> Binding Site Plan                           | <input type="checkbox"/> Planned Development                      |
| <input checked="" type="checkbox"/> Comprehensive Plan Map Amendment | <input type="checkbox"/> Plat Alteration or Vacation              |
| <input type="checkbox"/> Comprehensive Plan Text Amendment           | <input type="checkbox"/> Short Plat                               |
| <input type="checkbox"/> Conditional Use Permit                      | <input type="checkbox"/> Variance (zoning or critical areas)      |
| <input type="checkbox"/> Forest Practice/Conversion                  | <input type="checkbox"/> Zoning Text Amendment/ Map Amendment     |
|  | <input type="checkbox"/> Other: _____                             |

**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.

RECEIVED

FEB 24 2021

CHELAN COUNTY

COMMUNITY DEVELOPMENT

**GENERAL INFORMATION**

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

The Client would like the County to re-zone the specified commercial agriculture parcels to RR5 for future homes.

Narrative attached

Please complete the following:

1. Any related files (such as Pre-Applications): \_\_\_\_\_

2. Is the subject property located within an Urban Growth Area (UGA)?  No  Yes  
If "yes", which UGA? \_\_\_\_\_

3. Please describe adjacent land uses in all directions around the subject property:  
North: Zoned Commercial Agriculture  
South: Zoned RR5  
East: Zoned RR10  
West: Zoned Commercial Agriculture

4. What is the current use of the property? Fruit Farm

5. Sanitation Disposal:  N/A  Septic Permit  Sewer District: \_\_\_\_\_

6. Water Source:  N/A  Single Private Well  Shared Private Well  Group B  
 Public Water Supplier: \_\_\_\_\_

7. Irrigation Water:  
 N/A  Yes (Private)  Yes (Public) Irrigation District/Purveyor: \_\_\_\_\_

8. Fire District: Chelan County Fire District #7 School District: Lake Chelan School District

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: Purterman Gulch  Shoreline Environment Designation: \_\_\_\_\_  
 Drainage or Seasonal Stream: \_\_\_\_\_  Wetland, if so what category: \_\_\_\_\_  
 Cultural or Archeological: \_\_\_\_\_

11. Will landfill be required?  No  Yes, approximate \_\_\_\_\_ (cubic yards)

12. Will excavation be required?  No  Yes, approximate \_\_\_\_\_ (cubic yards)

13. Has site preparation been started on the site? If so, to what extent?  
N/A

14. Are there plans for future additions, expansions, or further activity related to or connected with the proposal?  
Yes addition of homes, and road.

RECEIVED

FEB 24 2021

CHELAN COUNTY  
COMMUNITY DEVELOPMENT

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

No schedule at this time

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:

Yes, re-zoning application

**AQUIFER RECHARGE AREA DISCLOSURE SECTION**

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

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

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

**EVALUATION CRITERIA**

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

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

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

Does Not Apply **B.** Within an aquifer recharge area mapped and identified by a qualified ground water scientist;

Does Not Apply **C.** The site will be utilized for hazardous substance, (as now or hereafter defined in RCW 70.105D.020(7)), processing storage or handling in applications or quantities larger than is typical of household use;

Does Not Apply **D.** The site will be utilized for hazardous waste treatment and storage as set forth in RCW 70.105 Hazardous Waste Management, as now or hereafter amended;

Applies **E.** The site contains highly permeable soils, which include soil types 1a, 1b and 2a under WAC 246-272-11001, Table II; **\*\*Highly Permeable Soils:** Include soil types 1A, 1B and 2A from Table II, Soil Textural Classification, WAC 246-272-11001. 1A: Very gravely coarse sands or coarse 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; ClA, ClB, ClC, ClD, ClE, 35-60 inches (depth from surface), very gravelly sandy loam*
- Junpe: JmD, 10-60 inches (depth from surface), very stony silt loam; JnF, 0-60 inches (depth from surface), very stony silt loam*
- Loneridge: LoD, LoF, 0-10 inches (depth from surface), very stony loam; 10-16 inches (depth from surface), very gravelly clay loam*
- Malaga: MaA, MaC, 15-19 inches (depth from surface), very gravelly sandy loam*
- Peshastin: PhB, PhC, 18-60 inches (depth from surface), very cobbly sandy loam; PID, PIE, 18-60 inches (depth from surface), very cobbly loam*
- Pogue: PsE, 0-17 inches (depth from surface), very stony fine sandy loam*
- Stemilt: StD, StE, 17-60 inches (depth from surface), very cobbly silty clay loam*
- Supplæ: SuA, SuB, SuC, SuD, SuE, 0-6 inches (depth from surface), Very fine sandy loam; 18-31 inches (depth from surface), very gravelly sandy loam*
- Thow: TgD, 10-60 inches (depth from surface), very gravelly sandy loam; ThE 10-60 inches (depth from surface), very gravelly sandy loam*
- Tronsen: TrD, TrE, 8-60 inches (depth from surface), very gravelly clay loam*

## **CANNABIS DISCLOSURE SECTION**

### **SUB-SECTION I: Circle**

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

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

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

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

W 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.

W 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.

W 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.

W 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.

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

**ACKNOWLEDGEMENT SECTION**

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

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

Initials

(Owner) and, if applicable, Applicant)

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

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- GW \_\_\_\_\_ 7. Chelan County is hereby given consent to enter the property(ies) listed above.
- GW \_\_\_\_\_ 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.
- GW \_\_\_\_\_ 9. I certify that I possess full legal authority and rights necessary to exercise control over the subject property.
- GW \_\_\_\_\_ 10. I certify that this application has been made with the consent of the lawful property owner(s).
- GW \_\_\_\_\_ 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.
- GW \_\_\_\_\_ 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: Garl Ward Place: Chelan, WA Date: 2/22/21  
Print Name: Garl Ward

Owner/Applicant/Agent Signature: \_\_\_\_\_ Place: \_\_\_\_\_ Date: \_\_\_\_\_  
Print Name: \_\_\_\_\_

Owner/Applicant/Agent Signature: \_\_\_\_\_ Place: \_\_\_\_\_ Date: \_\_\_\_\_  
Print Name: \_\_\_\_\_

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# Washington State Growth Management Act

RCW 36.70A.020

## Planning Goals

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

-The location of the re-zoned lots is close to the existing Chelan County Urban Growth zone. Thus, meeting this goal.

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

-The proposed RR5 provides spacing between homes reducing sprawl. Thus, meeting this goal

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

-The proposed re-zoned parcels will have roadway and driveways that will provide a surface for adequate, and efficient modes of vehicular transportation that is appropriate for the area.

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

-The proposed zoning will maximize housing units for the area due to geological constraints. This will provide housing at market value to the location and styling.

*(8) Natural Resource industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses.*

-Currently the parcels are all undeveloped and unutilized. Re-zoning them to RR5 will provide a use that will benefit the public, and not affect any natural resource industries in the area.

*(9) Open space and recreation. Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.*

-Re-zoning the lots to RR5 will provide additional home sites in the area as well as maintain open spaces for wildlife habitat.

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*(10) Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.*

-The re-zoned land will follow current State and County laws, policies, and codes that pertain to environmental protection.

RCW 36.70A.070

*Comprehensive plans-Mandatory elements*

*(5b) Rural development. The rural element shall permit rural development, forestry, and agriculture in rural areas. The rural element shall provide for a variety of rural densities and uses, essential public facilities, and rural governmental services needed to serve the permitted densities, uses. To achieve a variety of rural densities and uses, counties may provide for clustering, density transfer, design guidelines, conservation easements, and other innovative techniques that will accommodate appropriate rural economic advancement, densities, and uses that are not characterized by urban growth and that are consistent with rural character.*

-The planned re-zoning of these parcels follows the goals and plans for Rural Development. As such this element is maintained.

## Chelan County Comprehensive Plan

*Policy LU 1.1: Promote improved neighborhood character and compatibility through unified design and site requirements for both site built homes and manufactured and modular housing.*

-The zoning currently bordering the parcels to the South and East are designated RR5. This proposal looks to unify the parcels so that they may match said zoning. Thus this proposal meets the expectation of said Policy.

*Policy LU 1.2: Protect residential neighborhoods from impacts associated with incompatible land uses through application of development standards and permit conditioning.*

-Re-zoning the 12 parcels to RR5 would protect the neighboring RR5 properties from impacts of incompatible land use by bringing the 12 parcels to the same standards of RR5.

*GOAL LU 3: Protect water quality and quantity.*

-The proposed re-zoning and future development of the 12 parcels will follow all prevalent State, and County laws, codes, and policies that pertain to water quality and quantity protection.

*Policy LU 4.1: Encourage development that is compatible with the natural environment and minimizes impacts to significant natural and scenic features.*

-Development on the proposed parcels will use the already occurring plateaus and benches to minimize impacts to natural features.

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*Policy RE 1.1: Rural development shall avoid and mitigate impacts to critical areas, which have value as wildlife habitat and open space.*

-Development on the proposed land, designating said land to RR5, would maximize human development while maintaining a wildlife habitat. Adding homes to the area would provide areas that have increased water and fire protection thus giving wildlife safe areas to occupy.

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

-The agricultural land proposed to be re-zoned to RR5 is not used for agricultural purposes and the geological and geographical hurdles that are present at the sites make future commercial agricultural use on the sites unlikely.

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

-With the limited amount of privately owned developable land re-zoning these 12 parcels to RR5 would maximize the housing provided on the lots as well as maintain the rural character of the area and its neighboring parcels.

*Policy RE 2.7: Protect local environmental and visual resources in hillside areas by encouraging development to locate on existing benches and terraces and by applying appropriate development standards and performance criteria.*

-The proposed development will be laid out to take advantage of existing benches and terraces for development of homes, roads, and driveways.

*Policy RE 2.8: Protect hillside areas from erosion by requiring development to adequately capture storm drainage and avoid duplication of road systems.*

- The proposed development will abide by the Washington State Department of Ecology and Chelan County Stormwater and Roadway policies.

**RR5, RURAL RESIDENTIAL/RESOURCE: 1 DWELLING UNIT PER 5 ACRES**

**Locational Guidelines:**

1. **Geographical and Geological Characteristics.** The area is predominantly rural in character. Soil characteristics or other physical constraints to development may also be present. Some areas of undeveloped, open space may exist. The area may also be adjacent to designated urban growth areas.

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-The proposed is an undeveloped rural site that neighbors urban growth areas. The soil and physical characteristics constrain its use from agricultural, commercial, and industrial uses. Thus the rezoning meets this requirement.

2. *Natural Resources. The area may have agricultural or forest land practices of both small scale and/or commercial significance. The area may also be adjacent to designated resource lands.*

-The re-zoning of the 12 parcels proposed does not affect any current agricultural practice, and the lack of trees on the parcels removes the potential to affect any future forestry practices.

3. *Public Services. Uses do not require extension or provision of urban level services. Rural governmental services are available or may be provided for within the 20 year planning period.*

-The rezoning and future development of parcels is not significant enough to warrant any extension or provision of urban level services.

4. *Existing Land Uses. Dispersed single family residences, farms or forestry uses, cottage industries and small businesses, and other rural development may be present. Predominant parcel sizes are 5 acres or larger.*

-Currently the parcels are undeveloped, and the proposed land use matches or enhances surrounding land uses.

*Policy AL 1.4: Conserve agricultural lands for productive economic use by identifying and designating agricultural resource lands whose principal and preferred land use is commercial agricultural resource management.*

-The or the proposed parcels to be re-zoned the ones currently zoned agricultural are not developed. Rezoning said agricultural parcels to RR5 would take land that is currently unproductive and is unable to serve a purpose under its current zone to one that is productive.

*Policy AL 2.1: All plats, short plats, binding site plans, development permits and building permits issued for development activities on or within five hundred feet of lands designated as agricultural resource lands, shall contain a notice that the subject property is within or near designated agricultural resource lands. The notice shall further state that a variety of commercial activities may occur on these designated lands that are not compatible with the development.*

-The proposed re-zoning and future development on the parcels will follow this policy.

*Policy AL 2.3: Require new non-farm development in rural areas, adjacent to an existing orchard operation, to provide appropriate buffers and/or mitigation measures to minimize potential conflicts.*

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- The proposed re-zoning and future development on the parcels will follow this policy.

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

-By re-zoning the parcels to RRS the parcels will be maximized to fit as many homes as possible based on the geological and geographically hurdles that exist. This will reduce the cost of development in the area and provide homes at current market rate for said lot size and location.

*Policy CF 1.7 Water Systems: Ensure that individual and public water systems are permitted through the Chelan-Douglas Health District, the Department of Health and the Department of Ecology for appropriate separation requirements and environmental impacts.*

-Re-zoned lots water systems will be permitted through Chelan-Douglas Health District, the Department of Health, and Department of Ecology for appropriate separation requirements and environmental impacts.

*Policy CF 1.8 Water Systems: Standards shall be reviewed to ensure appropriate treatment and disposal of stormwater to protect domestic water sources from degradation.*

-Re-zoned lots shall comply with State Department of Ecology and Chelan County requirements in regards to treatment and disposal of stormwater from lots.

*Policy CF 1.9 Sanitary Sewer Systems: Proactively plan for the development and maintenance of waste treatment and disposal systems to support long-term future development in the County.*

-Re-zoned parcels sanitary sewer systems shall be planed to support long-term future development in the County.

#### **TRANSPORTATION ELEMENT GOAL 5 – ENVIRONMENTAL STEWARDSHIP**

**5.1** *Consider and be respectful of the rural and historic character of the county while implementing the transportation element.*

The development from the rezoning of the parcels will utilize naturally occurring benches and terraces as much as possible as to reduce the rural and historic character impacts to the area.

**5.2** *Consider refinements to roadway design standards so as to minimize impacts on hydrologic systems, including surface and groundwater quality.*

The proposed roadway system will minimize impacts on hydrologic systems, including surface and groundwater quality, using County standards and County approved refinements to roadway design.

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## SEPA ENVIRONMENTAL CHECKLIST

### **Purpose of checklist:**

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

### **Instructions for applicants:**

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

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

### **Instructions for Lead Agencies:**

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

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

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

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

1. Name of proposed project, if applicable: [\[help\]](#)

Henderson Highland Properties

2. Name of applicant: [\[help\]](#)

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

Dave Dormier, 250 Simon St, East Wenatchee, WA 98802

4. Date checklist prepared: [\[help\]](#)

12/17/2020

5. Agency requesting checklist: [\[help\]](#)

Chelan County

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

At this time the proposed project is looking to start spring of 2021

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

At an unknown time a road will be placed to allow the parcels to be used for future homes.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

A stormwater plan will be prepared in the future

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

None at this time

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

Rezoning to RR5

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

The proposal is to rezone Chelan County Parcels: 282234320150, 282234310050, 282235330000, 282234440050, 282234320075, 282235430000, 282235440000, 282235420050, 272202110000, 272202140000, 272202410050, and 272202410060 to RR5 for use as house sites.

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. [\[help\]](#)

The Location of the Parcels span several hundred acres that cross from Boyd road/Purtteman Gulch Rd intersection (Twnshp: 28N, Range: 22EWM, and Section: 34) to the east till the parcels meet up with Union Valley Rd. (Twnshp: 27N, Range: 22EWM, and Section: 02)

**B. Environmental Elements** [\[help\]](#)

1. **Earth** [\[help\]](#)

a. General description of the site: [\[help\]](#)

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_

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b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

About 45%

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c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, [\[help\]](#))

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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. [\[help\]](#)

*Sand, and Sandy loam*

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. [\[help\]](#)

*No fill planned at this time*

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)? [\[help\]](#)

*Less than 5% with roadway*

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

*None*

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

*No*

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: [\[help\]](#)

*No*

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

*No*

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4) Will the proposal require surface water withdrawals or diversions? Give general

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description, purpose, and approximate quantities if known. [\[help\]](#)

No

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

No

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

No

b. Ground Water:

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

*Yes for domestic water*

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. [\[help\]](#)

*Domestic Sewage*

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. [\[help\]](#)

*No change*

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: [\[help\]](#)

*None*

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**Plants** [help]

e. 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

f. What kind and amount of vegetation will be removed or altered? [help]  
 None

g. List threatened and endangered species known to be on or near the site. [help]  
 None

h. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [help]  
 None known at this time.

i. List all noxious weeds and invasive species known to be on or near the site. [help]  
 None known at this time.

**4. Animals** [help]

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

Examples include:

birds: hawk, heron, eagle, songbirds, other:  
 mammals: deer, bear, elk, beaver, other:  
 fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

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]  
 None

List any invasive animal species known to be on or near the site. [help]

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None

**5. 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. [\[help\]](#)

Electric Energy from local PUD

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

No

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

None

**6. 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. [\[help\]](#)

- 1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)

None known, potential contamination from past agriculture use may be present

- 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

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b. **Noise** [help]

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

Existing traffic from Boyd Rd.

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]

Construction of future roadway, and future residential noises.

- 2) Proposed measures to reduce or control noise impacts, if any: [help]

Limit Construction Hours

7. **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]

Current use for a majority of the parcels is undeveloped land, two of the parcels are used for fruit orchards. Nearby parcels are either used for residential use or fruit orchards.

- 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]

A small portion of the parcels have been used as fruit orchards.

- 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]

It will have minimal to no impact to the orchard on the properties and/or the surrounding properties.

- c. Describe any structures on the site. [help]

No known structures exist on the parcels at this time

- d. Will any structures be demolished? If so, what? [help]

No

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

It is a mixture of Commercial Agriculture, RR20, and RR10

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- f. What is the current comprehensive plan designation of the site? [help]

Unknown at this time

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- g. If applicable, what is the current shoreline master program designation of the site? [help]

None at this time.

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

No

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

*Unknown at this time.*

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

*None*

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

*None*

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

*The areas to the South are already zoned RR5. This proposal only looks to rezone to match the parcels to the south.*

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

*The project does not look to replace any established agriculture at this time.*

## 8. **Housing** [\[help\]](#)

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

*Density and allowed use per Chelan County Code for RR5*

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

*None*

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

*None*

## 9. **Aesthetics** [\[help\]](#)

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

*Not known at this time*

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

*None*

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

*None at this time*

## 10. **Light and Glare** [\[help\]](#)

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

*None at this time*

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

*No*

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c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

None

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

None

## 11. Recreation [\[help\]](#)

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

None

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

None

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

## 12. 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. [\[help\]](#)

None known at this time

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. [\[help\]](#)

None known at this

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. [\[help\]](#)

No methods at this time

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. [\[help\]](#)

No plans or measures at this time

## 13. 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. [\[help\]](#)

Boyd Rd and Union Valley Rd.

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

No

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

None at this time.

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? [\[help\]](#)

No Change

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 affect on movement

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

None

#### 14. 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 increases in public services will be needed

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

None

#### 15. 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]

Water from future well. Sewage from future septic system

**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: Gail Ward

Name of signer Gail Ward

Position and Agency/Organization Henderson Highland, LLC.

Date Submitted: 2/22/21

**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?

Proposed measures to avoid or reduce such increases are:

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

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

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

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

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

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

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?

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

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

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

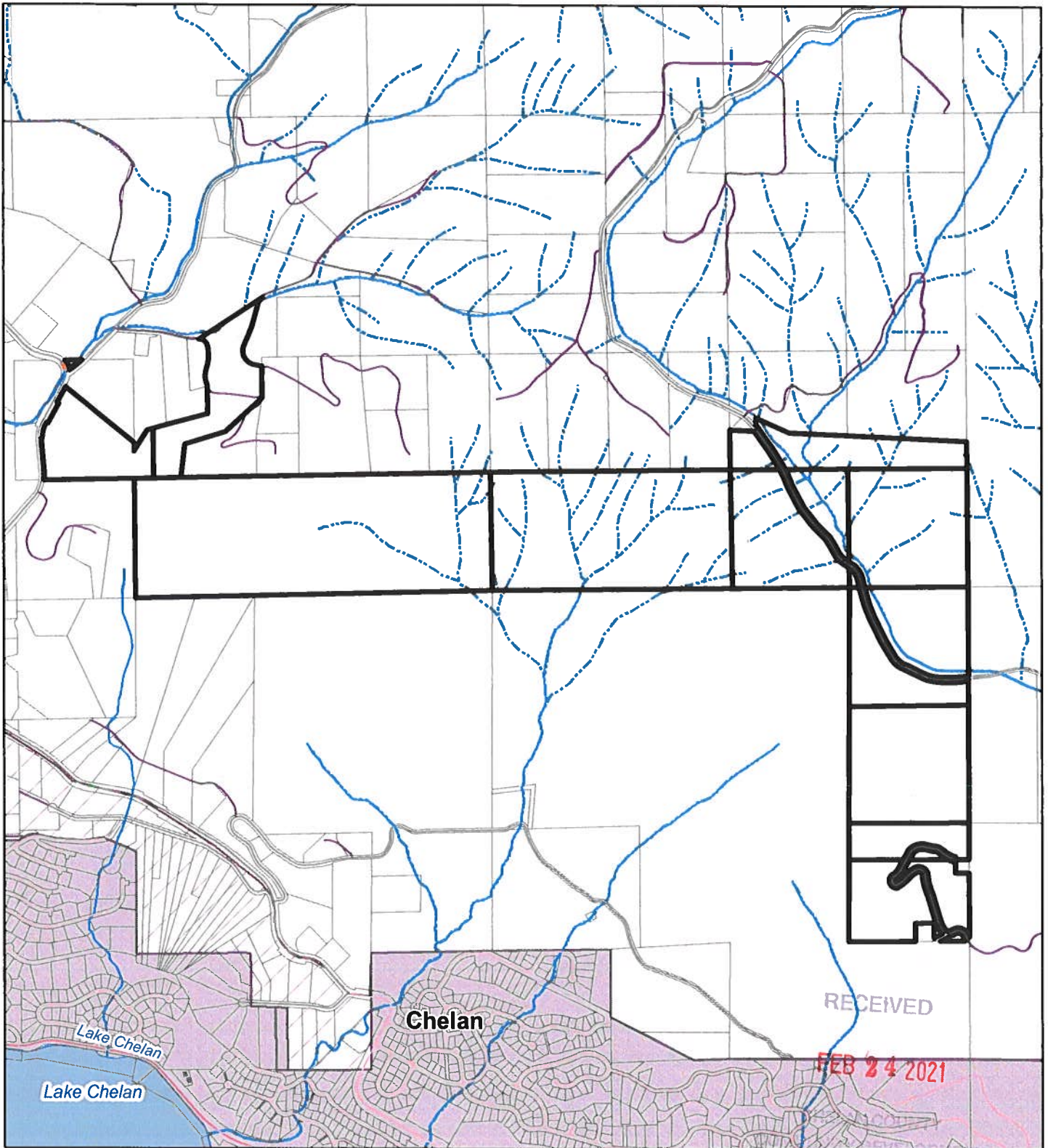
7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

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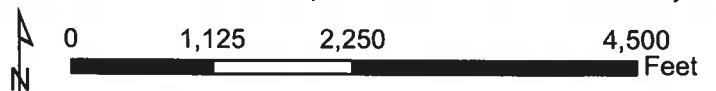


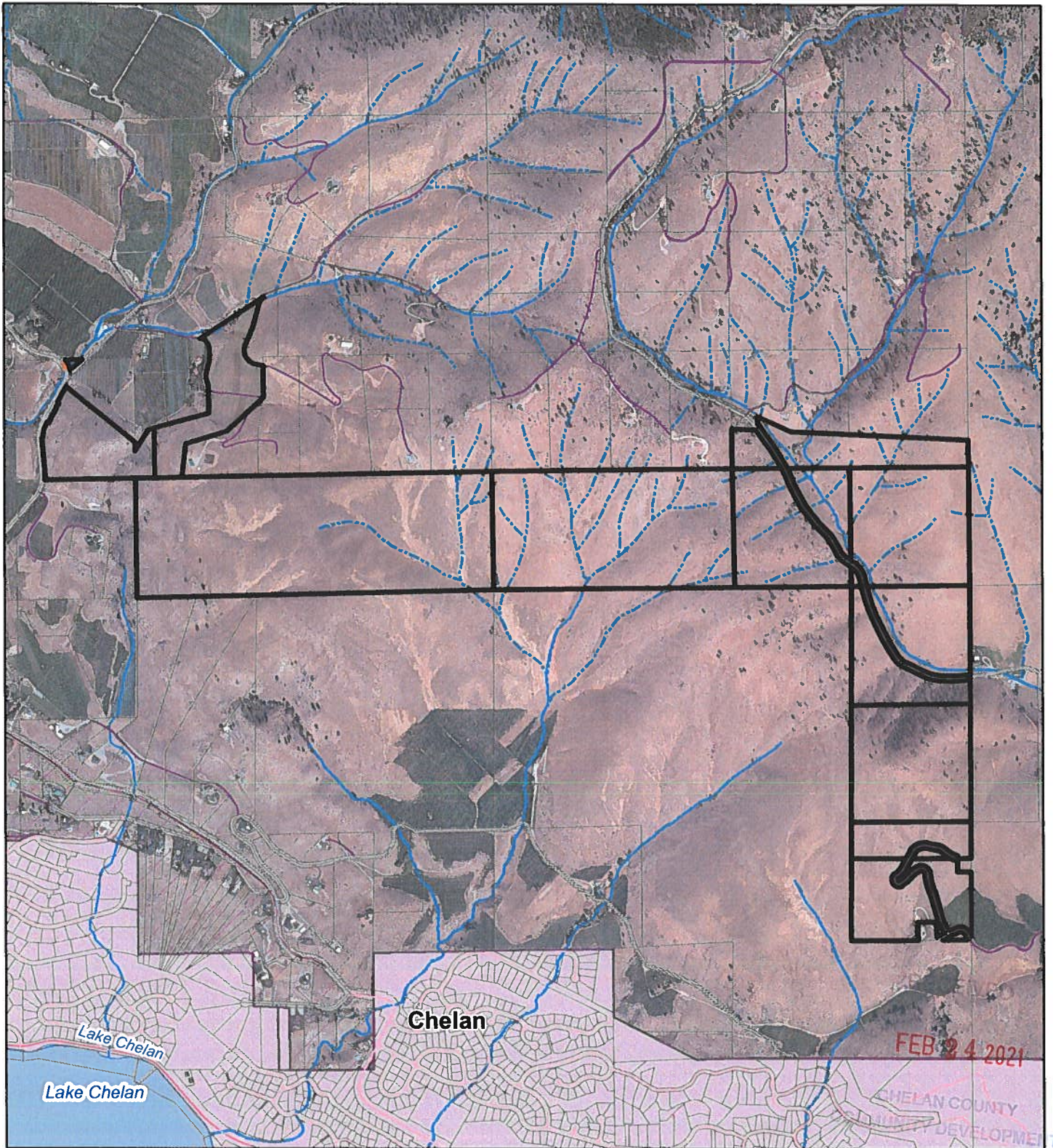
Vicinity  
(for informational  
purposes only)

February 24, 2021

CPA 21-071

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





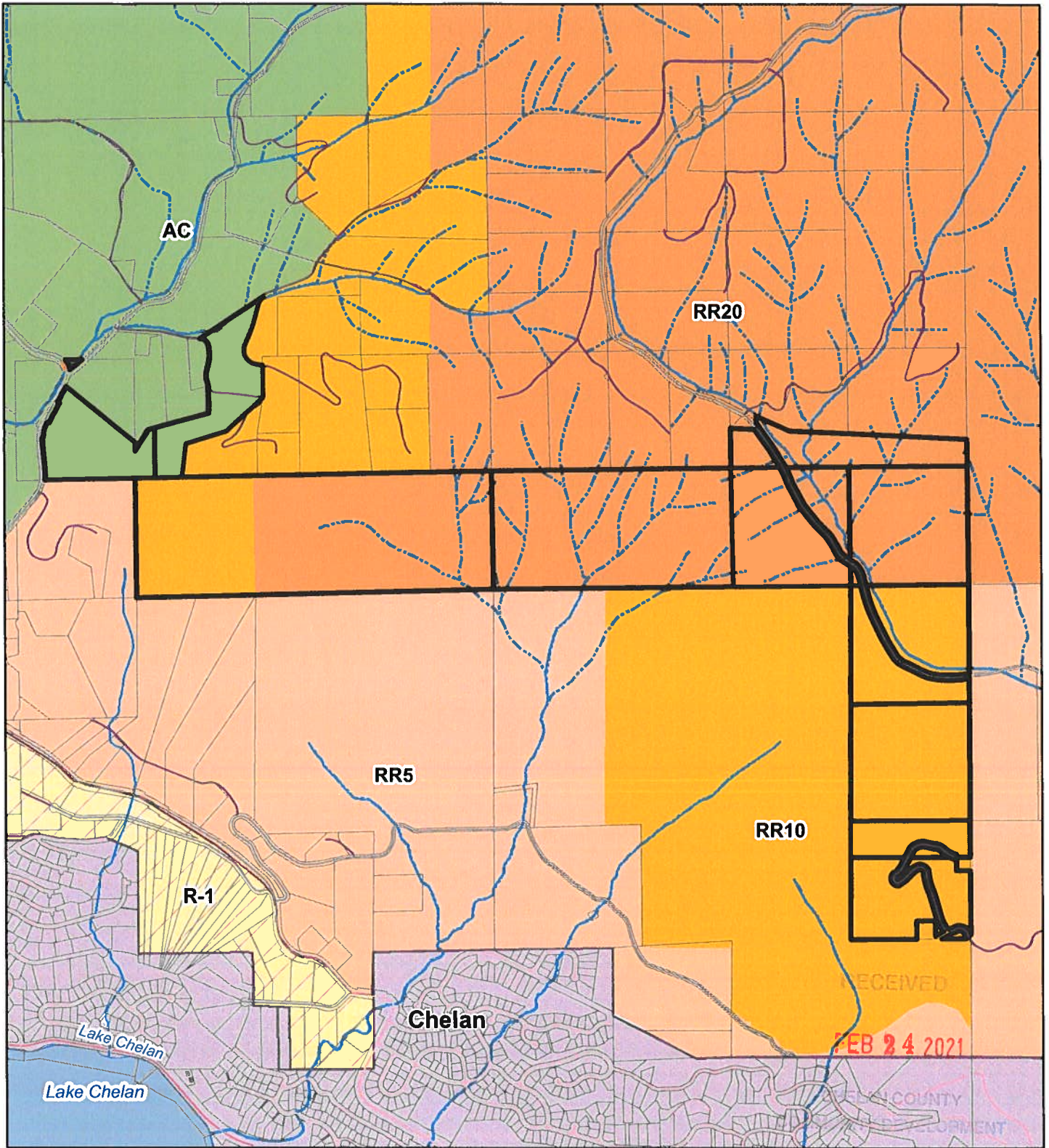
Aerial (2011)

February 24, 2021

CPA 21-071

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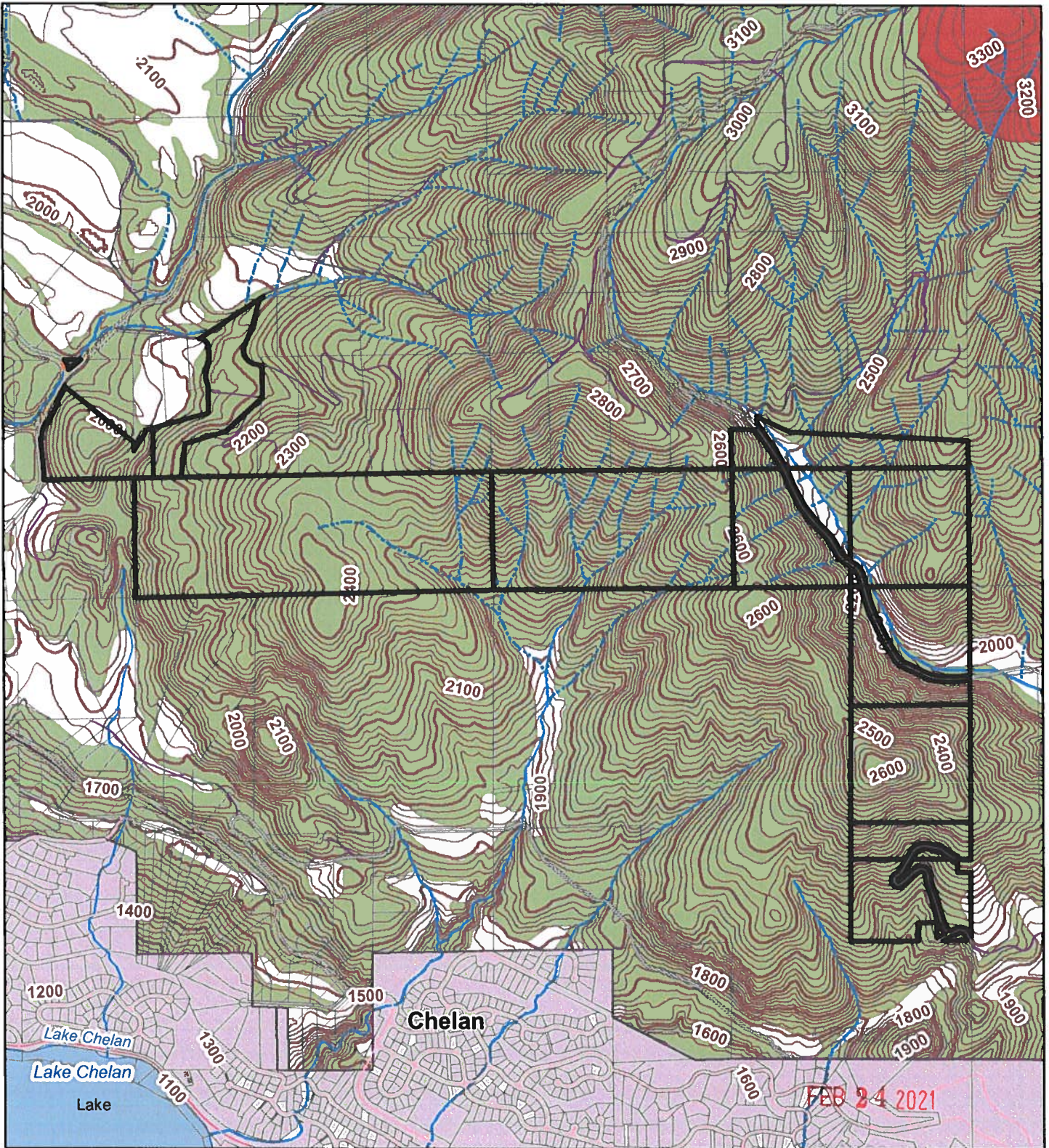
### Zoning

February 24, 2021

CPA 21-071

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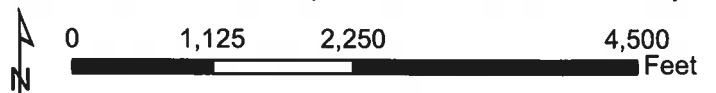


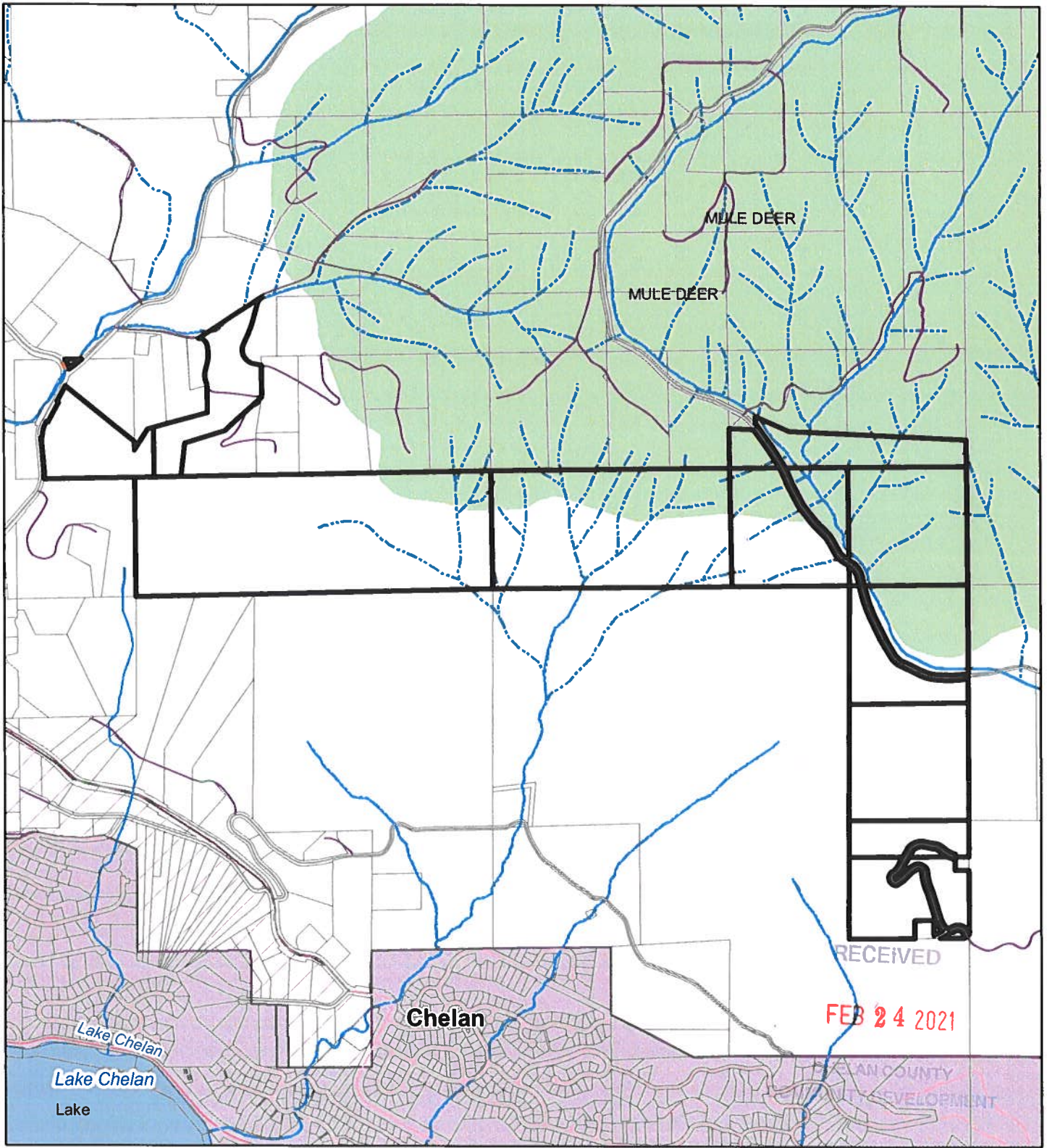
### Geological Hazards

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February 24, 2021

CPA 21-071



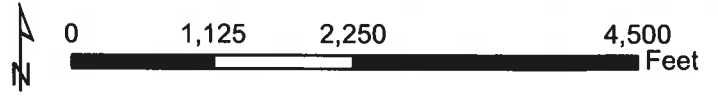


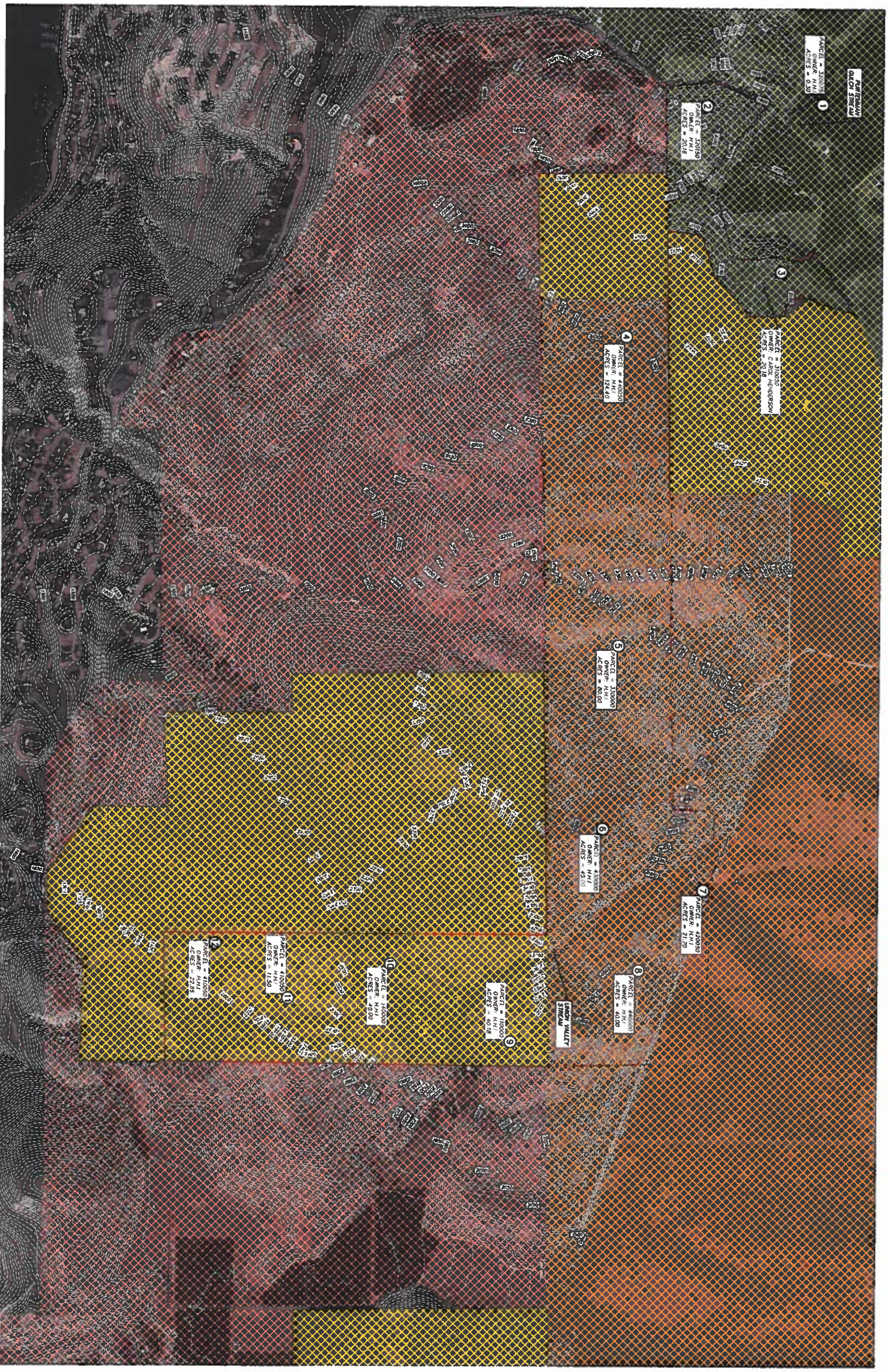
**Class II Data**

February 24, 2021

CPA 21-071

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INDEX:  
 H.H.I = HENDERSON  
 HIGHLANDS INC.

AC ZONE  
 RR5 ZONE

RR10 ZONE  
 RR20 ZONE



NOTE: SCALE BAR IS ESTABLISHED FOR TOLL SIZE WITH SCALE BAR EQUAL TO 1"

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**HENDERSON HIGHLANDS  
 EXISTING PARCELS  
 ZONING**



NO.	DESCRIPTION	DATE
1		

SHEET C-3  
 ERLANDSEN  
 200 SIMON ST. SE  
 EAST WENATCHEE, WA 98822  
 PH: 509.884.2582  
 TOLL FREE: (800) 732-7442

DRAWN BY: DEB  
 DATE: 2/18/2021  
 SCALE: 1" = 200'  
 LAYOUT: EXG\_ZONING  
 FILE NO: COUNTY\_ZONING.DWG  
 JOB NO: 20150163

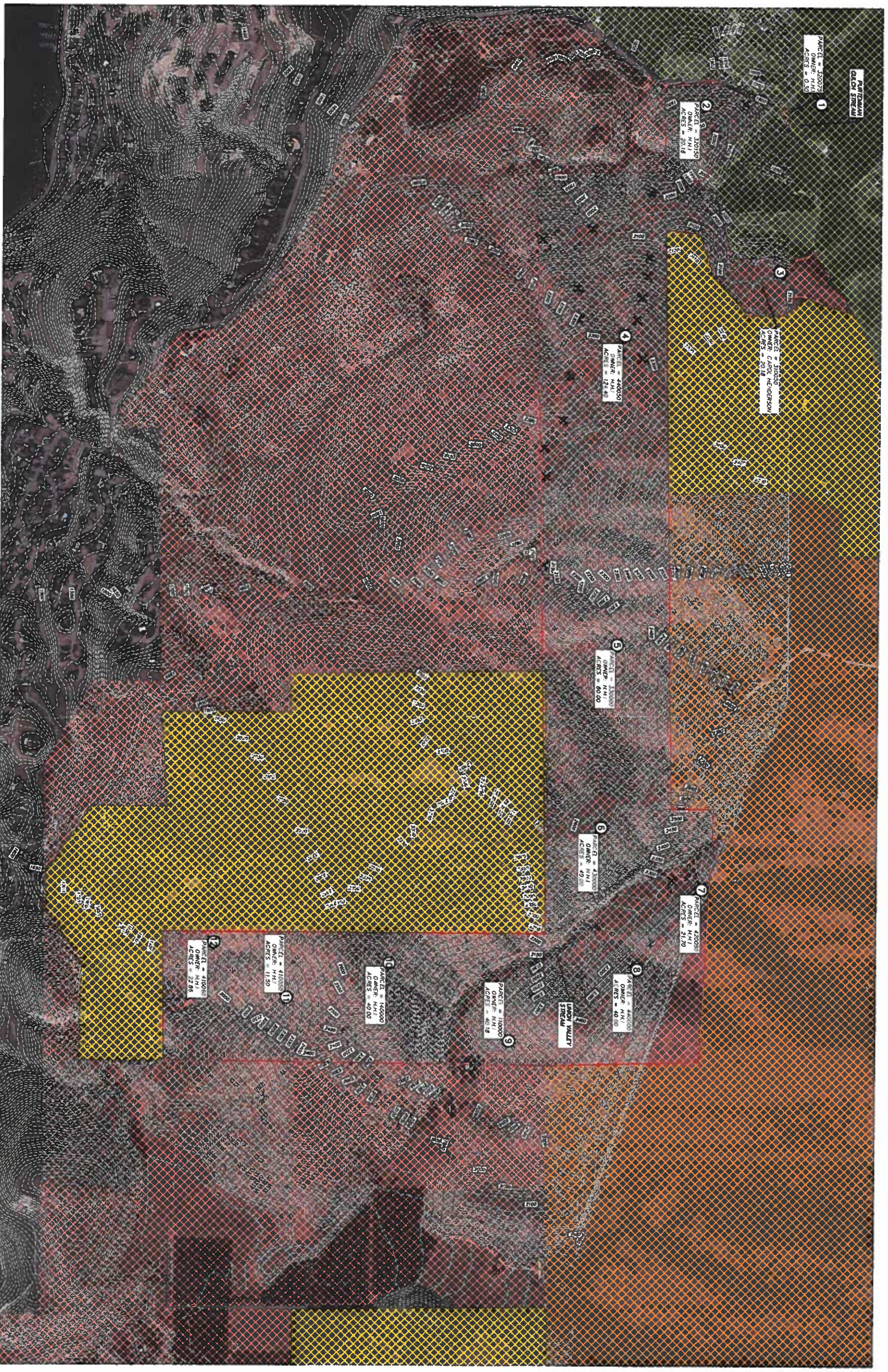
INDEX:  
 H.H.I. - HENDERSON HIGHLANDS, INC.

AC ZONE

RR5 ZONE

RR10 ZONE

RR20 ZONE



NOTE: SCALE BAR IS ESTABLISHED FOR FULL SIZE WITH SCALE BAR EQUAL TO 1" = 500'

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HENDERSON HIGHLANDS  
 EXISTING PARCELS  
 PROPOSED ZONING

**Erlandsen**  
 SURVEYING | PLANNING | ENGINEERING | GIS

SHEET C-3

NO.	DESCRIPTION	DATE
1		

ERLANDSEN  
 290 BRANCH ST. SE  
 EAST WENATCHEE, WA 98802  
 PH: 509.884.2502  
 TOLL FREE: (800) 732-7442

DRAWN BY: DEB  
 DATE: 2/18/2021  
 SCALE: 1" = 200'

LAYOUT: PROP\_ZONING  
 FILE NO: COUNTY\_ZONING.DWG  
 JOB NO: 20150103