



# 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 21-078, Tait

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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:

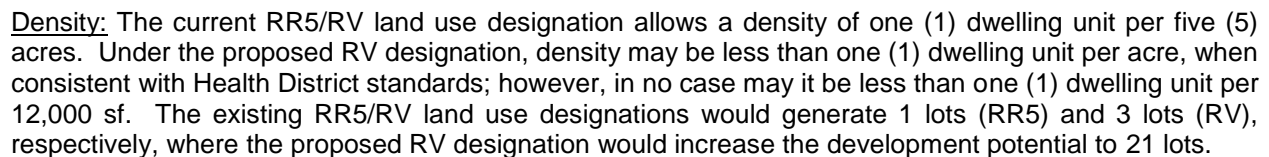
- A. Move to recommend **denial** of the Comprehensive Plan Amendment to change the land use designation for the subject property (6.0 acres) from Rural Residential/Resource 5 (RR5) / Rural Village (RV) to Rural Village (RV). The subject property is located at NNA Rank Road, Cashmere, WA 98815 and further identified by Assessor Parcel Number: 23-19-04-340-250, given file number CPA 21-078, based upon the findings of fact and conclusions of law contained within the October 27, 2021 staff report.

#### GENERAL INFORMATION

Planning Commission Workshop	August 25, 2021
Notice of Application to Surrounding Properties	April 10, 2021 and June 12, 2021
Planning Commission Notice of Hearing Published	October 16, 2021
Planning Commission Hearing on	October 27, 2021
60-day State agency review	Received June 9, 2021 with comment period ending August 8, 2021
SEPA Determination	September 16, 2021

#### PROJECT DESCRIPTION – CPA 21-078 – TAIT

**Proposal:** An application for a Comprehensive Plan map amendment was submitted by Matt Tait (applicant) to change the land use designation for the subject property (6.0 acres) from Rural Residential/Resource 5 (RR5) / Rural Village (RV) to Rural Village (RV). The subject property is located at NNA Rank Road, Cashmere, WA 98815 and further identified by Assessor Parcel Number: 23-19-04-340-250. See Attachment 4 for file of record.



A Determination of Non-Significance (DNS) was issued under WAC 197-11-355 for CPA 21-078 on September 16, 2021 (Attachment 1). The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030 (2) (c). The decision was made after review of a completed environmental checklist and other information on file with the lead agency.

Washington State Department of Commerce provided comments, dated August 11, 2021, that the proposed amendment would violate the Growth Management Act requirements for a residential LAMIRD (Limited Areas of More Intense Rural Development). Commerce does not recommend designating LAMIRDs adjacent to city boundaries as it may preclude conversion to future urban densities to accommodate population growth.

Department of Ecology provided comments, dated April 22, 2021, stating the property was occupied by orchards during a time period when lead arsenate was applied as a pesticide. The Model Toxics Control Act will apply to any new development.

The City of Cashmere commented regarding the initial request to add parcels into the Urban Growth Area (UGA) and advised that water utility services shall not be provided to any property that is not connected to the City of Cashmere wastewater utility service. Also, the proposal does not justify a UGA amendment.

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the presence of habitat is unknown. Due to the prior agricultural land use and surrounding development, WDFW has not further comments or concerns.

Refer to Attachment 2 for full agency comments.

**Public Comment:**

Attachment 2 for full comments.

Public Comments	Date Received	Nature of Comment
Terry Hagen	April 16, 2021	Concerns about historic orchard use of lead arsenic. Concern about Rank Road not being able to handle traffic. Concern that septic not working in clay soils. Concern about annexation.
Carl Pedersen	April 18, 2021	Questions about opportunity for public input. Questions about lack of improvements to Rank Road, no connections to city storm sewers, unsafe intersection at Rank and Yaksum Canyon Roads, sewer connections, and use of city street lighting standards.
Larry Equiva	April 21, 2021	Owens working orchard; concern more homes will impact orchard operations for spraying, tractor and vehicle noise; new residents would complain about orchard spraying and would pick fruit which is his livelihood; existing traffic on Rank Road.
Karen Carson	April 22, 2021	Concerned about the disturbance of lead arsenic and impact to neighbors who use the area. Concern that Rank Road is a farm road and drivers need to slow down.
Jenny Capelo	April 23, 2021	Concerns about soils and elevated traces of lead and arsenic. Concern about inadequate infrastructure and safety.
Reid and Amanda Rumann	April 25, 2021	Concern about adding more properties to a stressed water system, the lack of improvement plans for Rank Road, and traffic safety.
Andy Eichler	April 24, 2021	Raised questions about the future growth and quality of life for the area. Concern for the loss of agricultural lands for housing and lack of responsible planning.
Christie Kennedy	April 23, 2021	Questions about whether Rank Road will be widened to accommodate added traffic and provision of sidewalks.
John Baker	June 21, 2021	Concerned about groundwater supply for existing wells and adding more homes may make existing wells inoperative. Concern about septic tank contamination of ground water. More homes are desirable. Concern for impact to lifestyle.
Mike Adam	April 19, 2021	Concern about on-going problem of wells going dry; more housing will be a strain on water and sewer systems; Rank Road needs improvements with guardrails, drainage and sidewalks.
Jim and Shelly Kill	--	Concern development will greatly impact current residents and infrastructure; Olive and Rank Roads need improvements; other approved developments will have impacts; housing will affect agricultural neighbors with their harvesting and production needs.
Lacey Price	April 24, 2021	Proposed change is unnecessary because enough land use to support population growth; would create sprawl; loss of agricultural lands; loss of rural character; does not support comprehensive plan goals and policies.

## COMPREHENSIVE PLAN

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

The following Comprehensive Plan policies are relevant to the request for CPA 21-078:

- LU 1.5: Encourage infill of vacant and underdeveloped land in existing residential areas within urban growth areas and rural communities, such as LAMIRDs.
- LU 1.7: Consistent with the Growth Management Act, ensure provision of necessary public facilities and public services for the development, infill and redevelopment of existing residential and mixed use centers outside urban growth areas, such as LAMIRDs or rural communities. Such services should not be extended in a manner that promotes low density sprawl in rural areas.
- 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 3.9: Allow the infill, development, and redevelopment of existing intensely developed rural areas where consistent with the goals and policies of the comprehensive plan, including recreational, residential, mixed-use, and shoreline developments.
- 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.

## REVIEW CRITERIA

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

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

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

Finding of Fact: The Growth Management Act under RCW 36.70A.020 contains planning goals that include, but are not limited to, 1) Urban Growth, 2) Reduce Sprawl, 3) Transportation, 4) Housing, and 5) Economic Development. The proposed land use change would serve to promote a variety of residential densities and housing types.

The Growth Management Act (GMA) permits the development, redevelopment and infill of existing intensely developed rural areas known as LAMIRDs. However, the Act does not allow for the expansion of these areas outside of logically set boundaries. Requirements of the GMA that allow more intense development in rural areas include a provision that these areas serve primarily the existing and projected rural population, generally to ensure rural sprawl does not occur where inappropriate.

Agency comments indicate that the proposed amendment would violate the Growth Management Act requirements for a residential LAMIRD (Limited Areas of More Intense Rural Development) and it was not recommended to designate LAMIRDs adjacent to city boundaries as it may preclude conversion to future urban densities to accommodate population growth



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 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 RE 2.6, by allowing for a variety of rural densities and uses to accommodate growth consistent with rural character. The amount of privately-owned developable land in the County is limited. Innovative techniques can provide for rural development while protecting the rural character of the County. The proposed amendment also supports Policy H 2.1 by promoting a diversity of housing unit types and densities. An adequate supply of appropriately zoned 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 Policies LU 1.5, LU 1.7, and RE 3.9. Many vacant and underdeveloped parcels of land are available within existing residential developments that can accommodate further development. The RV land use designation is considered a Type 1 LAMIRD. LAMIRDs permit the development, redevelopment and infill of existing intensely developed rural areas, but they do not allow for the expansion of these RV areas outside of logically set boundaries. LAMIRDs include a provision that these areas serve primarily the existing and projected rural population, generally to ensure rural sprawl does not occur where inappropriate.

Conclusion: The proposed amendment would not be 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 site is composed of one parcel that is currently in Rural Residential/Resource 5 (RR5) and Rural Village (RV) land use designations. The proposed amendment would change the entire 6 acres to the Rural Village (RV) land use designation, a Type 1 LAMIRD, which would extend the land use southward from its existing boundary. The RV designation would provide additional development flexibility such as smaller lot sizes.

The purpose of the RV designation is to provide the opportunity for the development, redevelopment and infill of existing, intensely developed rural residential areas for residential and other rural development. The predominant parcel size is less than 2.5 acres. RV is considered a Type 1 LAMIRD (Limited Areas of More Intense Rural Development). LAMIRDs are designated to identify more intense areas of existing development, and to minimize and contain those existing developed areas within the rural lands. LAMIRDs are rural; they are contained and compact, and, with minor exceptions, were built before July 1, 1990.

Conclusion: Based on the designation/siting criteria for RV and LAMIRD designations, as outlined in the Comprehensive Plan, the proposed amendment would not be consistent because it would expand the boundary of the RV designation instead of minimizing and containing the land use to existing developed 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 is from Rank Road, a county right of way. Off-site improvements may be needed to handle additional traffic attributed to new development. 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 property are in agricultural and residential use. Lots to the east and south of the subject site are designated Rural Residential/Resource 5 (RR5) and range in size from approx. 1.25 to 15 acres in size. Properties to the west are designated Rural Village (RV), are smaller in size, and front upon County right-of-way. Properties to the north across Rank Road are within the Cashmere city limits. Rank Road currently serves as the boundary and buffer separating the city development on the north side from rural residential land use designations on the south side.

Under the proposed RV land use designation, density may be less than one (1) dwelling unit per acre, when consistent with Health Districts standards; however, in no case may it be less than one (1) dwelling unit per 12,000 sf lot.

Public comments expressed concern about traffic, historic pesticide use, lack of infrastructure, impacts to existing agricultural operations, strain on water and sewer systems, lack of improvements to Rank Road, loss of rural character, and inconsistency with plan goals and policies.

Conclusion: The proposed amendment does adversely affect the surrounding land uses because it would inappropriately expand a LAMIRD land use boundary.

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

Finding of Fact: The property is undeveloped and former orchard lands. Physical characteristics include steep slopes along Rank Road. Due to the prior agricultural land use and surrounding development, there do not appear to be any habitat concerns at this time.

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

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

Finding of Fact: The proposed amendment would make the subject property available for higher density development, thereby accommodating projected growth in the rural, unincorporated areas of Chelan County.

The potential development of 21 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 within existing residential developments 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 16, 2021.
5. The required State agency review with the Department of Commerce (COM) and other State agencies initiated on June 9, 2021, submittal ID No. 2021-S-2765 (Attachment 3), pursuant to RCW 36.70A.106.
6. A request for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property (6.0 acres) from Rural Residential/Resource 5 (RR5) / Rural Village (RV) to Rural Village (RV). The subject property is located at NNA Rank Road, Cashmere, WA 98815 and further identified by Assessor Parcel Number: 23-19-04-340-250.
  - a. The location and characteristics are not consistent with Chelan County Comprehensive Plan designation for Rural Village (RV), 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 not adversely affect designated resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.
5. The amendment does not adversely affect the supply of land for various purposes available to accommodate projected growth over the twenty-year planning period covered by the Comprehensive Plan.
6. Reviewing agencies and the general public were given an opportunity to comment on the proposed amendments.
7. The amendments are consistent with Chelan County Code Title 14 Development Permit Procedures and Administration.
8. The requirements of RCW 43.21C, the State Environmental Policy Act and WAC 197-11, SEPA Rules have been satisfied.

## STAFF RECOMMENDATION

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

- A. Move to recommend **denial** of the Comprehensive Plan Amendment to change the land use designation for the subject property (6.0 acres) from Rural Residential/Resource 5 (RR5) / Rural Village (RV) to Rural Village (RV). The subject property is located at NNA Rank Road, Cashmere, WA 98815 and further identified by Assessor Parcel Number: 23-19-04-340-250, given file number CPA 21-078, based upon the findings of fact and conclusions of law contained within the October 27, 2021 staff report.

## ATTACHMENTS

1. SEPA Determination, signed September 16, 2021
2. Agency and Public Comments
3. 60-day Review Acknowledgment Letter from WA Dept. of Commerce
4. File of Record for CPA 21-078



## CHELAN COUNTY

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

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

**Project Description:** Amendment to the Chelan County Comprehensive Plan to change the land use designation from Rural Residential/Recreational 5 acres (RR5) to Rural Village (RV).

**File Number:** PL 21-078

**Parcel Number:** 23-19-04-340-250  
**Related Parcels:** 23-19-04-595-050  
**Site Address:** NNA RANK ROAD, CASHMERE, WA 98815  
**Owner:** T8 DEVELOPMENT LLC ETAL  
3901 120TH PL NE, MARYSVILLE, WA 98271  
**Agent:** T8 DEVELOPMENT LLC ETAL  
3901 120TH PL NE, MARYSVILLE, WA 98271

**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:** 9/16/2021



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

**From:** [Guy Moura \(HSY\)](#)  
**To:** [Wendy Lane](#); [Alex White](#)  
**Cc:** [SEPA \(DAHP\)](#)  
**Subject:** RE: Request for Comments – CPA 21-078 Tait – Chelan County Dept. of Community Development  
**Date:** Friday, April 9, 2021 9:53:35 AM  
**Attachments:** [image001.png](#)

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

Alex,

We recommend a complete cultural resource survey, not just archaeology, as you are in the center of the Wenatchi Cashmere Band territory.

lim łomt, qe?ciéwyew, thank you

Guy Moura  
Manager, History/Archaeology Program  
Tribal Historic Preservation Officer  
Confederated Tribes of the Colville Reservation  
(509) 634-2695

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**From:** Wendy Lane [mailto:Wendy.Lane@CO.CHELAN.WA.US]  
**Sent:** Friday, April 9, 2021 8:44 AM  
**To:** Peggy Fenhaus; Bob Plumb; Chris Young; [rosa.perez@cdhd.wa.gov](mailto:rosa.perez@cdhd.wa.gov); Karina Alcantar; Cindy Grubb; 'Alicia Hankins'; [p\\_mosher@ccfd6.net](mailto:p_mosher@ccfd6.net); [Tammy@cityofcashmere.org](mailto:Tammy@cityofcashmere.org); [iid.pid@nwi.net](mailto:iid.pid@nwi.net); [levi.ipid@nwi.net](mailto:levi.ipid@nwi.net); [tony.iid.pid@nwi.net](mailto:tony.iid.pid@nwi.net); [gjohnson@cashmere.wednet.edu](mailto:gjohnson@cashmere.wednet.edu); 'SEPA (DAHP)'; [enviroreview@yakama.com](mailto:enviroreview@yakama.com); 'Corrine Camuso'; [Casey\\_Barney@Yakama.com](mailto:Casey_Barney@Yakama.com); Jessica Lally; [Noah\\_Oliver@Yakama.com](mailto:Noah_Oliver@Yakama.com); Guy Moura (HSY); Julie Sanderson; [Scott.Kuhta@commerce.wa.gov](mailto:Scott.Kuhta@commerce.wa.gov)  
**Subject:** Request for Comments – CPA 21-078 Tait – 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 24, 2021.**

<b>Project File No.:</b>	File # CPA 21-078
<b>Project Location:</b>	Address and Parcel Number: NNA Rank Road, Cashmere, WA; and identified by Assessor's Parcel No(s): 23-19-04-340-250 and 23-19-04-595-050
<b>Applicant/Owner:</b>	Name: T8 Development LLC / Richard Ledford
<b>Application Date:</b>	Date: March 1, 2021
<b>Determination of Complete Date:</b>	Date: April 7, 2021
<b>Notice of Application Date:</b>	Date: April 10, 2021

**Proposed Project Description:** An application for a Comprehensive Plan Map Amendment was submitted to change the land use designations for the subject properties from Rural Residential/Recreational 5 acres (RR5) and Rural Village (RV) within the Chelan County zoning



districts to Suburban Residential (SR) within the Urban Growth Area of the City of Cashmere.

**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: Alex White**

Chelan County Department of Community Development  
316 Washington Street, Suite 301  
Wenatchee, WA 98801  
Email: [Alex.White@co.chelan.wa.us](mailto:Alex.White@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)

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**From:** [Phil Mosher](#)  
**To:** [Alex White](#); [Bob Plumb](#)  
**Subject:** Comments  
**Date:** Friday, April 9, 2021 11:23:57 AM

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

Alex,

I would want to ensure that the City of Cashmere is willing to add the 14 lots onto their water system. In previous years they have had moratoriums on adding parcels to their system. Other than that I have no issues....

Thanks,  
Phil Mosher  
Fire Chief  
Chelan County FPD 6



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY  
1250 West Alder Street • Union Gap, Washington 98903-0009 • (509) 575-2490

April 22, 2021

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

Re: SEPA Register 202101829, CPA 21-078

Dear Alex White:

Thank you for the opportunity to comment during the Optional Determination of Non Significance process for the Comprehensive Plan Map Amendment of approximately 6.6 acres from RR5 and RV to the Suburban Residential zoning district, proposed by T8 Development LLC and Richard Ledford. We have reviewed the documents and have the following comments.

### **TOXICS CLEAN-UP**

Thank you for the opportunity to comment on your proposed change in land use designation.

Historical aerial photos indicate your project is located on property that was occupied by orchard during the time period when lead arsenate was applied as a pesticide, often resulting in shallow soil contamination from lead and/or arsenic. Prior to development, your project is **required to conduct soil sampling** under the Model Toxics Control Act (Chapter 173-340 WAC).

If sampling indicates elevated levels of lead and arsenic, cleanup will be required prior to occupancy of lots within this project. The Department of Ecology plans to use Model Remedies for lead and arsenic pesticide contamination in historical orchards of Central Washington. A Focus Sheet on the Model Remedies can be found at <https://apps.ecology.wa.gov/publications/documents/2109007.pdf>

Compliance with a Model Remedy ensures your project meets the minimum standards of the Model Toxics Control Act, and if implemented as described, your property will be successfully cleaned up to Washington State standards.

Ecology can provide **free initial sampling** as well as free technical assistance for your project.

Alex White  
April 22, 2021  
Page 2

Please contact **Jeff Newschwander**, Project Manager, at (509) 388-5223, for further information or to schedule your initial sampling.

Sincerely,



Gwen Clear  
Environmental Review Coordinator  
Central Regional Office  
(509) 575-2012  
[crosepa@ecy.wa.gov](mailto:crosepa@ecy.wa.gov)



## Memorandum

**To:** Alex White, Chelan County  
**From:** Richmond Petty, R.S.  
**Date:** 7/9/2021  
**Re:** T8 Development LLC (CPA 21-078 Revised) Land Use  
Comments

---

I have reviewed the above development-revised proposal to change the land use designation for the subject properties from Rural Residential/Recreational 5 acres (RR5) and Rural Village (RV) within the Chelan County zoning districts to Suburban Residential (SR) within the Urban Growth Area of the city of Cashmere. A boundary line adjustment (BLA) is needed to complete the CPA and is concurrently being processed. The subject property is located on Rank Rd., Cashmere, WA (county tax parcels: 231904340250 and 231904595050).

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

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

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



## City of Cashmere

101 Woodring Street  
Cashmere, WA 98815  
Ph (509) 782-3513 Fax (509) 782-2840  
Website [www.cityofcashmere.org](http://www.cityofcashmere.org)

Chelan County Dept of Community Development  
Attn: Alex White

April 19, 2021

RE: CP 21-078 by T8 Development, located along Rank Rd. Cashmere

Thank you for the opportunity to review and comment on the above application for Comprehensive Plan and adjustment to Cashmere's Urban Growth Area and a boundary line adjustment with short plat.

### **Boundary Line Adjustment (BLA) – Short Plat**

It is our understanding that a BLA could occur with or without the property inclusion into the Cashmere UGA area and offer these comments to the BLA-Short Plat:

- As designed and shown on the plat map prepared by Northwest Geodimensions, (Attachment A) the short plat results in five (5) lots each fronting Rank Rd. Considering present and future traffic volumes, road width, alignment and stormwater drainage, the City requires all lots to have one common access to Rank Road. The location of the present private driveway and proposed access to Lot 5 is acceptable for the common access to Rank Rd. and the short plat should state restrictions indicating separate driveway access to Rank Rd. is not allowed.
- Rank Rd. between Olive St. and Moody Rd. is steep with two curves and a history of stormwater runoff problems. The City has previously studied the drainage problem and will need to address stormwater runoff control along both sides of Rank Rd. A ten-foot (10 ft) right of way dedication along the entire frontage is required for road and stormwater drainage improvements on the short plat. Stormwater cannot be routed to Rank Rd and must be contained on the property.
- If the development plans to obtain city utilities the short plat will need to show easements for water and wastewater utility lines. The City will require a binding commitment for utilities to be installed to each lot.

The above restrictions are consistent with development in the City at Mt Cashmere Place and Cascade Place, along the North side of Rank Rd. (Attachment B)

### **Urban Growth Area (GMA) Boundary Adjustment.**

It is our understanding the purpose for inclusion into the Cashmere GMA is to obtain City water utility service. Cashmere's policy CMC 13.10.020 C states: *"Water utility services shall not be provided to any property that is not connected to the city of Cashmere wastewater utility service."*

The City is willing to consider UGA expansion and recommends an update analysis of land capacity to justify any expansion or a UGA area swap. Any UGA swap or expansion should consider density to support extension of both sewer and water utilities. Low density development does not justify a UGA amendment and may not satisfy the goals of a change in UGA designation.

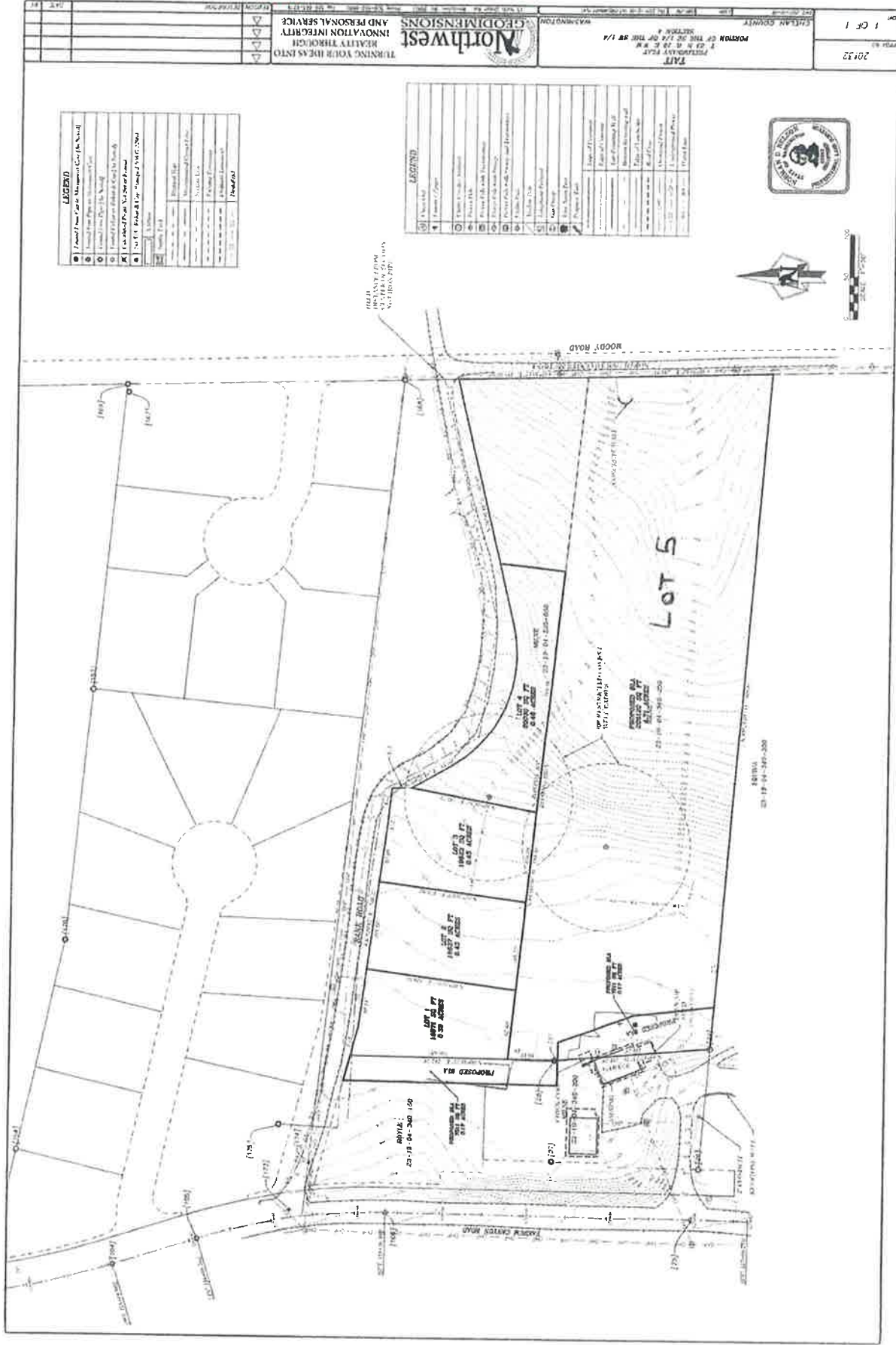
Sincerely,

Tammy Miller  
Director of Planning & Building

Attachment A – Proposed Short Plan lots. Source, CP 21-078 emailed application packet.  
Attachment B – Rank & Kennedy Rd Future Build Out Planning area.

Proposed Short Plat is Lots 2-4, Remainder of Lot 5 is 5 acres (to meet current zoning) and will be platted later, once the UGA Proposal in the CPA is completed.

# Attachment A



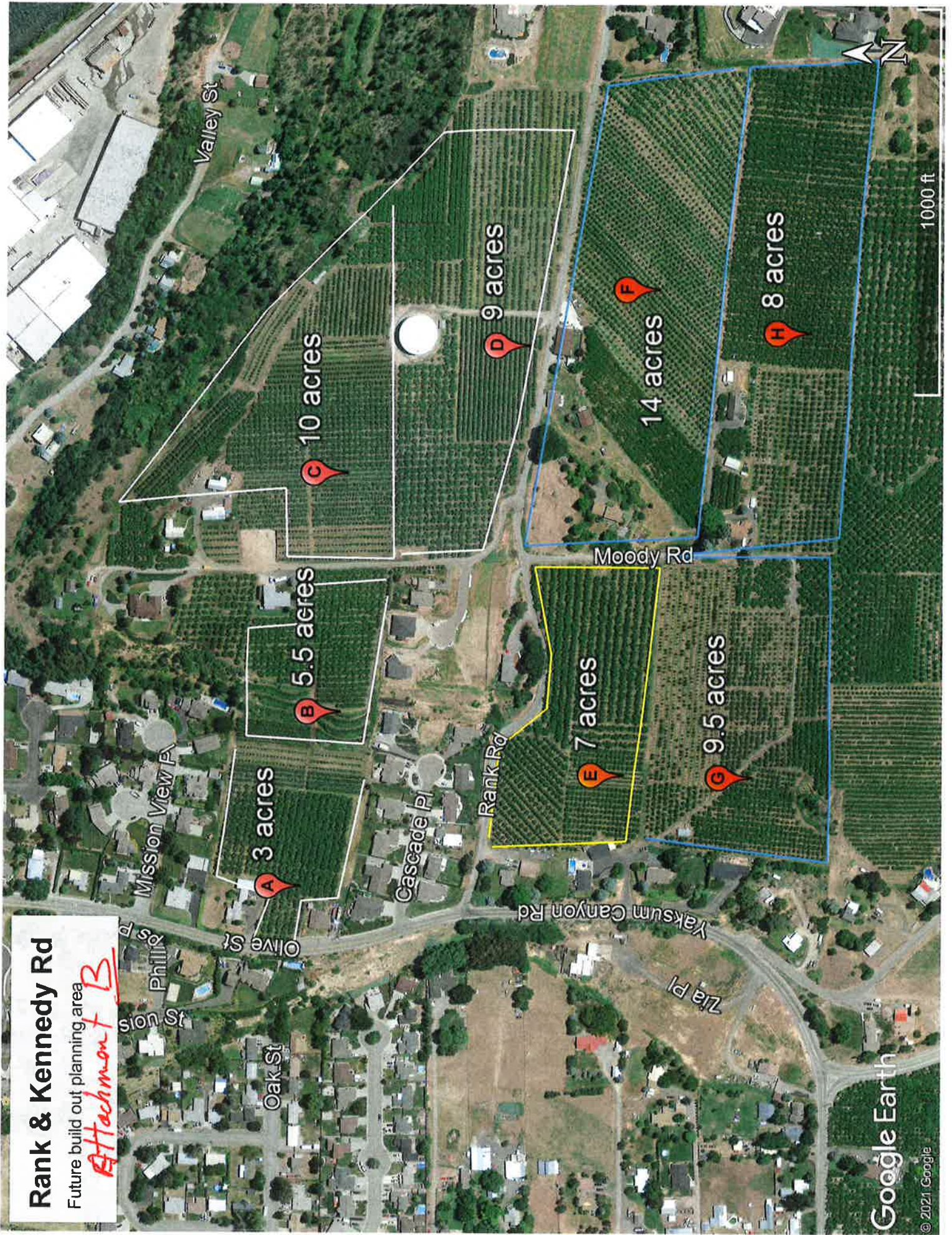
\* Proposed zoning would be SR for all parcels once CPA is completed to be in the Cashmere UGA.



# Rank & Kennedy Rd

Future build out planning area

*Attachment B*





**From:** [Region2 Planning \(DFW\)](#)  
**To:** [Alex White](#)  
**Subject:** [Possible Spam] RE: Request for Comments – CPA 21-078 Tait – Chelan County Dept. of Community Development  
**Date:** Friday, May 7, 2021 3:07:11 PM  
**Attachments:** [image001.png](#)

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

Hi Alex,

I realize this is past the comment deadline but I wanted to follow up to note that in the WDFW PHS Map, both Golden Eagle and Northern Spotted Owl are listed for these two parcels proposed as part of a Comprehensive Plan Amendment application. Further review shows there is no known Northern Spotted Owl or Golden Eagle habitat on the property; although the PHS Map indicates presence of habitat, the scale is very coarse (at the Township) for these two species. Due to prior agricultural land use, and surrounding development, WDFW has no further comments or concerns.

Please let me know if you have any questions.

Thank you,

Amanda Barg  
Assistant Habitat Program Manager  
WDFW Region 2  
(509) 429-9285

---

**From:** Wendy Lane <[Wendy.Lane@CO.CHELAN.WA.US](mailto:Wendy.Lane@CO.CHELAN.WA.US)>  
**Sent:** Friday, April 9, 2021 8:44 AM  
**To:** Peggy Fenhaus <[Peggy.Fenhaus@CO.CHELAN.WA.US](mailto:Peggy.Fenhaus@CO.CHELAN.WA.US)>; Bob Plumb <[Bob.Plumb@CO.CHELAN.WA.US](mailto:Bob.Plumb@CO.CHELAN.WA.US)>; Chris Young <[Chris.Young@CO.CHELAN.WA.US](mailto:Chris.Young@CO.CHELAN.WA.US)>; Perez, Rosa (DOHi) <[rosa.perez@cdhd.wa.gov](mailto:rosa.perez@cdhd.wa.gov)>; Karina Alcantar <[karina.alcantar@cdhd.wa.gov](mailto:karina.alcantar@cdhd.wa.gov)>; Cindy Grubb <[Cindy.Grubb@CO.CHELAN.WA.US](mailto:Cindy.Grubb@CO.CHELAN.WA.US)>; 'Alicia Hankins' <[Alicia.Hankins@chelanpud.org](mailto:Alicia.Hankins@chelanpud.org)>; [p\\_mosher@ccfd6.net](mailto:p_mosher@ccfd6.net); [Tammy@cityofcashmere.org](mailto:Tammy@cityofcashmere.org); [iid.pid@nwi.net](mailto:iid.pid@nwi.net); [levi.ipid@nwi.net](mailto:levi.ipid@nwi.net); [tony.iid.pid@nwi.net](mailto:tony.iid.pid@nwi.net); [gjohnson@cashmere.wednet.edu](mailto:gjohnson@cashmere.wednet.edu); SEPA (DAHP) <[sepa@dahp.wa.gov](mailto:sepa@dahp.wa.gov)>; [enviroreview@yakama.com](mailto:enviroreview@yakama.com); 'Corrine Camuso' <[Corrine\\_Camuso@Yakama.com](mailto:Corrine_Camuso@Yakama.com)>; [Casey\\_Barney@Yakama.com](mailto:Casey_Barney@Yakama.com); Jessica Lally <[Jessica\\_Lally@Yakama.com](mailto:Jessica_Lally@Yakama.com)>; [Noah\\_Oliver@Yakama.com](mailto:Noah_Oliver@Yakama.com); 'Guy Moura (HSY)' <[Guy.Moura@colvilletribes.com](mailto:Guy.Moura@colvilletribes.com)>; Julie Sanderson <[Julie.Sanderson@CO.CHELAN.WA.US](mailto:Julie.Sanderson@CO.CHELAN.WA.US)>; Kuhta, Scott (COM) <[scott.kuhta@commerce.wa.gov](mailto:scott.kuhta@commerce.wa.gov)>  
**Subject:** Request for Comments – CPA 21-078 Tait – Chelan County Dept. of Community Development

## External Email

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 24, 2021**.

<b>Project File No.:</b>	File # CPA 21-078
<b>Project Location:</b>	Address and Parcel Number: NNA Rank Road, Cashmere, WA; and identified by Assessor's Parcel No(s): 23-19-04-340-250 and 23-19-04-595-050
<b>Applicant/Owner:</b>	Name: T8 Development LLC / Richard Ledford
<b>Application Date:</b>	Date: March 1, 2021
<b>Determination of Complete Date:</b>	Date: April 7, 2021
<b>Notice of Application Date:</b>	Date: April 10, 2021

**Proposed Project Description:** An application for a Comprehensive Plan Map Amendment was submitted to change the land use designations for the subject properties from Rural Residential/Recreational 5 acres (RR5) and Rural Village (RV) within the Chelan County zoning districts to Suburban Residential (SR) within the Urban Growth Area of the City of Cashmere.

**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:** Alex White

Chelan County Department of Community Development  
316 Washington Street, Suite 301  
Wenatchee, WA 98801  
Email: [Alex.White@co.chelan.wa.us](mailto:Alex.White@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)

-  
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**From:** [Chris Young](#)  
**To:** [Alex White](#)  
**Subject:** FW: Request for Comments – REVISED CPA 21-078 Tait – Chelan County Dept. of Community Development  
**Date:** Monday, June 14, 2021 7:27:35 AM  
**Attachments:** [image001.png](#)  
[CPA 21-078 Application Materials.pdf](#)

---

Alex – I have no comments or concerns with this proposal.

Thanks -

**Chris Young**

Building Official

Chelan County Community Development

*316 Washington Street, Suite 301*

*Wenatchee, WA 98801*

*Phone: Direct (509) 667-6222*

[Chris.young@co.chelan.wa.us](mailto:Chris.young@co.chelan.wa.us)



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**From:** Wendy Lane

**Sent:** Friday, June 11, 2021 2:36 PM

**To:** Peggy Fenhaus <Peggy.Fenhaus@CO.CHELAN.WA.US>; Bob Plumb <Bob.Plumb@CO.CHELAN.WA.US>; Chris Young <Chris.Young@CO.CHELAN.WA.US>; EHSsupport@cdhd.wa.gov; Cindy Grubb <Cindy.Grubb@CO.CHELAN.WA.US>; 'Alicia Hankins' <Alicia.Hankins@chelanpud.org>; p\_mosher@ccfd6.net; Tammy@cityofcashmere.org; iid.pid@nwi.net; tony.iid.pid@nwi.net; levi.ipid@nwi.net; gjohnson@cashmere.wednet.edu; 'SEPA (DAHP)' <sepa@dahp.wa.gov>; enviroreview@yakama.com; Casey\_Barney@Yakama.com; 'Corrine Camuso' <Corrine\_Camuso@Yakama.com>; Jessica Lally <Jessica\_Lally@Yakama.com>; Noah\_Oliver@Yakama.com; Julie Sanderson <Julie.Sanderson@CO.CHELAN.WA.US>; Scott.Kuhta@commerce.wa.gov

**Subject:** Request for Comments – REVISED CPA 21-078 Tait – Chelan County Dept. of Community Development

Good Morning,

Chelan County has a **REVISED 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 June 26, 2021.**

**Project File No.:**

File # CPA 21-078 REVISED

**Project Location:**

Address and Parcel Number: NNA Rank Road, Cashmere, WA; and identified by Assessor's Parcel No(s): 23-19-04-430-250 and 23-19-04-595-050

**Applicant/Owner:** Name: T8 Development LLC / Richard Ledford  
**Application Date:** Date: March 1, 2021  
**Determination of Complete Date:** Date: April 7, 2021  
**Notice of Application Date:** Date: April 10, 2021  
**Re-Notice of Application Date:** Date: June 12, 2021

**Proposed Project Description:** An application for a Comprehensive Plan Map Amendment was submitted to change the land use designations for the subject properties from Rural Residential/Recreational 5 acres (RR5) to Rural Village (RV) within the Chelan County zoning districts.

**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:** **Alex White**

Chelan County Department of Community Development  
316 Washington Street, Suite 301  
Wenatchee, WA 98801  
Email: [Alex.White@co.chelan.wa.us](mailto:Alex.White@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)

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From: [Terry](#)  
To: [Alex White](#)  
Subject: CPA 21 -078  
Date: Friday, April 16, 2021 8:28:38 AM  
Attachments: [image2021-04-16-065603.pdf](#)

---

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

Terry Hagen  
106 Cascade Place  
Cashmere, WA 98815  
(253) 377 5619

Re: Parcel#. 23-19-04-340-250 and 23-19-04-595-050

I am a homeowner in the area described in your notice, see attached. I have a friend who has access to a very expensive soil tester. He tested an orchard within 300 yards of this particular orchard in question and found that the levels of Arsenic and lead were over the legal limits for immediate development without the remediation tactics used in the attached data from the Dept. of Ecology. Also, I have a concern about dust created during construction of properties at this location.

Another concern is that Rank Rd. is not a 2 lane road and could not handle the traffic that would be created with the development of said property.

Since these homes will not be connected with the City of Cashmere Sewer Dist., I am wondering how a septic with drain field will work. There is a lot of clay in the soil, not sure how it will perk in the winter months. When I built my home a few years back, the winter and spring months did not, and still does not, allow proper drainage.

I have the feeling that since the current owner can not get the City of Cashmere to annex this area into the city, for sewer, that he has figured a "shadier" way to go about it, by going thru the county first, have all his sewer lines in, ready for city hookup, then wait until the annexation. Seems like a "shady" way to go about it. Someone has an "in" with the City of Cashmere and/or the County of Chelan, this is so sad to see.

Money to government entities before its' own citizens, so sad.

I am forwarding this letter to the DOE also.

Thank you for listening,

Terry Hagen

**From:** [Carl P](#)  
**To:** [Alex White](#)  
**Subject:** CPA 21-078  
**Date:** Sunday, April 18, 2021 11:11:23 AM

---

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

Dear Mr White,

I am in receipt of a notice for application and environmental review of this new parcel development nearby. I have a few questions if you have a moment.

Will there be any further input from the citizens of Cashmere on the requirements for development of said parcel? Or will the lots requested and no off-site sewer connections, without any improvements to Rank Road to state of Washington standards for roads (like sidewalks for school children, curb and gutter for water runoff and safe widths for fire apparatus response), no connection for water runoff to city storm sewers, improvements to the unsafe intersection of Rank Road and Yaksum canyon road, be approved for final development at this point?

Will the two parcels be required to follow city code regarding street lighting, etc?

Can I email you my written and signed comments?

Thank you,

Carl Pedersen

**From:** [Karen Carson](#)  
**To:** [Alex White](#)  
**Subject:** CPA 21-078  
**Date:** Thursday, April 22, 2021 9:40:54 AM

---

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

Just want to share my concern for the neighborhood children, seniors with their walking sticks, Moms with their strollers, dog walkers, etc.etc. who daily use the area just below the property for exercise. if you permit ANY LEAD OR ARSENIC to be disturbed on the above property!

I live on the corner of Rank Road and Olive/Yaksum Canyon and observe the above. Common sense should be used!

Also would like to point out that Rank Road was a farm road and really not a 2 lane road just this week another two cars tangled and the police had to be called to do a report -- let us just slow down and be correct in our actions!

Karen Carson



**From:** [Capelo, Jennifer](#)  
**To:** [Alex White](#)  
**Subject:** CPA 21-078 in Cashmere.  
**Date:** Friday, April 23, 2021 12:43:28 PM

---

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

My name is Jenny Capelo and I live just south of the project - CPA 21-078 in Cashmere. I have some concerns about the safety of the project with regards to the soil. On the Department of Ecology Dirt Alert map it clearly shows that this property VERY likely has elevated traces of Lead and Arsenic.

I am also very troubled about the lack of adequate infrastructure for the proposed homes in 21-078 and on Rank Road. The roads are not of a quality to the point that can sustain the increased traffic with the developments. Irrigation systems are not of quality to sustain the new developments. Fire prevention and sewer systems are not adequate. Please register my communication of significant safety concerns regarding the developments and in opposition to the projects. Thank you.

Jenny Capelo  
509.679.3423

**Per Washington State law, this e-mail communication may be subject to public disclosure. Unauthorized review, use or disclosure of this information is strictly prohibited. If you are not the intended recipient, please notify the sender immediately and promptly delete the message. Thank you**

**From:** [Amanda Rumann](#)  
**To:** [Alex White](#)  
**Subject:** Comment for Project File No: CPA 21-078  
**Date:** Sunday, April 25, 2021 9:20:44 PM

---

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

Dear Alex White,

We, Reid and Amanda Rumann, oppose the requested annexation of this property into the Urban Growth Area of the City of Cashmere.

The City of Cashmere is already facing significant issues with providing current residents with enough city water. Adding more properties to their already stressed system will cause serious issues for current and new residents. Additionally, the City of Cashmere is already facing those challenges from new developments already within city limits (6 new houses off Kennedy road and 10+ off Olive). It is less than desirable for the city to add even more houses.

Additionally, the city has no plans for improving Rank Road, which this proposed development would use for access. The road does not meet current "city" standards as it is not wide enough for 2 vehicles and provides no pedestrian access. As it is, pedestrians (it is frequently used by a large number of pedestrians for recreational exercise) either walk in the road which is extremely dangerous given the sharp curves, or they walk on this proposed development as a way to avoid cars. Recent comment from the city to Whitney Acheson (our neighbor) indicated the city hasn't even considered improving Rank Road. With adding 6 lots to Kennedy Road (also in desperate need of improvement and accessed by rank road) that's presumptively 12 more vehicles accessing Rank Road. Adding even more for this proposed development has dire consequences for both vehicles and pedestrians.

Adding to that the access to Rank Road from Olive is extremely dangerous as it is not wide enough for 2 vehicles. There was an accident at the intersection last week involving a vehicle turning right onto Rank Road and a vehicle approaching the stop sign on Olive. This will only become more precarious the more vehicles, pedestrians and construction traffic added.

Given the reasons listed above, we strongly oppose annexing this new development into the Urban Growth Area of the City of Cashmere until/unless the City has significant plans for improving the water and road infrastructure.

Sincerely,

Reid and Amanda Rumann

**From:** [Andrew Eichler](#)  
**To:** [Alex White](#)  
**Subject:** Comments on Project File CPA 21-078  
**Date:** Saturday, April 24, 2021 9:08:15 AM

---

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

Mr. White,

Regarding the Notice of Application and Environmental Review of the project proposed at NNA Rank Road, Cashmere by T8 Development LLC I submit the following comments.

1. The phrase “housing shortage” has been used regarding Cashmere, Washington. Is it the intent of the developer to limit home sales to Cashmere or Chelan county residents to mitigate the “housing shortage”? It is important to note, and no surprise, there is demand for real estate development in Cashmere, Washington as this is a small agricultural community highly prized for its quality of life; hence, the significant demand for real estate in this location. Safe, small communities with rural, eastern Washington beauty are, for good reason, appealing, in demand and difficult to find. But it should be emphatically stated there is no shortage of housing in and around Cashmere, just high demand, for the reasons mentioned above, with an equally high remuneration factor when developed. Is growth in Cashmere, as so many have said, “inevitable”? Perhaps, but not necessarily. The question remains unchanged. Is the quality of life improved or diminished when the projected development has reached its full completion? Currently, there is another rather large development taking place very nearby, extending from Kennedy to Olive. Are these two projects a harbinger of the potentially extensive developments of Butler Ridge and greater Cashmere? The nineteen plus acre orchard east of Kennedy, now offered for sale and development, suggests it is. The burgeoning traffic activity, increased pedestrians, adults and kindergarteners, school-aged children, mothers with strollers, runners, joggers, and elderly walkers are seen in increasing numbers on all of the involved relatively small, narrow streets and orchard roads. Multiple homes with multiple vehicles such as cars, RV’s, and trailered vehicles in today’s America all must be considered in context. Kennedy is narrow. Rank road is narrow. Olive and Railroad Avenue are inadequate to handle the increased traffic. There is no way around the trains coming through town. Cashmere’s main street, Cottage Avenue, with its significant number of side streets and obviously growing traffic, are real concerns. One is inevitably led to ask whether the necessary traffic studies were done during the COVID-19 pandemic or earlier? If during COVID-19, are the data valid? If not, should a repeat study be done prior to any further development? Are estimates based upon the applicant’s opinion or on objective data?

Reviewing the SEPA Environmental Checklist a number of questions arise. For example, number 8 asks the applicant to list any environmental information that has been or will be prepared, directly related to this proposal. The applicant’s response indicates these documents will be provided “in the future when we are able to move ahead with a 4-5 lot plat.” Should not this type of document be provided in advance? Is not this the primary purpose of such a checklist? The applicant repeatedly refers to a zoning amendment application described as “from Chelan County RR5/RV zoning to the Cashmere UGA.” This is not surprising given that this land is contiguous to the city boundary and containing access to City of Cashmere public utilities. However, since this zoning amendment request is pending some SEPA checklist responses remain unclear and, therefore, cannot be reviewed. Will approval of this development request be delayed until action on the request for a zoning change is completed? It is also stated about “5” residents will ultimately dwell in this development. When completed the development may have as many as 14 SFR’s. The average family in the US is 2.53 persons. This means closer to 40 persons will ultimately dwell in this development. Access for multiple autos, courier, delivery and emergency vehicles must all be provided for and the attendant increase in traffic taken into account.

Lastly, agriculture, though sometimes lengthy, has a life span. Eventually, trees must be replanted. However, home development is permanent. We must ask “what will this community be when we have passed and we have bequeathed it to our children, grandchildren and great grandchildren?” Will they continue to enjoy the benefits of living in a small, safe, agricultural community as we have? Will we provide to them the quality of life we have enjoyed or relent to the “inevitable”? If extensive home building IS inevitable, it should be accompanied by responsible planning and commensurate improvements to infrastructure to provide for community members’ safety while driving, walking, and running the streets mentioned above.

Respectfully,

Andy Eichler

102 Mt. Cashmere Pl  
Cashmere, WA 98815  
509 860 6307

**From:** [Kim Kennedy](#)  
**To:** [Alex White](#)  
**Subject:** Parcel No(s) 23-19-04-340-250 and 23-19-04-595-050  
**Date:** Friday, April 23, 2021 3:47:09 PM

---

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

Cashmere Project File No.: CPA 21-078

Is Rank Road going to be widened to accommodate the added traffic that this development is going to be creating? It is already a busy road with inadequate width for two cars to pass comfortably. This is especially true in the winter. We have had many near collisions on the blind corner.

Also, we have many walkers that use Rank Road for exercise. Is there provision for a sidewalk?

Thank you for your help in this matter.

Christie Kennedy  
5300 Kennedy Road  
Cashmere, WA 98815

[kennorch@gmail.com](mailto:kennorch@gmail.com)  
509-293-1541

**From:** [jsbaker32@charter.net](mailto:jsbaker32@charter.net)  
**To:** [Alex White](#)  
**Subject:** Rank Road development in Cashmere  
**Date:** Monday, June 21, 2021 11:31:08 AM

---

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

Dear Mr. White,

Has this property been entered into the growth boundary area yet? All of us with wells in the area are concerned with the ground water supply as they have been drilled deeper in the past. A water system to support 10 or 12 more homes could cause ours to become inoperative. We are also concerned that having this many septic tanks in this area could contaminate the ground water. The city of Cashmere says they will wait for this acceptance before issuing any permits.

I have read his application thoroughly and agree more homes are desirable but we in the area are very concerned with our life style. Respectfully,

John Baker  
5101 Moody Rd.  
Cashmere, Wa  
[Jsaker32@charter.net](mailto:Jsaker32@charter.net)  
509-782-1297

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

Attn: Alex White

Dear Sir(s),

While our address is 5117 Yaksum Cyn, our residence access is off of Olive Street. We have concerns about the upcoming application & review of zoning changes in regards to project location: NNA Rank Road, Cashmere, WA. Parcel # 23-19-04-430-250 & 23-19-04-595-050.

The proposed rezoning of this property to rural village and the subsequent development will greatly impact current residents & existing infrastructure.

The entire Olive street and its approach to Rank road is **heavily** used and in need of repair & improvements. Foot and car traffic on all Olive Street has increased dramatically in the last 5 years. With little or no improvements made. It is our understanding the City of Cashmere & Chelan County are both caretakers of Olive street.

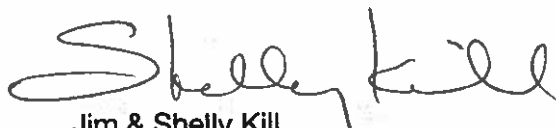
The recent sale of Kennedy property (building lots 23 +) which borders directly on Olive street already will greatly impact traffic.

Rank road does not meet standards for width or water run off as it exists. This runoff impacts both the Olive street/Yaksum Canyon road.

There is also a concern on how this housing development will affect our agricultural neighbors with their harvesting & production needs.

We would be glad to participate in any hearings regarding this issue & would like to request a copy of the final decision.

Thank you for taking our concerns in consideration.

  
Jim & Shelly Kill  
5117 Yaksum Cyn Rd.  
Cashmere, WA. 98815



Attention: Alex White  
Department of Community Development

With Regards To Project File No. CPA 21-078

My family lives on a one acre lot(5151 Yaksum Canyon Road)south of the above mentioned project.. We rely on a domestic water well(submersible pump)along with our neighbor (John Baker and family)located on my property that provides our domestic water supply for both families. In the 30+ years we have lived in this area there has been ongoing problems with wells going dry. We have had to dig deeper for our well on two (2) occasions in the last 20 years and it is very expensive. With the continued growth ( taking out orchards) in the immediate area, I have major concerns about my families water supply. With the additions of two more housing projects in this area ( Rank Road and 1/4 mile north of Rank Road) I believe will put a big strain on both the city water supply and sewer systems. Furthermore, if they should have to dig domestic wells this could potentially be a problem for people with existing wells.

There is always room for community growth, but you must have a good water supply and sewer system existing to support these bigger housing projects. Also Olive Ave.and for sure Rank Road need roadway improvements with guardrails,drainage and sidewalks, etc. to support these projects.

Mike Adam and family. Address- 5151 Yaksum Canyon Rd.( Box 235 )  
Phone- 509-782-3896. Cell # 699-1973. E-mail- michadams  
5151@charter.net

Thank-you for the opportunity to voice concerns on this project ( CPA  
21-078)

Mike Adam  4/19/2021



April 21, 2021

Mr. Alex White,

I am the owner of the orchard that is boarding the Matt Tait project off of Rank Rd. in Cashmere. Having many homes there is a concern for me. Working an orchard creates a lot of tractor, vehicle, and vocal noise. I do a lot of spraying which gets on buildings and windows and could be a concern for children outside. I don't need owners complaining because of these factors. I also am concerned with these families picking fruit off my trees, which is my livelihood. Also my workers, tractors, fruit haulers will create a lot of traffic on Rank Rd.

Respectfully,



Larry Egura

Mrs. Lacey Price  
111 Mt Cashmere Place  
Cashmere, WA 98815

April 24, 2021

Chelan County Department of Community Development  
Attn: Mr. Alex White  
316 Washington Street, Suite 201  
Wenatchee, WA 98801

**RE: Public Comment for Project File No. CPA 21-078 at Project Location NNA Rank Road,  
Cashmere (Assessor's Parcel Nos. 23-19-340-250 and 23-19-595-050)**

Mr. White:

Thank you for the opportunity to provide comment on the application for Comprehensive Plan Map Amendment to change the land use designation for the subject properties from Rural Residential/Recreational 5 acres (RR5) and Rural Village (RV) within the Chelan County zoning districts to Suburban Residential (SR) within the Urban Growth Area of the City of Cashmere.

1. Chelan County Comprehensive Plan Land Use Element goal: *Provide for a supply and distribution of land use types to accommodate the population and employment growth projected for the planning area.*

**According to the City of Cashmere Comprehensive Land Use Plan (June 2019), the City of Cashmere and corresponding UGA have a projected population growth of 330 persons and 124 dwellings between 2017-2037 (p11-12). The Plan's Land Supply analysis indicates that the City and UGA *already* have the capacity to serve 779 persons or 293 future residential building lots (p15). The proposed change in land use is unnecessary, particularly with several other residential developments already underway or on the horizon, including one less than one mile north on Olive Street zoned for over 40 homes.**

2. Chelan County Comprehensive Plan Land Use Element goal: *reduce development pressures and patterns of sprawl within rural areas.*

*"Sprawl" expresses the development pattern and pace in which the land consumption rate for urban needs exceeds the population growth rate, resulting in an inefficient use of territory and resources. Urban sprawling expansion constitutes a kind of colonization of the countryside that is not naturally induced by necessity, but an exponent of speculative development, private land hoarding and often the private appropriation of values created by public investments. (Epson Project 2006)*

**Altering the land use designation for the subject properties would create “sprawl” – consuming the land for urban “needs” exceeded by the population growth rate.**

3. Chelan County Comprehensive Plan Land Use Element goal: *conserve agricultural, forest and mineral resource lands of long-term commercial significance.*

These parcels used to be orchards—one of if not the most significant agricultural and commercial land use for Chelan County. Unfortunately, the orchard that used to occupy this land has already been torn out. Still, **each decision to alter land use from rural to densely populated residential fuels a growing trend of consuming agricultural land rather than conserving it.** If land use changes such as this continue to become normalized in the name of “growth” and “development” (and in many instances, greed), we will squander the benefits, resource, and legacy of agricultural land in our County.

I recognize that land use designations alone cannot preserve sustainable agriculture in our county; however, **by maintaining the current land use designations, the County fulfills its goal of conserving this land for agricultural use while still allowing it to become something new in alignment with its determined rural purpose.**

4. Chelan County Comprehensive Plan Land Use Element goal: *preserve and protect critical areas, open space, and the areas of rural character.*

**This land is currently and clearly defined by the Chelan County Comprehensive Plan to be used for rural purposes and to maintain a rural character—**“this type of development is not sprawl but rather follows the pattern of rural living in Chelan County with larger lot sizes used for residential living and often agricultural activities or clustered lots with large areas of protected open space” (Chapter 2: Land Use Element, p2).

Specifically, “RR5 designations adjacent to urban growth areas are intended to encourage the preservation of rural areas until such time as they serve as urban growth areas and urban services become available. RR5 designations can also act as buffers between designated resource lands and more intense rural or urban development (Chapter 3: Rural Element, p8-9)”. **Indeed, in this instance that is exactly what these parcels provide—a buffer between land use designated for Suburban Residential (SR) and Commercial/Light Industrial (C/LI), and rural/agricultural resource land designated RR2.5 and RR5.**

Furthermore, “the Growth Management Act recommends providing for a variety of residential densities at levels that are consistent with the preservation of rural character and the requirements of the Rural Element” (Chapter 3: Rural Element, p1) of the County’s Comprehensive Plan. **With several other properties zoned SR and C/LI in the area, this land which is designated for rural purposes should stay that way, allowing for a variety of residential densities as the GMA recommends.**

**In summary, the proposal to change the land use designation for the subject properties is directly opposed to each of the Chelan County Comprehensive Plan goals for Land Use. I trust the Chelan County Department of Community Development and our Commissioners will make this decision in alignment with our shared vision and values for land use represented in our Chelan County Comprehensive Plan.**

Thank you again for the opportunity to provide comment. I welcome the opportunity to participate in any helpful way that I can. Please place me on the list of people to receive notice, participate in any hearings, and request a copy of the final decision on this matter.

Thank you for all you do to keep our community growing thoughtfully and sustainably!

A handwritten signature in blue ink that reads "Lacey".

Lacey Price  
(509) 679-8904  
laceprice@gmail.com



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

STATE OF WASHINGTON       )  
  )  
COUNTY OF CHELAN       )       CPA 21-078

Matt Tait, 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 21-078**, was maintained on the subject property, in accordance with the records of property ownership of the Chelan County Assessor, in good conditions from 4/12/21 (date of posting the project site by the Chelan County Department of Community Development), through 4/26/21 (the end of the public comment period), and the affidavit returned to the Chelan County Department of Community Development on 10/8/21.

Matt Tait  
Signature

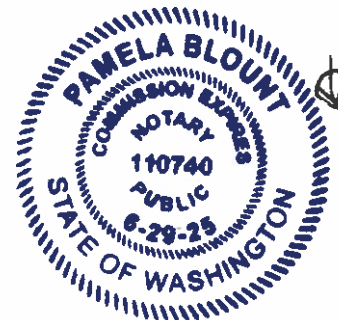
10/8/21  
Date

**ACKNOWLEDGEMENT**

This is to certify that on 8th day of October, 2021.

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

[Signature]  
Notary Public in and for the State of Washington,  
residing in Arlington  
My commission expires 6/29/25



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

**STATE OF WASHINGTON )**

**COUNTY OF CHELAN )**

**SS**

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

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

That on September 16, 2021, I personally mailed true and correct copies of the attached SEPA DETERMINATION OF NON-SIGNIFIGANCE to the following parties:

**\*\*SEE ATTACHED EMAIL\*\***

Wendy Lane  
Signature

September 16, 2021  
Date

**ACKNOWLEDGEMENT**

This is to certify that on 16<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 8:52 AM  
**To:** Matt Tait  
**Subject:** SEPA Determination regarding CPA 21-078 Tait - Chelan County Dept. of Community Development  
**Attachments:** CPA 21-078 Tait DNS.pdf

Greetings,

Please see the attached SEPA Determination of Non-significance regarding T8 Development LLC Etal's application, File# CPA 21-078. No action is required of you regarding this determination; this is a notification of a decision that was made regarding the application.

If you have any questions pertaining to this application please feel free to contact, Assistant Director Catherine Lorbeer at 509-667-6225 or [Catherine.Lorbeer@co.chelan.wa.us](mailto:Catherine.Lorbeer@co.chelan.wa.us)

Sincerely,

**Wendy Lane**

Permit Clerk  
Community Development Department



316 Washington Street, Suite 301,  
Wenatchee, WA 98801  
Phone: (509) 667-6231 | Fax: (509) 667-6475  
[Wendy.Lane@co.chelan.wa.us](mailto:Wendy.Lane@co.chelan.wa.us)

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## Wendy Lane

---

**From:** Wendy Lane  
**Sent:** Thursday, September 16, 2021 4:26 PM  
**To:** 'jsbaker32@charter.net'  
**Subject:** SEPA Determination regarding CPA 21-078 Tait - Chelan County Dept. of Community Development  
**Attachments:** CPA 21-078 Tait DNS.pdf

Greetings,

Please see the attached SEPA Determination of Non-significance regarding T8 Development LLC Etal's application, File# CPA 21-078. No action is required of you regarding this determination; this is a notification of a decision that was made regarding the application.

If you have any questions pertaining to this application please feel free to contact, Assistant Director Catherine Lorbeer at 509-667-6225 or [Catherine.Lorbeer@co.chelan.wa.us](mailto:Catherine.Lorbeer@co.chelan.wa.us)

Sincerely,

**Wendy Lane**

Permit Clerk  
Community Development Department



316 Washington Street, Suite 301,  
Wenatchee, WA 98801  
Phone: (509) 667-6231 | Fax: (509) 667-6475  
[Wendy.Lane@co.chelan.wa.us](mailto:Wendy.Lane@co.chelan.wa.us)

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## Wendy Lane

---

**From:** Wendy Lane  
**Sent:** Thursday, September 16, 2021 4:20 PM  
**To:** Peggy Fenhaus; Bob Plumb; Chris Young; 'EHSupport@cdhd.wa.gov'; Cindy Grubb; 'Alicia.Hankins@chelanpud.org'; 'p\_mosher@ccfd6.net'; Tammy@cityofcashmere.org; 'iid.pid@nwi.net'; 'tony.iid.pid@nwi.net'; 'levi.ipid@nwi.net'; 'gjohnson@cashmere.wednet.edu'; 'SEPA (DAHP)'; 'enviroreview@yakama.com'; 'Corrine Camuso'; 'Casey\_Barney@Yakama.com'; 'Jessica Lally'; 'Noah\_Oliver@Yakama.com'; 'guy.moura@colvilletribes.com'; Julie Sanderson; 'Scott.Kuhta@commerce.wa.gov'; 'Region2 Planning (DFW)'; 'thagen6760@aol.com'; 'fireman-175@outlook.com'; 'inckac1@gmail.com'; 'jcapelo@wvc.edu'; 'amandaand Reid@gmail.com'; 'backanme@gmail.com'; 'kennorch@gmail.com'; 'jsaker32@charter.net'  
**Subject:** SEPA Determination regarding CPA 21-078 Tait - Chelan County Dept. of Community Development  
**Attachments:** CPA 21-078 Tait DNS.pdf

Greetings,

Please see the attached SEPA Determination of Non-significance regarding T8 Development LLC Etal's application, File# CPA 21-078. No action is required of you regarding this determination; this is a notification of a decision that was made regarding the application.

If you have any questions pertaining to this application please feel free to contact, Assistant Director Catherine Lorbeer at 509-667-6225 or [Catherine.Lorbeer@co.chelan.wa.us](mailto:Catherine.Lorbeer@co.chelan.wa.us)

Sincerely,

**Wendy Lane**

Permit Clerk

Community Development Department



316 Washington Street, Suite 301,

Wenatchee, WA 98801

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

[Wendy.Lane@co.chelan.wa.us](mailto:Wendy.Lane@co.chelan.wa.us)

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# SEPA Record Submittal

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## 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 21-078

Contact name:

Catherine Lorbeer

Phone:

(509) 667-6225 Ext.6246

Email:

[Catherine.Lorbeer@co.chelan.wa.us](mailto:Catherine.Lorbeer@co.chelan.wa.us)

### Project location information

County:

CHELAN

Region:

Central

Address:

WA

Parcel number:

23-19-04-340-250

Coordinates (Lat, Long):

Section/Township/Range:

Other identifying location information:

### Project documentation

Proposal type:

Nonproject

Related SEPA numbers:

202103158

SEPA Number: 202103158

Applicant name:

T8 Development LLC

Applicant contact information:

PO Box 3008

Wenatchee, WA 98801

Document type:

ODNS

Document sub type:

Proposal name:

Comprehensive Plan Amendment

Proposal description:

Amendment to the Chelan County Comprehensive Plan to change the land use designation from Rural Residential/Recreational 5 acres (RR5) to Rural Village (RV).

Project website:

### Important dates

Issued date:

9/16/2021

There is no comment period

Published date:

### Attached files

File name

File description

[CPA 21-078 - SEPA Checklist.pdf](#)

[CPA 21-078 Tait DNS.pdf](#)

Files

<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 designation from Rural Residential/Recreational 5 acres (RR5) to Rural Village (RV).

**File Number:** PL 21-078

**Parcel Number:** 23-19-04-340-250  
**Related Parcels:** 23-19-04-595-050  
**Site Address:** NNA RANK ROAD, CASHMERE, WA 98815  
**Owner:** T8 DEVELOPMENT LLC ETAL  
3901 120TH PL NE, MARYSVILLE, WA 98271  
**Agent:** T8 DEVELOPMENT LLC ETAL  
3901 120TH PL NE, MARYSVILLE, WA 98271

**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:** 9/16/2021

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

STATE OF WASHINGTON       )  
  )  
COUNTY OF CHELAN       )       SS

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

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

That on June 11, 2021, I personally mailed true and correct copies of the hereto attached:

- ☐ Notice of Shoreline Application  
☒ Notice of Application  
☐ Other \_\_\_\_\_

to all property owners within 300 feet (excluding 60 feet of Street rights of way pursuant to Section 14.08.060 (1)(B), Chelan County Code) of the project boundary in accordance with the records of property ownership of the Chelan County Assessor and any other interested parties. A copy of the mailing list is attached to this affidavit.

Wendy Lane  
Signature

June 11, 2021  
Date

**ACKNOWLEDGEMENT**

This is to certify that on 11 day of June, 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.

Mikhaela K. Haag  
Notary Public in and for the State of Washington,  
residing in Wenatchee, WA

My commission expires 07/03/2022



## Wendy Lane

---

**From:** Wendy Lane  
**Sent:** Friday, June 11, 2021 9:29 AM  
**To:** 'Matt Tait'  
**Cc:** Alex White  
**Subject:** Notice of Application for CPA 21-078 Tait - Chelan County Dept. of Community Development  
**Attachments:** CPA 21-078 Tait Revised NOA Optional.pdf; CPA 21-078 Tait NOA AoP.pdf

Greetings,

Please find the attached Notice of Application for a Comprehensive Plan Amendment regarding T8 Development LLC's property, File# CPA 21-078. This notice should be posted on the subject property by June 12, 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, Alex White at 509-667-6225 or [Alex.White@co.chelan.wa.us](mailto:Alex.White@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)

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Name	Address_1	Address_2	City	State	Country	Zip Code	PARCEL
MADISON PRISCILLA & GREGORY PETERSON	11111 SANTA MONICA BLVD STE 100		LOS ANGELES	CA	US	90025	212008330020
HIBBARD ANSPACH JULIE	PO BOX 5623		WENATCHEE	WA	USA	98807-5625	212008330030
GIBSON DONALD D & KAREN F CO-TRUSTEES	407 ELVA WY		EAST WENATCHEE	WA	USA	98802-5417	212008330040
TY LEE LLC	901 NE 72ND ST		SEATTLE	WA	US	98115	212008330115
PEARSON BEVERLY A	5780 SQUILCHUCK RD #2		WENATCHEE	WA	USA	98801	212008330200
HEDMAN PETE L & PENNY L	5260 SQUILCHUCK RD		WENATCHEE	WA		98801	212008340000
BAINARD VICKI L TRUSTEE	C/O TIP TOP ORCHARDS	1265 PITCHER CANYON RD	WENATCHEE	WA		98801	212008400050
HEDMAN PETE L & PENNY L HEDMAN	5260 SQUILCHUCK RD		WENATCHEE	WA		98801	212008430000
BAINARD VICKI L TRUSTEE	C/O TIP TOP ORCHARDS	1265 PITCHER CANYON RD	WENATCHEE	WA		98801	212008430100
WOLFE MICHAEL L	6120 SQUILCHUCK RD		WENATCHEE	WA	USA	98801	212018110010
BULLOCK JEFFERY M ETAL	6171 SQUILCHUCK RD		WENATCHEE	WA	USA	98801	212018110060
SITES LORI K ETAL	3605 YAKSUM CANYON		CASHMERE	WA	USA	98815	231904330200
WA STATE DEPT FISH & WILDLIFE	REAL ESTATE SERVICES	PO BOX 43158	OLYMPIA	WA	USA	98504	212022000000
BOYLE JAMES M	5009 RANK RD		CASHMERE	WA	USA	98815	231904340150
MILNE GREGG L	5175 OLIVE ST		CASHMERE	WA	USA	98815-9600	231904340200
T8 DEVELOPMENT LLC ETAL	3901 120TH PL NE		MARYSVILLE	WA		98271	231904340250
EQUIUA LARRY L PEREZ & MARIA C	6488 TIGNER RD		CASHMERE	WA		98815	231904340300
WA STATE DEPT FISH & WILDLIFE	REAL ESTATE SERVICES	PO BOX 43158	OLYMPIA	WA	USA	98504	212020000000
ADAM MICHAEL E	PO BOX 235		CASHMERE	WA	USA	98815	231904340350
GODFREY STEVEN	94 ZIA PLACE		CASHMERE	WA	USA	98815	231904340430
GODFREY STEVEN	94 ZIA PLACE		CASHMERE	WA	USA	98815	231904340435
KILL JAMES A & SHELLEY	5117 YAKSON CYN RD		CASHMERE	WA	US	98815	231904340450
GREGORICH JOSEPH L	5080 HARNDEN RD		CASHMERE	WA	USA	98815	231904340550
SHIFLETT STEVEN L	4862 STEMILT CREEK RD		WENATCHEE	WA	USA	98801	212021210100
TRIPLE S ORCHARDS LLC	4862 STEMILT CREEK RD		WENATCHEE	WA		98801	212021100050
SHIFLETT STEVEN L	4862 STEMILT CREEK RD		WENATCHEE	WA	USA	98801	212021120050
TRIPLE S ORCHARDS LLC	4862 STEMILT CREEK RD		WENATCHEE	WA		98801	212021200050
WENATCHEE HEIGHTS RECLAMATION	330 BOHART ROAD		WENATCHEE	WA	USA	98801	212021210050
BRITT JAMES H	101 CASCADE PL		CASHMERE	WA	USA	98815	231904500010
EDWARDS RUSTON G & NOELLE F	103 CASCADE PL		CASHMERE	WA		98815	231904500020
MC LEOD ROBERT W	104 JULIE ANN CT		CASHMERE	WA	USA	98815	231904500030
OGLE ELDRIDGE V & JANICE A	107 CASCADE PL		CASHMERE	WA		98815	231904500040
EVANS ROBERT H	173 ELU BEACH RD		NEWPORT	WA	USA	99156	231904500050
OVENELL STEPHEN & KATHY	111 CASCADE PL		CASHMERE	WA	USA	98815	231904500060
ROLFE GLEN & BOLENDER CORINNA H/W	451 BIG SKY VISTA		CLE ELUM	WA	US	98922	231904500070
FREESE ROBERT G & NANCY K	110 CASCADE PL		CASHMERE	WA		98815	231904500080
MOSER DARRELL	108 CASCADE PL		CASHMERE	WA	USA	98815-9666	231904500090
HAGEN TERRY D	106 CASCADE PLACE		CASHMERE	WA	USA	98815	231904500100
WHITE MARY V	104 CASCADE PL		CASHMERE	WA		98815	231904500110
CAPELO ARMANDO & JENNIFER S	102 CASCADE PL		CASHMERE	WA	USA	98815	231904500120
SECTION 9 ORCHARD LLC	PO BOX 1765		WENATCHEE	WA		98807	212009140000
RICE TODD/KATRINA	5990 SQUILCHUCK RD		WENATCHEE	WA	USA	98801	212008330110
WA STATE DEPT FISH & WILDLIFE	REAL ESTATE SERVICES	PO BOX 43158	OLYMPIA	WA	USA	98504	212016000000
WHEELER RIDGE LLC	4597 STEMILT HILL RD		WENATCHEE	WA		98801	212017000000
DEGEL KATHERINE J & DAVID A	5252 KENNEDY RD		CASHMERE	WA		98815	231904501010
EICHLER ANDREW G & REBECCA J	102 MOUNT CASHMERE PL		CASHMERE	WA		98815	231904501020
ACHESON JACOB & WHITNEY	104 MT CASHMERE PL		CASHMERE	WA		98815	231904501030
GEBERS WADE D & KARI L DANIELSON	106 MT CASHMERE PL		CASHMERE	WA		98815	231904501040
PEDERSEN CARL J & LAURA A	107 MOUNT CASHMERE PL		CASHMERE	WA	USA	98815	231904501050
RUMANN REID & AMANDA	109 MOUNT CASHMERE PL		CASHMERE	WA		98815	231904501060
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KYLE MATHISON & AMIGOS LLC	4597 STEMILT HILL RD		WENATCHEE	WA	USA	98801	212015220050
TRIPLE S ORCHARDS LLC	4862 STEMILT CREEK RD		WENATCHEE	WA		98801	212015230050
WHEELER RIDGE LLC	4597 STEMILT HILL RD		WENATCHEE	WA		98801	212009240100
WHEELER RIDGE LLC	4597 STEMILT HILL RD		WENATCHEE	WA		98801	212009310010
WHEELER RIDGE LLC	4597 STEMILT HILL RD		WENATCHEE	WA		98801	212009430010
WHEELER RIDGE LLC	4597 STEMILT HILL RD		WENATCHEE	WA		98801	212009430020
WHEELER RIDGE LLC	4597 STEMILT HILL RD		WENATCHEE	WA		98801	212009340020
WHEELER RIDGE LLC	4597 STEMILT HILL RD		WENATCHEE	WA		98801	212009340010
WHEELER RIDGE LLC	4597 STEMILT HILL RD		WENATCHEE	WA		98801	212009310040
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WHEELER RIDGE LLC	4597 STEMILT HILL RD		WENATCHEE	WA		98801	212009400000
WA STATE DEPT NATURAL RESOURCE	C/O KYLE MATHISON	4597 STEMILT HILL ROAD	WENATCHEE	WA		98801	212010000000
ROLFS MICHAEL & SARA	5898 SQUILCHUCK RD		WENATCHEE	WA	USA	98801	212007400050
SMITH BLAINE S & JACQUELINE J	PO BOX 182		MONITOR	WA		98836	231904595020
TAMARACK SADDLE LLC	PO BOX 1668		WENATCHEE	WA		98807	212019000000
NOBLE JAMES J	PO BOX 532		CASHMERE	WA	USA	98815-0532	231904595025
EQUIUA LARRY L PEREZ & MARIA C	6488 TIGNER RD		CASHMERE	WA		98815	231904595035
BAKER JOHN & SANDRA TRT	BAKER LIVING TRUST	5101 MOODY RD	CASHMERE	WA	USA	98815	231904595036
MC CLENDON MELISSA	PO BOX 792		CASHMERE	WA		98815	231904595037
OMMEN PATRICIA L	4864 RANK RD		CASHMERE	WA		98815	231904595045
T8 DEVELOPMENT LLC ETAL	3901 120TH PL NE		MARYSVILLE	WA		98271	231904595050
SHIFLETT SETH & MARY	6275 STEMILT LOOP RD		WENATCHEE	WA		98801	212015230000
SHIFLETT STEVE & JANE	4862 STEMILT CREEK RD		WENATCHEE	WA		98801	212015300050
WA STATE PARKS & REC COMM	PO BOX 1128		OLYMPIA	WA	USA	98504	212018400000
CARSON KAREN A TRUSTEE	100 CASCADE PL		CASHMERE	WA		98815	231904500130
ELLIS CHARLES B JR	119 CREEKSIDE PL		CASHMERE	WA	USA	98815	231904505065
LOWES CHRISTOPHER R & TRACY R	PO BOX 3497		WENATCHEE	WA	US	98807	212009300125
PRICE JOSHUA & LACEY	PO BOX 305		PESHASTIN	WA		98847-0305	231904501070
SITES DON R & LORI K ETAL	PO BOX 305		CASHMERE	WA	USA	98815	231904331400

# Order Invoice

Wenatchee World / Quincy Valley Post

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: 06/10/2021  
Ad #: 00104376  
Salesperson: LEGL Ad Taker: 340

Class: 0001

Ad Notes:

Sort Line: CPA21-078/WLane

Description	Start	Stop	Ins.	Cost/Day	Amount
01 The Wenatchee World	06/12/2021	06/12/2021	1	92.10	92.10
02 Wenatchee World Online	06/12/2021	06/12/2021	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: 92.10  
Tax: 0.00  
Net: 92.10  
Prepaid: 0.00

**Total Due 92.10**

#### **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 21-078:** An application for a Comprehensive Plan Map Amendment was submitted to change the land use designations for the subject properties from Rural Residential/Recreational 5 acres (RR5) to Rural Village (RV) within the Chelan County zoning districts. Project Location: NNA Rank Road, Cashmere, WA; and identified by Assessor's Parcel No(s): 23-19-04-430-250 and 23-19-04-595-050

On June 12, 2021 this application was noticed to the public and no action will be taken on the project until the Agency comment period ends June 26, 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 21-078  
**Project Location:** NNA Rank Road, Cashmere, WA; and identified by Assessor's Parcel No(s): 23-19-04-430-250 and 23-19-04-595-050  
**Applicant/Owner:** T8 Development LLC / Richard Ledford  
**Application Date:** March 1, 2021  
**Determination of Complete:** April 7, 2021  
**Notice of Application Date:** April 10, 2021. (Note - Applicant decided to revise application to change the subject properties requested zoning designation from Residential/Recreational 5 acres (RR5) to Rural Village (RV) based on feedback from the City of Cashmere.)  
**Re-Notice of Application Date:** June 12, 2021.

**Proposed Project Description:** An application for a Comprehensive Plan Map Amendment was submitted to change the land use designations for the subject properties from Rural Residential/Recreational 5 acres (RR5) to Rural Village (RV) within the Chelan County zoning districts.

**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 **June 26, 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: Alex White or email [alex.white@co.chelan.wa.us](mailto:alex.white@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>**.

Affidavit of Publication

STATE OF WASHINGTON }  
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.

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

April 10, 2021

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 21-078: An application for a Comprehensive Plan Map Amendment was submitted to change the land use designations for the subject properties from Rural Residential/Recreational 5 acres (RR5) and Rural Village (RV) within the Chelan County zoning districts to Suburban Residential (SR) within the Urban Growth Area of the City of Cashmere. Project Location: NNA Rank Road, Cashmere, WA; and identified by Assessor's Parcel No(s): 23-19-04-430-250 and 23-19-04-595-050

On April 10, 2021 this application was noticed to the public and no action will be taken on the project until the Agency comment period ends April 24, 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 10th day of April 2021.

*Chris Gerber*

Chris Gerber, Notary Public, Chelan County, Washington

My commission expires: March 07, 2022

00002552 00101717 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

RECEIVED

APR 14 2021

CHELAN COUNTY  
COMMUNITY DEVELOPMENT

CHELAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT  
AFFIDAVIT OF MAILING

STATE OF WASHINGTON       )  
  )  
COUNTY OF CHELAN       )       SS

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

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

That on April 9, 2021, I personally mailed true and correct copies of the hereto attached:

- ☐ Notice of Shoreline Application  
☒ Notice of Application  
☐ Other \_\_\_\_\_

to all property owners within 300 feet (excluding 60 feet of Street rights of way pursuant to Section 14.08.060 (1)(B), Chelan County Code) of the project boundary in accordance with the records of property ownership of the Chelan County Assessor and any other interested parties. A copy of the mailing list is attached to this affidavit.

Wendy Lane  
Signature

April 9, 2021  
Date

ACKNOWLEDGEMENT

This is to certify that on 9th day of April, 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.

Breanne Hensley  
Notary Public in and for the State of Washington,  
residing in Douglas County

My commission expires 2/20/2025



## Wendy Lane

---

**From:** Wendy Lane  
**Sent:** Friday, April 9, 2021 8:29 AM  
**To:** 'matthewjtait@gmail.com'  
**Cc:** Alex White  
**Subject:** Notice of Application for CPA 21-078 Tait - Chelan County Dept. of Community Development  
**Attachments:** CPA 21-078 Tait NOA Optional.pdf; CPA 21-078 Tait NOA AoP.pdf

Greetings,

Please find the attached Notice of Application for a Comprehensive Plan Amendment regarding T8 Development LLC's property, File# CPA 21-078. This notice should be posted on the subject property by April 10, 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, Alex White at 509-667-6225 or [Alex.White@co.chelan.wa.us](mailto:Alex.White@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.



Name	Address_1	Address_2	City	State	Countr	Zip Code	PARCEL
MADISON PRISCILLA & GREGORY PETERSON	11111 SANTA MONICA BLVD STE 100		LOS ANGELES	CA	US	90025	212008330020
HIBBARD ANSPACH JULIE	PO BOX 5623		WENATCHEE	WA	USA	98807-5625	212008330030
GIBSON DONALD D & KAREN F CO-TRUSTEES	407 ELVA WY		EAST WENATCHEE	WA	USA	98802-5417	212008330040
TY LEE LLC	901 NE 72ND ST		SEATTLE	WA	US	98115	212008330115
PEARSON BEVERLY A	5780 SQUILCHUCK RD #2		WENATCHEE	WA	USA	98801	212008330200
HEDMAN PETE L & PENNY L	5260 SQUILCHUCK RD		WENATCHEE	WA		98801	212008340000
BAINARD VICKI L TRUSTEE	C/O TIP TOP ORCHARDS	1265 PITCHER CANYON RD	WENATCHEE	WA		98801	212008400050
HEDMAN PETE L & PENNY L HEDMAN	5260 SQUILCHUCK RD		WENATCHEE	WA		98801	212008430000
BAINARD VICKI L TRUSTEE	C/O TIP TOP ORCHARDS	1265 PITCHER CANYON RD	WENATCHEE	WA		98801	212008430100
WOLFE MICHAEL L	6120 SQUILCHUCK RD		WENATCHEE	WA	USA	98801	212018110010
BULLOCK JEFFERY M ETAL	6171 SQUILCHUCK RD		WENATCHEE	WA	USA	98801	212018110060
SITES LORI K ETAL	3605 YAKSUM CANYON		CASHMERE	WA	USA	98815	231904330200
WA STATE DEPT FISH & WILDLIFE	REAL ESTATE SERVICES	PO BOX 43158	OLYMPIA	WA	USA	98504	212022000000
BOYLE JAMES M	5009 RANK RD		CASHMERE	WA	USA	98815	231904340150
MILNE GREGG L	5175 OLIVE ST		CASHMERE	WA	USA	98815-9600	231904340200
T8 DEVELOPMENT LLC ETAL	3901 120TH PL NE		MARYSVILLE	WA		98271	231904340250
EQUIUA LARRY L PEREZ & MARIA C	6488 TIGNER RD		CASHMERE	WA		98815	231904340300
WA STATE DEPT FISH & WILDLIFE	REAL ESTATE SERVICES	PO BOX 43158	OLYMPIA	WA	USA	98504	212020000000
ADAM MICHAEL E	PO BOX 235		CASHMERE	WA	USA	98815	231904340350
GODFREY STEVEN	94 ZIA PLACE		CASHMERE	WA	USA	98815	231904340430
GODFREY STEVEN	94 ZIA PLACE		CASHMERE	WA	USA	98815	231904340435
KILL JAMES A & SHELLY	5117 YAKSON CYN RD		CASHMERE	WA	US	98815	231904340450
GREGORICH JOSEPH L	5080 HARNDEN RD		CASHMERE	WA	USA	98815	231904340550
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SHIFLETT STEVEN L	4862 STEMILT CREEK RD		WENATCHEE	WA	USA	98801	212021120050
TRIPLE S ORCHARDS LLC	4862 STEMILT CREEK RD		WENATCHEE	WA		98801	212021200050
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EDWARDS RUSTON G & NOELLE F	103 CASCADE PL		CASHMERE	WA		98815	231904500020
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ACHESON JACOB & WHITNEY	104 MT CASHMERE PL		CASHMERE	WA		98815	231904501030
GEBERS WADE D & KARI L DANIELSON	106 MT CASHMERE PL		CASHMERE	WA		98815	231904501040
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TRIPLE S ORCHARDS LLC	4862 STEMILT CREEK RD		WENATCHEE	WA		98801	212015230050
WHEELER RIDGE LLC	4597 STEMILT HILL RD		WENATCHEE	WA		98801	212009240100
WHEELER RIDGE LLC	4597 STEMILT HILL RD		WENATCHEE	WA		98801	212009310010
WHEELER RIDGE LLC	4597 STEMILT HILL RD		WENATCHEE	WA		98801	212009430010
WHEELER RIDGE LLC	4597 STEMILT HILL RD		WENATCHEE	WA		98801	212009430020
WHEELER RIDGE LLC	4597 STEMILT HILL RD		WENATCHEE	WA		98801	212009340020
WHEELER RIDGE LLC	4597 STEMILT HILL RD		WENATCHEE	WA		98801	212009340010
WHEELER RIDGE LLC	4597 STEMILT HILL RD		WENATCHEE	WA		98801	212009310040
WHEELER RIDGE LLC	4597 STEMILT HILL RD		WENATCHEE	WA		98801	212009310030
WHEELER RIDGE LLC	4597 STEMILT HILL RD		WENATCHEE	WA		98801	212009130050
KMO HOLDINGS LLC	4597 STEMILT HILL ROAD		WENATCHEE	WA	USA	98801	212009440050
HADLEY THOMAS E & CELAINE T	5271 MISSION CREEK		CASHMERE	WA	USA	98815	231904330160
WHEELER RIDGE LLC	4597 STEMILT HILL RD		WENATCHEE	WA		98801	212009400000
WA STATE DEPT NATURAL RESOURCE	C/O KYLE MATHISON	4597 STEMILT HILL ROAD	WENATCHEE	WA		98801	212010000000
ROLFS MICHAEL & SARA	5898 SQUILCHUCK RD		WENATCHEE	WA	USA	98801	212007400050
SMITH BLAINE S & JACQUELINE J	PO BOX 182		MONITOR	WA		98836	231904595020
TAMARACK SADDLE LLC	PO BOX 1668		WENATCHEE	WA		98807	212019000000
NOBLE JAMES J	PO BOX 532		CASHMERE	WA	USA	98815-0532	231904595025
EQUIUA LARRY L PEREZ & MARIA C	6488 TIGNER RD		CASHMERE	WA		98815	231904595035
BAKER JOHN & SANDRA TRT	BAKER LIVING TRUST	5101 MOODY RD	CASHMERE	WA	USA	98815	231904595036
MC CLENDON MELISSA	PO BOX 792		CASHMERE	WA		98815	231904595037
OMMEN PATRICIA L	4864 RANK RD		CASHMERE	WA		98815	231904595045
T8 DEVELOPMENT LLC ETAL	3901 120TH PL NE		MARYSVILLE	WA		98271	231904595050
SHIFLETT SETH & MARY	6275 STEMILT LOOP RD		WENATCHEE	WA		98801	212015230000
SHIFLETT STEVE & JANE	4862 STEMILT CREEK RD		WENATCHEE	WA		98801	212015300050
WA STATE PARKS & REC COMM	PO BOX 1128		OLYMPIA	WA	USA	98504	212018400000
CARSON KAREN A TRUSTEE	100 CASCADE PL		CASHMERE	WA		98815	231904500130
ELLIS CHARLES B JR	119 CREEKSIDE PL		CASHMERE	WA	USA	98815	231904505065
LOWES CHRISTOPHER R & TRACY R	PO BOX 3497		WENATCHEE	WA	US	98807	212009300125
PRICE JOSHUA & LACEY	PO BOX 305		PESHASTIN	WA		98847-0305	231904501070
SITES DON R & LORI K ETAL	PO BOX 305		CASHMERE	WA	USA	98815	231904331400

**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: 04/08/2021  
Ad #: 00101717  
Salesperson: LEGL Ad Taker: 340

Class: 0001

Ad Notes:

Sort Line: CPA21-078/WLane

Description	Start	Stop	Ins.	Cost/Day	Amount
01 The Wenatchee World	04/10/2021	04/10/2021	1	97.74	97.74
02 Wenatchee World Online	04/10/2021	04/10/2021	1	0.00	0.00

**Ad Text:****NOTICE OF APPLICATION AND ENVIRONMENTAL REVIEW**

Notice is hereby given that the Chelan County Department of Community Development has received and found the following land use application to be complete and ready for processing, public review and comment. It has further been determined that this proposal will likely not have a probable significant adverse impact on the environment. The Department expects to issue a Determination of Non-Significance (DNS) in accordance with the optional DNS process found in WAC 197.11.355. The proposal may include mitigation measures under applicable codes and public review process.

**Payment Reference:**

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

**Total Due 97.74**

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

**A 21-078:** An application for a Comprehensive Plan Map Amendment was submitted to change the land use designations for the subject properties from Rural Residential/Recreational 5 acres (RR5) and Rural Village (V) within the Chelan County zoning districts to Suburban Residential (SR) within the Urban Growth Area of the City of Shmhere. Project Location: NNA Rank Road, Cashmere, WA; and identified by Assessor's Parcel No(s): 23-19-04-0-250 and 23-19-04-595-050

**April 10, 2021** this application was noticed to the public and no action will be taken on the project until the Agency comment period ends April 24, 2021.

Reports and file of record are available at 316 Washington St., Suite 301 Wenatchee, WA 98801 for review. Public comments will be accepted at any time prior to the close of the public record on project permits. Chelan County welcomes written public comment on all proposed land use actions. Comments must include your name, 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 21-078  
**Project Location:** NNA Rank Road, Cashmere, WA; and identified by Assessor's Parcel No(s): 23-19-04-340-250 and 23-19-04-595-050  
**Applicant/Owner:** T8 Development LLC / Richard Ledford  
**Application Date:** March 1, 2021  
**Determination of Complete:** April 7, 2021  
**Notice of Application Date:** April 10, 2021

**Proposed Project Description:** An application for a Comprehensive Plan Map Amendment was submitted to change the land use designations for the subject properties from Rural Residential/Recreational 5 acres (RR5) and Rural Village (RV) within the Chelan County zoning districts to Suburban Residential (SR) within the Urban Growth Area of the City of Cashmere.

**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 24, 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: Alex White or email alex.white@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 RR5/RV to SR (Cashmere UGA)  
**File Number:** PL 21-078  
**Parcel Address:** NNA Rank Road, Cashmere, WA 98815  
**Parcel Zoning:** RR5/RV  
**Applicant/Owner:** T8 Development LLC / Richard Ledford  
**Mailing Address:** PO Box 3008, Wenatchee, WA 98807  
**Primary Contact:** Matt Tait, T8 Development LLC  
PO Box 3008, Wenatchee, WA 98807  
**Date Submitted:** March 1, 2021  
**Date Completed:** April 7, 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:** Alex white  
Chelan County Department of Community Development  
316 Washington St., Suite 301, Wenatchee, WA 98801  
Email: alex.white@co.chelan.wa.us  
Phone: 509-667-6586 Fax: 509-667-6475

Sincerely,

Alex White

04/07/2021

CC: Northwest Geodimensions  
Dan Beardslee



# CHELAN COUNTY

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

## DETERMINATION OF APPLICATION STATUS

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

**Project Description:** Comp Plan Amendment RR5 to RV

**File Number:** CPA 21-078  
**Parcel Address:** NNA Rank Road, Cashmere, WA 98815  
**Parcel Zoning:** RR5/RV  
**Applicant/Owner:** T8 Development LLC / Richard Ledford  
**Mailing Address:** PO Box 3008, Wenatchee, WA 98807  
**Primary Contact:** Matt Tait, T8 Development LLC  
PO Box 3008, Wenatchee, WA 98807  
**Date Submitted:** March 1, 2021  
**Date Incomplete:** March 25, 2021

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

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

- a) The applicants need to decide if they are trying for inclusion into the Cashmere UGA or if they are trying to amend the mapping from RR5 to RV.
- b) In addition, the applicants need to decide if they are going to continue with their proposed BLA and short plat applications or if they want to pursue these and withdraw the Comprehensive Plan Map amendment (CPA) application. The BLA and short plat can be reviewed concurrently with CPA process, but these applications will also need to be integrated with the CPA proposal.
- c) An updated statement detailing what is proposed to be changed, which will need to include **ANY** proposal that will be submitted while the subject property(ies) is/are going through the CPA process.
- d) An updated explanation of how the proposed change is consistent with the goals of the Washington State Growth Management Act. This explanation should also include **ANY** proposal that will be submitted as the subject property(ies) is/are going through the CPA process.
- e) A statement of how the proposed amendment complies with the Chelan County Comprehensive Plan's goals and policies. This statement should also include **ANY** proposal that will be submitted as the subject property(ies) is/are going through the CPA process.
- f) Explain how the proposed change would serve the interest of the applicant as well as the public as a whole, including health, safety or welfare. This explanation should also include **ANY** proposal that will be submitted as the subject property(ies) is/are going through the CPA process.

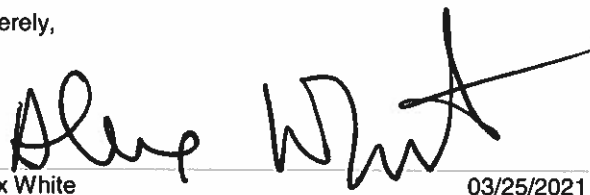
- g) Updated project maps that show the existing zoning, the existing zoning for the BLA, and the existing as well as the proposed zoning for the proposed short plat.
- h) The SEPA Checklist will also need to be updated to reflect **ANY** proposal that will be submitted as the subject property(ies) is/are going through the CPA process.

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

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

**Review Authority:** Alex White, Planner II  
Chelan County Department of Community Development  
316 Washington St., Suite 301, Wenatchee, WA 98801  
Email: alex.white@co.chelan.wa.us  
Phone: 5096676586 Fax: 5096676475

Sincerely,



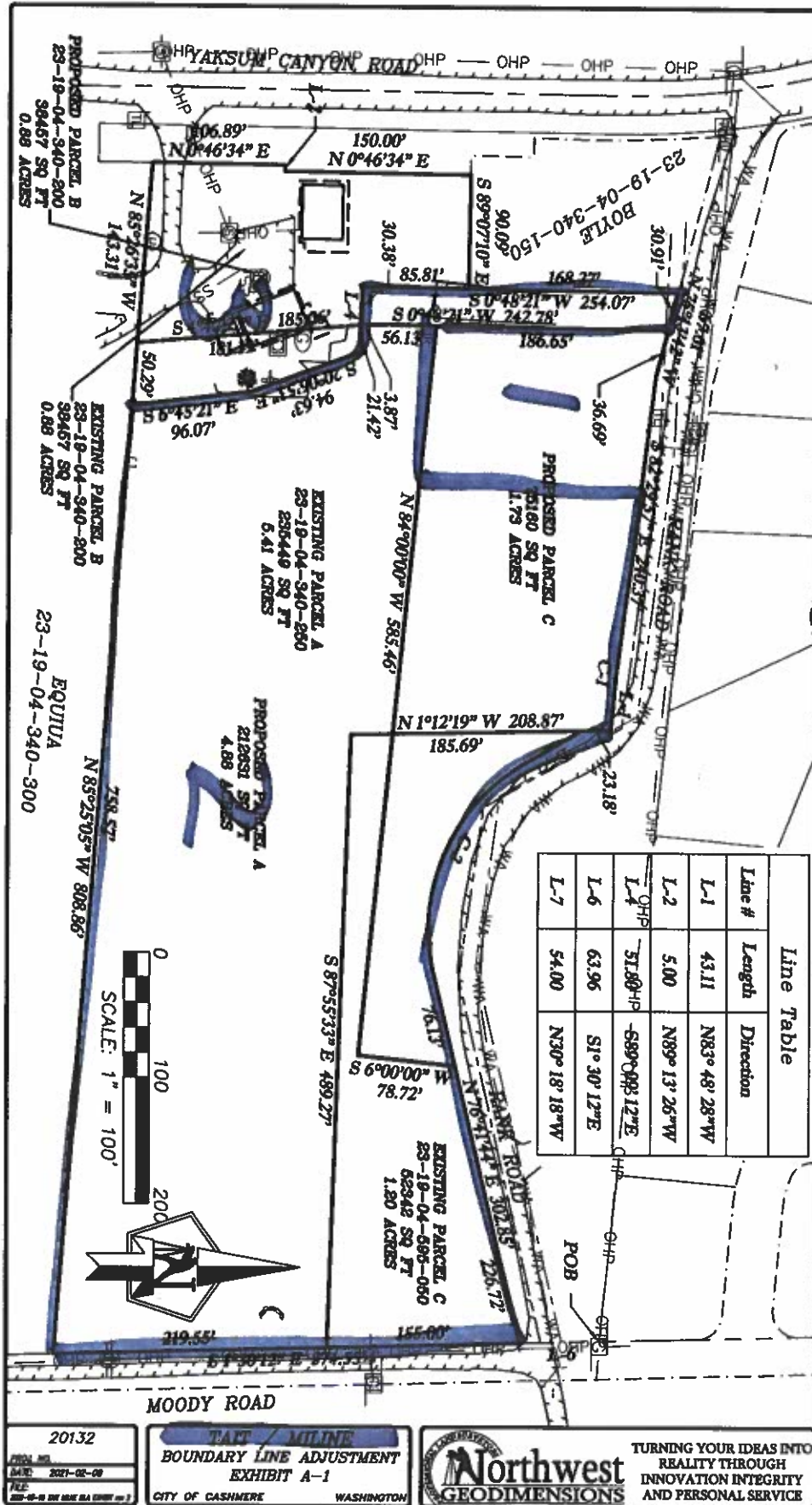
Alex White

03/25/2021

CC: Dan Beardslee  
Michelle Taylor / Northwest Geodimensions



BLA



20132  
DATE: 2021-02-08  
FILE: 2021-02-08

TAFT / MLINE  
BOUNDARY LINE ADJUSTMENT  
EXHIBIT A-1  
CITY OF CASHMERE WASHINGTON

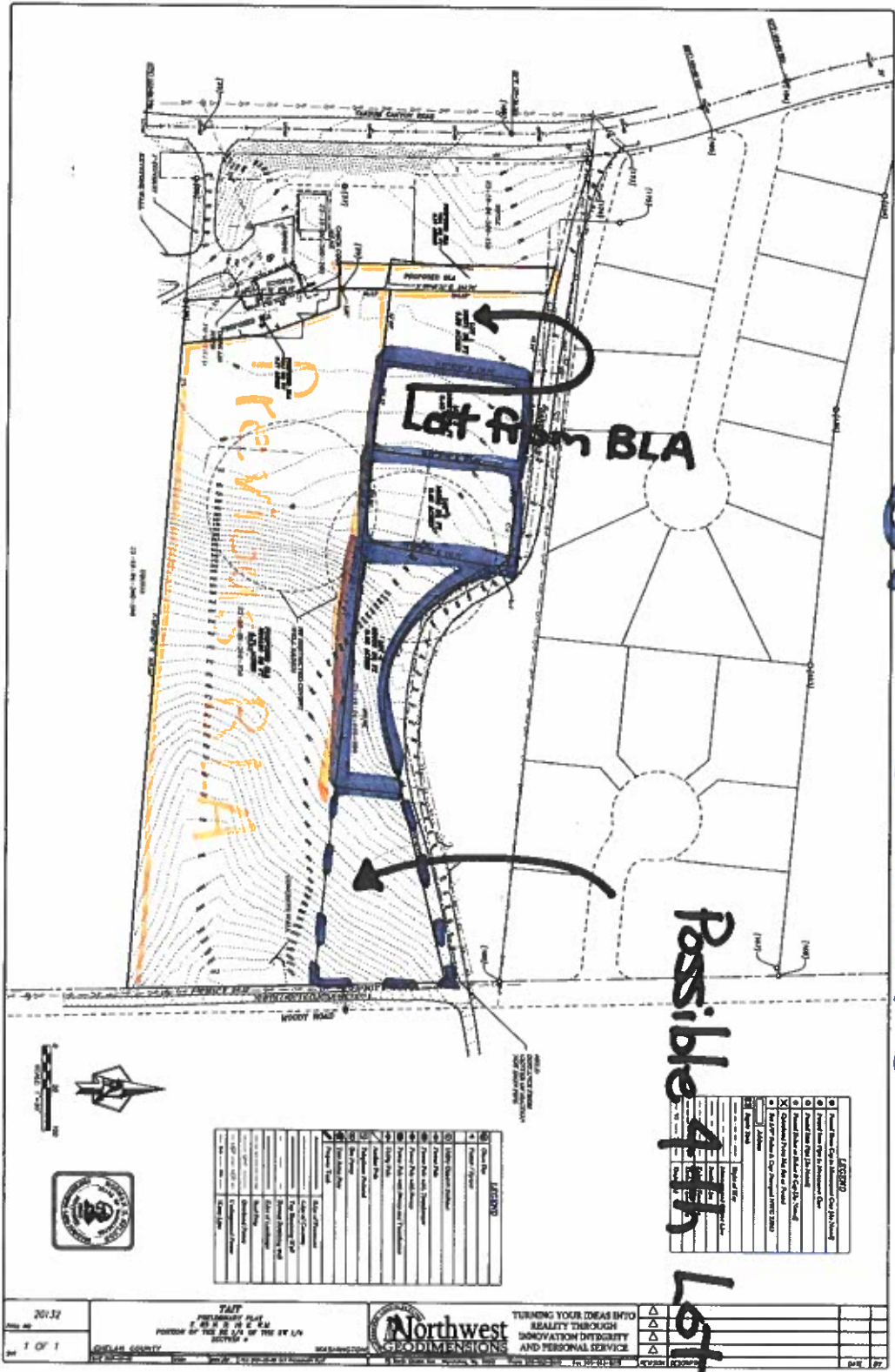
Northwest  
GEODIMENSIONS  
TURNING YOUR IDEAS INTO  
REALITY THROUGH  
INNOVATION INTEGRITY  
AND PERSONAL SERVICE

SP-3 LOTS

Possible 4th Lot

Lot from BLA

Pre-Work BLA



CPA 21-078  
File(s) No. \_\_\_\_\_

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

**GENERAL LAND USE APPLICATION FORM**

Parcel Number (APN): 231904340250 Lot Size: 5 (Acres)  
Parcel Address: NNA Rank Rd City/Zip Code: Cashmere 98815  
Property Owner(s): T8 Development LLC/Richard D. Ledford Zoning: RV/RR5  
Mailing Address: PO Box 3008  
City/State/Zip Code: Wenatchee, WA 98807  
Phone: 360-913-0377 E-mail: matthewjtait@gmail.com

Applicant/Agent (if different than owner): Matt Tait

Company and Mailing Address: T8 Development PO Box 3008

City/State/Zip: Wenatchee, WA 98815

Phone: 360-913-0377

E-mail: matthewjtait@gmail.com

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

.....

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

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

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

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

**APPLICABILITY SECTION**

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

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

**The following attachments are required for a complete application:**

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

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**GENERAL INFORMATION**

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

Currently the Parcel is zoned both RV and RR5. This issue has been on the Docket for the County Commissioners for a quite a while now. We are proposing that this parcel be zoned entirely RV for future use and development according to the codes and allowable uses. This will provide a clean line, on the southern property boundary for the zoning to be clear. We have attached a narrative.

☐ Narrative attached

Please complete the following:

- This parcel is part of a BLA + proposed short plat that are being processed concurrently with this Comprehensive Plan Map Amendment.*
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: Residential Use  
South: Ag Use  
East: Ag Use  
West: Residential Use
  4. What is the current use of the property? Vacant, Formerly AG Use
  5. Sanitation Disposal: ☒ N/A ☐ Septic Permit ☐ Sewer District: \_\_\_\_\_
  6. Water Source: ☒ N/A ☐ Single Private Well ☐ Shared Private Well ☐ Group B  
☐ Public Water Supplier: \_\_\_\_\_
  7. Irrigation Water:  
☐ N/A ☐ Yes (Private) ☒ Yes (Public) Irrigation District/Purveyor: Icicle Irrigation District
  8. Fire District: Chelan County Fire District #6 School District: Cashmere 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: \_\_\_\_\_ ☐ 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?  
Septic test holes for soil typing.
  14. Are there plans for future additions, expansions, or further activity related to or connected with the proposal?

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COMMUNITY DEVELOPMENT

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

After a zoning amendment, we will be pursuing a 4 lot short plat for this parcel in 2022, 18,000 sq ft min lot size.

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:

Boundary Line Adjustment to address an encroachment of a building on Parcel 231904340200 to the West.

Short plat is being prepared for submittal once the BLA is recorded.

#### **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;
- Does not apply E. The site contains highly permeable soils, which include soil types 1a, 1b and 2a under WAC 246-272-11001, Table II; **Highly Permeable Soils: Include soil types 1A, 1B and 2A from Table II, Soil Textural Classification, WAC 246-272-11001. 1A: Very gravely coarse sands or coarser, all extremely gravely soils. 1B: Very gravely medium sand, very gravely fine sand, very gravely very fine sand, very gravely loamy sands. 2A: Coarse sands (also includes ASTM 635 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**);

MAR 01 2021

- 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);
- Applies H. The development involves a proposed major or short subdivision and includes present or future plans to construct three or more dwelling units where the dwelling units will not be connected to a public sewer system and any of the lots are less than 1 net acre in size;
- Does not apply I. The proposed commercial and industrial site is not on a public sewer system and the main structure exceeds 4,000 square feet;
- Does not apply J. The proposed use is as a commercial feedlot;
- Does not apply K. The development is within 200 feet of the ordinary high water mark of a perennial river, stream, lake or pond.

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

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

## **CANNABIS DISCLOSURE SECTION**

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

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

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

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

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CHELAN COUNTY  
COMMUNITY DEVELOPMENT

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

MT

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.

MT

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.

MT

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.

MT

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

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

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

#### SITE PLAN CHECKLIST SECTION

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

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- ☒ Identify and label all water features to include, ponds, springs, ravines, streams, creeks, lakes, rivers, irrigation laterals, canals, ditches, wetlands, bogs, areas of saturated ground, flood plain, floodway. Identify the closest distance between the ordinary high water mark and proposed/existing structures.
- ☒ Label the name and width of roads bordering the property and indicate whether they are public or private.
- ☒ Locate the width of existing and proposed driveways/accesses serving each structure. Include stormwater control facilities such as drains, detention ponds, connection lines, catch basins, etc.
- ☒ Label all existing and proposed parking spaces/areas. Parking in residential districts is typically not allowed in the front yard setback area. All parking shall have durable and dustless surfaces suited to all weather use, unless required otherwise. If applicable, show handicapped parking and accessible routes to the structure and within the site to other structures and features.
- ☒ Identify and label all easements and widths, deed restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property, including but not limited to access, utilities, railroads, irrigation and overhead power. Include the Auditor's file number(s). *Before Any Development Occurs, Please Call 1-509-661-4220 for assistance in identifying PUD Easements!*
- ☒ Show the location of all existing and proposed overhead and underground utilities including, but not limited to water, sewer, gas, and electrical.
- ☒ Identify location of water lines, well and sanitary control radius. Note: A sanitary control radius around an off-site well may impact your project if it overlaps onto your parcel.
- ☒ Identify location of all well(s), septic/pump tank, drain field, reserve area and tight line involving the proposed structure(s). Show the distance from proposed structure(s) to septic tank, drain field, drinking water well source(s), and any water body, wetland area and/or flood plain to ensure they meet the required horizontal setbacks from each other and property lines. See Chelan Douglas Health District Horizontal Setback Table for details. If applicable, the approved Health District and County site plan must be identical.
- ☒ If drinking water wells, septic tank/drain field is off site, show the location of these systems on the adjacent property or properties and provide a copy of the easement agreement(s).
- ☒ If applicable, identify existing and proposed landscaping, screening and/or fencing. (Show type of landscaping, size, spacing, and provisions for irrigation).
- ☒ If applicable, include outdoor lighting and signage. Label each as existing or proposed.

### **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)

- |    |    |  |
|----|----|--|
| MT | 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.  |
| MT | 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.  |
| MT | 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.   |
| MT | 4. | Additional permit applications and approvals may be necessary to conduct specific activities.  |
| MT | 5. | Application fees are non-refundable, except when approve by the Board.   |
| MT | 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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- MT \_\_\_\_\_ 7. Chelan County is hereby given consent to enter the property(ies) listed above.
- MT \_\_\_\_\_ 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.
- MT \_\_\_\_\_ 9. I certify that I possess full legal authority and rights necessary to exercise control over the subject property.
- MT \_\_\_\_\_ 10. I certify that this application has been made with the consent of the lawful property owner(s).
- MT \_\_\_\_\_ 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.
- MT \_\_\_\_\_ 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: Matt Tait Place: Wenatchee Date: 3/1/21  
Print Name: Matt Tait

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

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

Mark up of original applization done by  
Alex White  
Planner II  
Chelan County



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**1. A detailed statement of what is proposed to be changed.**

Currently, Parcel #231904340250 is Zoned both RV and RR5. This 6.6 acre parcel is surrounded by much smaller parcels to the North and West and Orchards to the South and East. While Bordering the city limits of Cashmere. We are proposing that the entire parcel be moved to RV Zoning to allow for future residential home sites that will address the current housing shortage in the Cashmere area and Chelan county as a whole

**2. Explain why the Development Regulation text amendment is needed. What public land use issue or problem is resolved by the proposed amendment?**

The development regulation text amendment is needed to allow for higher density residential lots to address the current housing shortage in the area. The proposed zoning will allow for possibly up to 10 residential building lots, currently this parcel can only accommodate 1 Dwelling unit and an ADU.

**3. Explain how the proposed amendment is consistent with the goals of the Washington State Growth Management Act (RCW 36.70A) as amended.**

According to the Washington State Growth Management Act, Counties shall "provide sufficient capacity of land suitable for development within jurisdictions to accommodate their allocated housing and employment growth". With that being said, Chelan County is currently experiencing a significant shortage in affordable housing for its residents and those who are moving to the area. The proposed amendment will address the issue of affordable housing for residents and non-residents that are looking to live in the Cashmere area. I have attached the entire RCW below for reference.

*RCW 36.70A.115*

*Comprehensive plans and development regulations must provide sufficient land capacity for development.*

*(1) Counties and cities that are required or choose to plan under RCW 36.70A.040 shall ensure that, taken collectively, adoption of and amendments to their comprehensive plans and/or development regulations provide sufficient capacity of land suitable for development within their jurisdictions to accommodate their allocated housing and employment growth, including the accommodation of, as appropriate, the medical, governmental, educational, institutional, commercial, and industrial facilities related to such growth, as adopted in the applicable countywide planning policies and consistent with the twenty-year population forecast from the office of financial management.*

*(2) This analysis shall include the reasonable measures findings developed under RCW 36.70A.215, if applicable to such counties and cities.*

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**4. A statement of how the proposed map amendment complies with or supports the Comprehensive Plan's goals and/or any applicable County-Wide Planning Policies.**

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Chapter 5 of the Chelan County Comprehensive Plan addresses housing and future housing needs in the county. In that Chapter, the Comprehensive plan calls for addressing and making policy decisions that promote responsible development of land for Residential use. This proposed amendment follows the comprehensive plan, the residential use around the parcel in the proposal is mixed between higher density and lower density use. The bordering properties are in the RV zoning which allows responsible development, this parcel in the amendment is split between RV and RR5 Zoning with the zoning line essentially going down the middle of the parcel. The proposed amendment would move the zoning line to the property boundary line. The current rental vacancy rate for the Wenatchee area (including Cashmere) is around 1%, this indicates a housing shortage in our area, the proposed amendment would provide the opportunity for responsible development to help address the current housing shortage in the area.

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

The proposed amendment would not affect lands designated as resource lands of long-term commercial significance.

**6. Explain how the proposed change would serve the interests of the public as a whole, including health safety or welfare.**

Ultimately, the proposed change would benefit the public as a whole by providing more opportunities for residential development. The increased density of RV compared to RR5 could potentially provide up to 10 more residential lots available to the public as well as the potential for exploring ADUs as well to help address the housing shortage. The current zoning does not lend itself to the highest and best use of the current parcel. This proposed amendment is also conducive with preventing a "sprawl" in residential development by ensuring that residential development occurs in a manner where neighboring properties are of similar use to the subject property.

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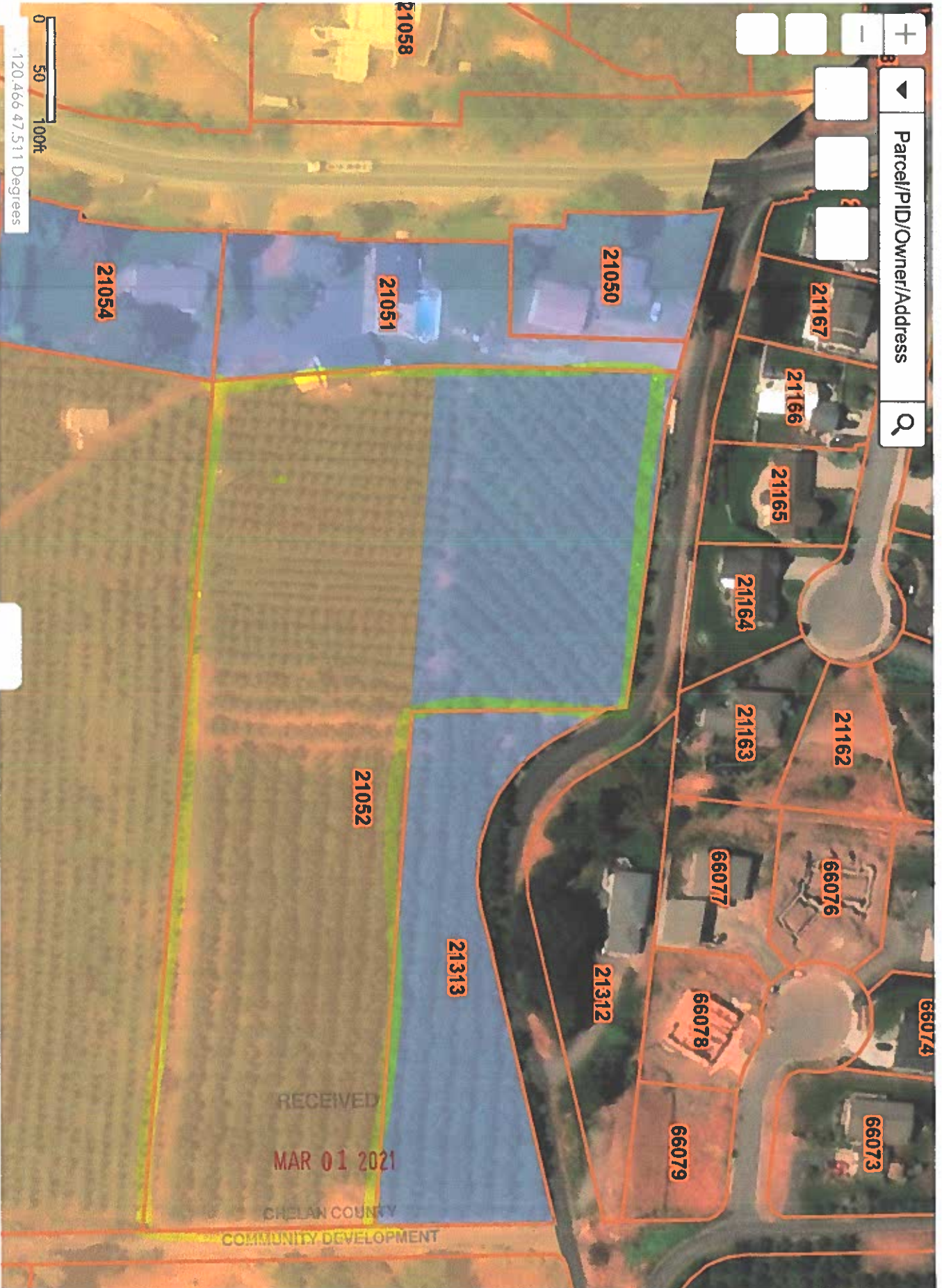
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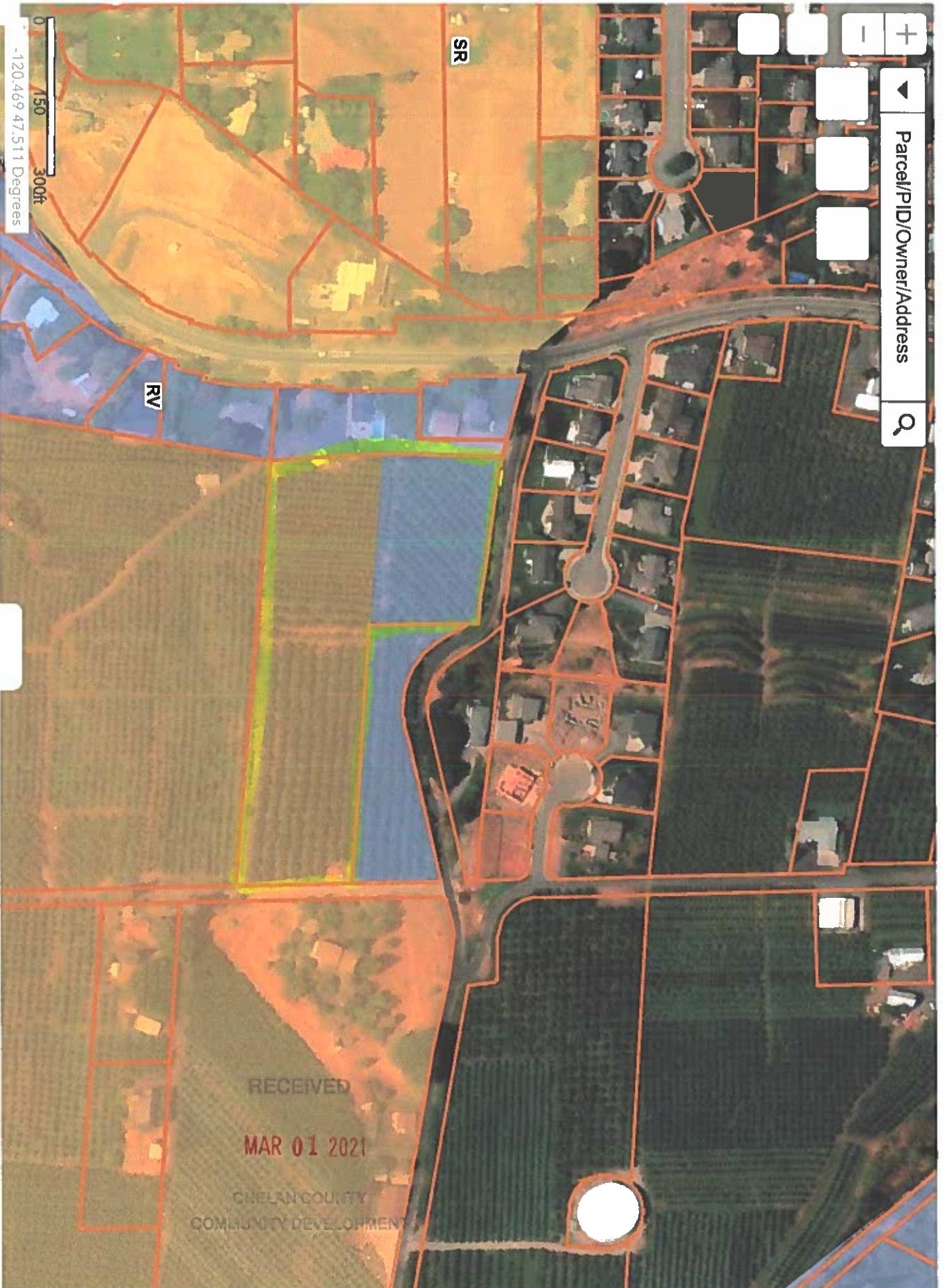


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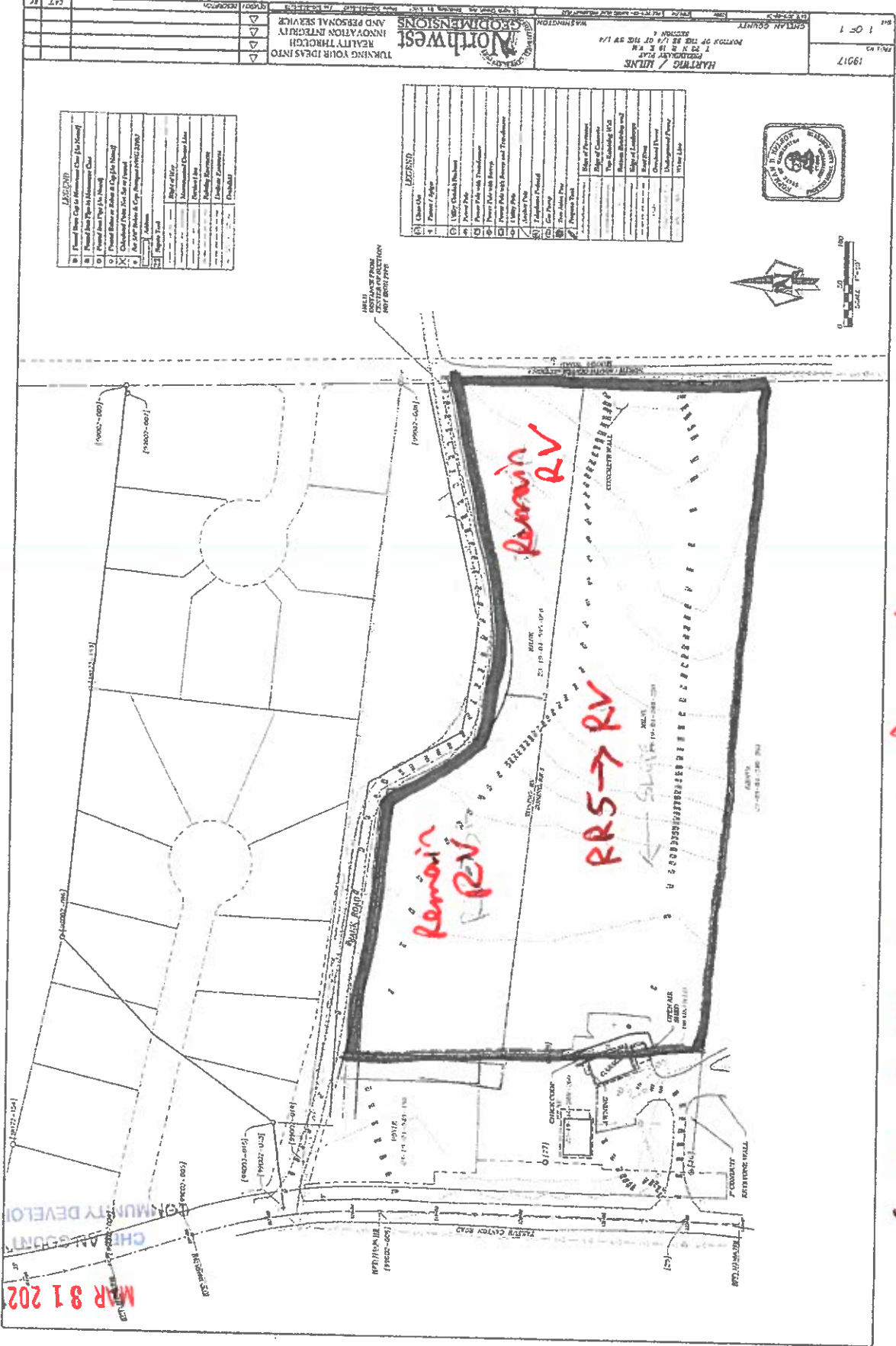
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~~Proposed Zoning~~

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\* Current Zoning -> Proposed Zoning

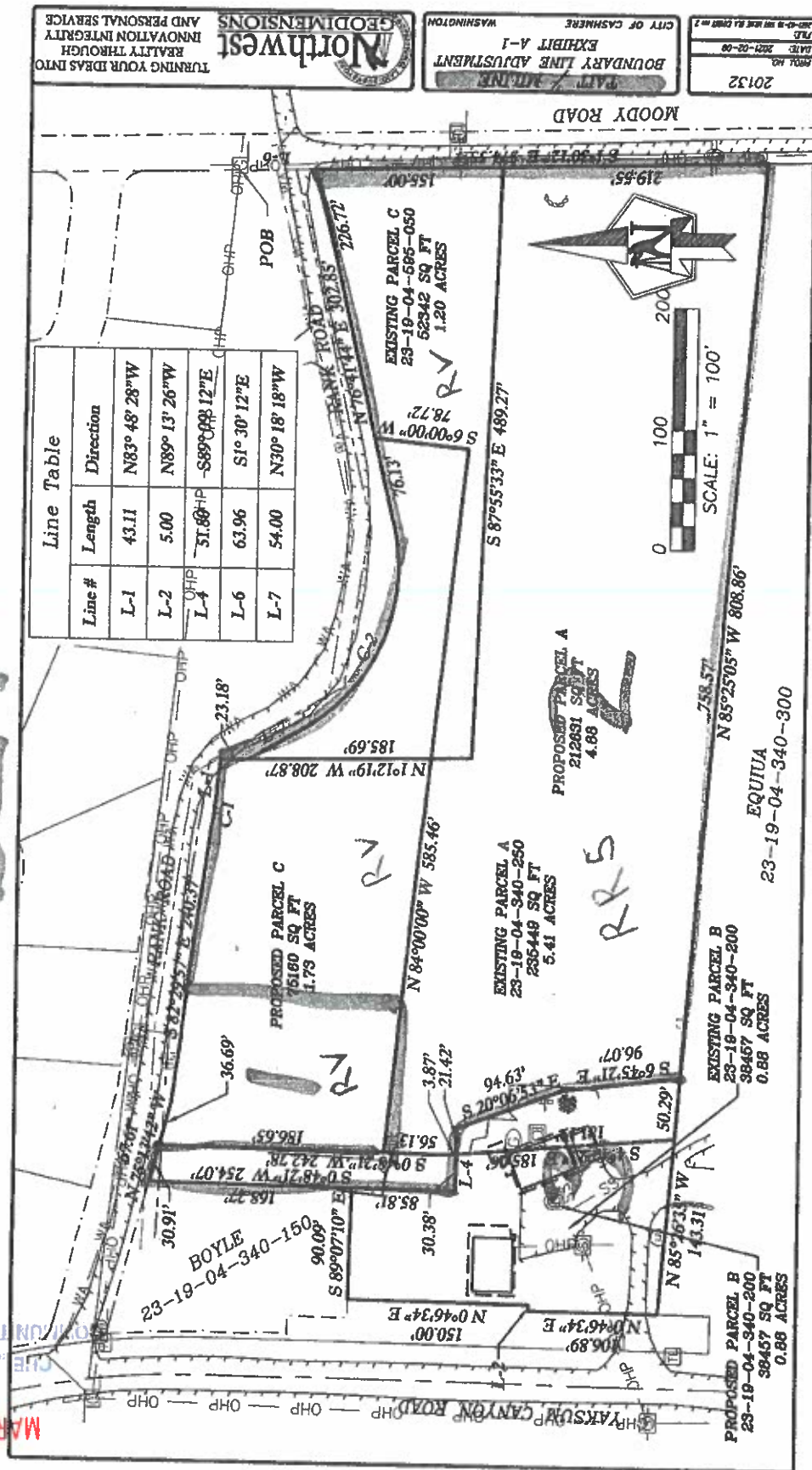
Marked up by  
Alex White  
Planner II, Chelan County



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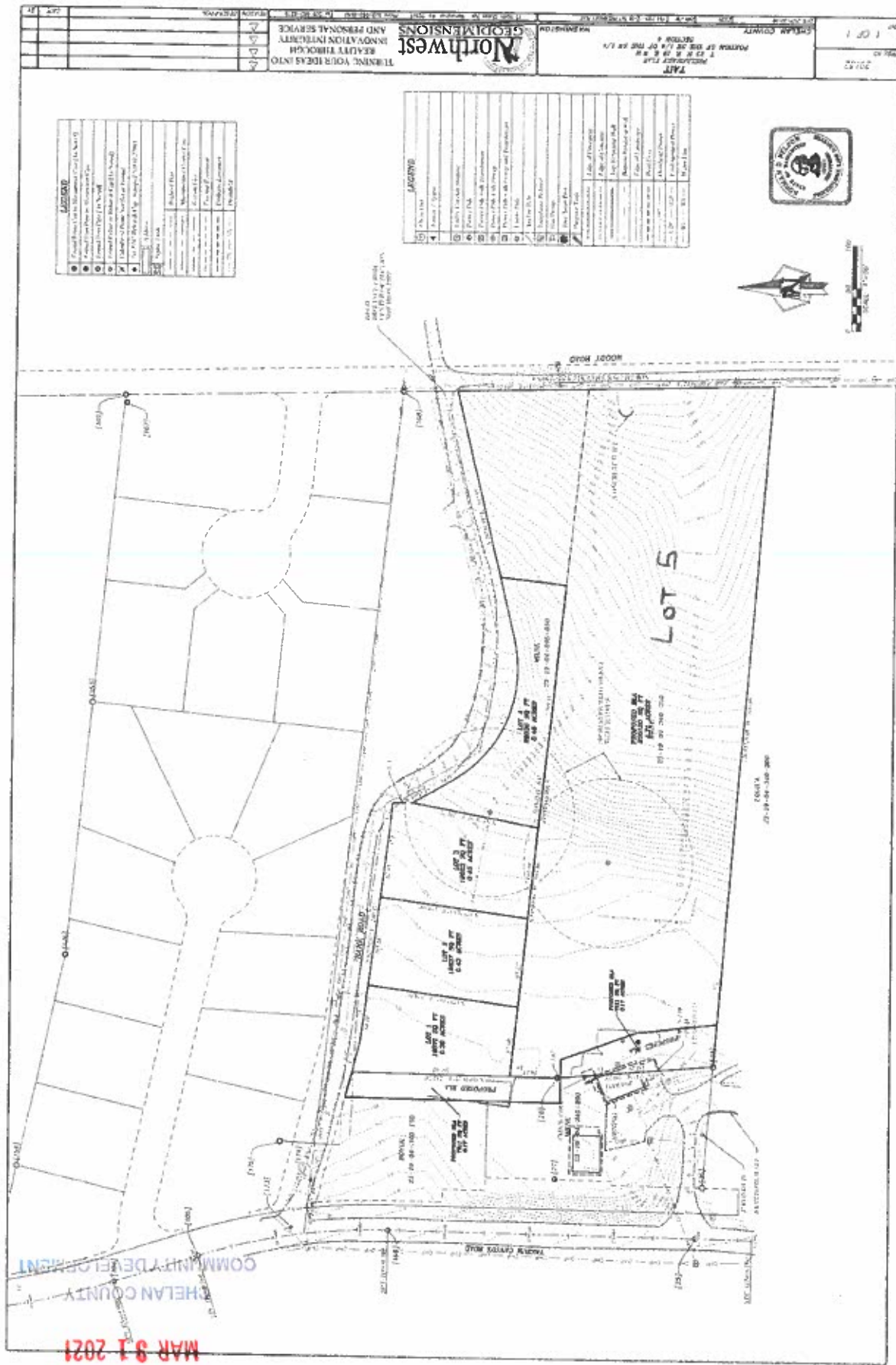
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Line Table		
Line #	Length	Direction
L-1	43.11	N83° 48' 28" W
L-2	5.00	N89° 13' 26" W
L-3	51.89	S89° 08' 12" E
L-6	63.96	S1° 30' 12" E
L-7	54.00	N70° 18' 18" W

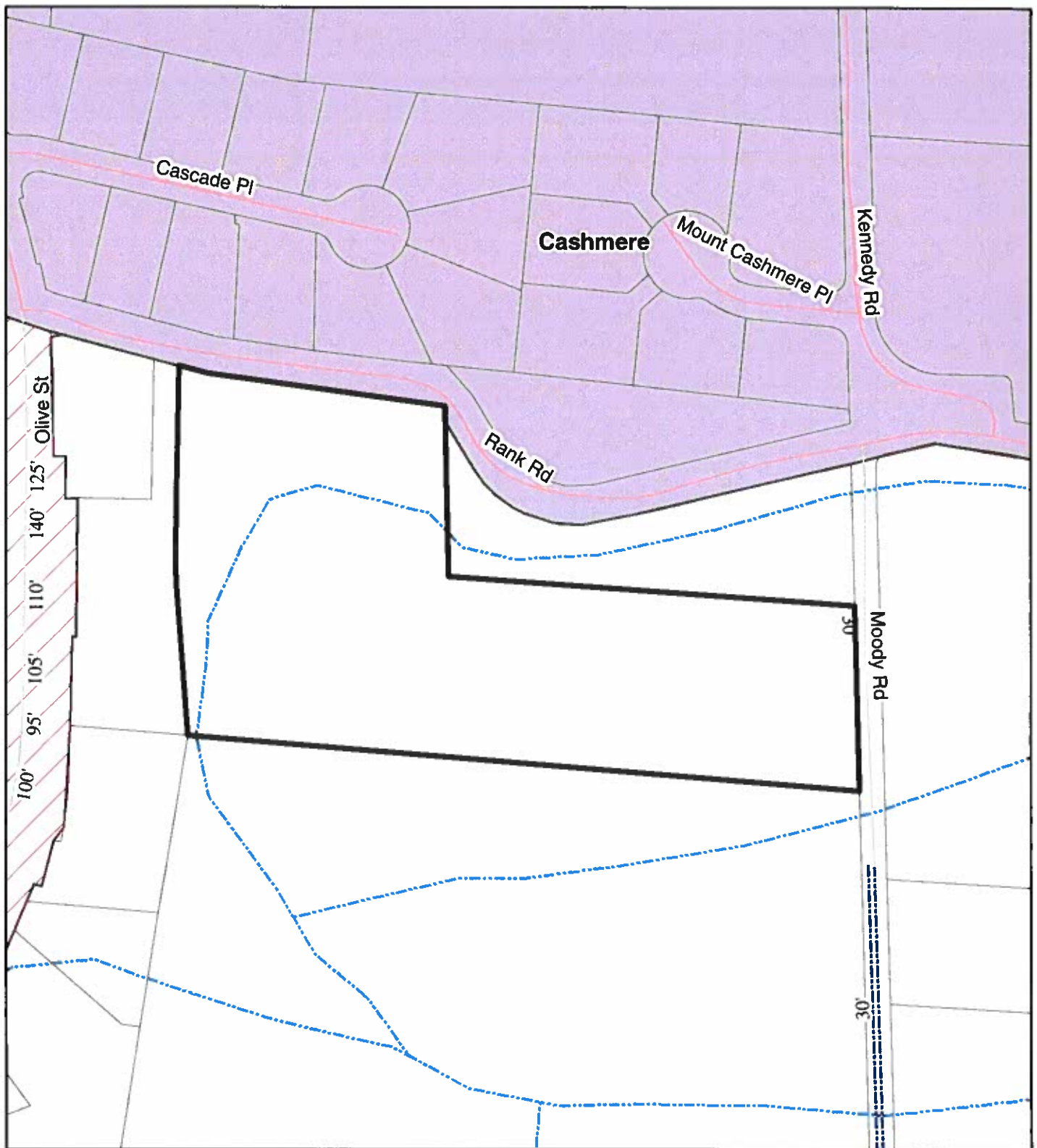




Proposed Short Plat is Lots 2-4, Remainder of Lot 5 is 5 acres (to meet current zoning) and will be platted later, once the UGA Proposal in the CPA is completed.



~~\* Proposed zoning would be SR for the parcels once CPA is completed to be in the Lawrence UGA. Proposed zoning would be RV for all parcels once CPA & rezoning are completed (if approved)~~



## Vicinity Map

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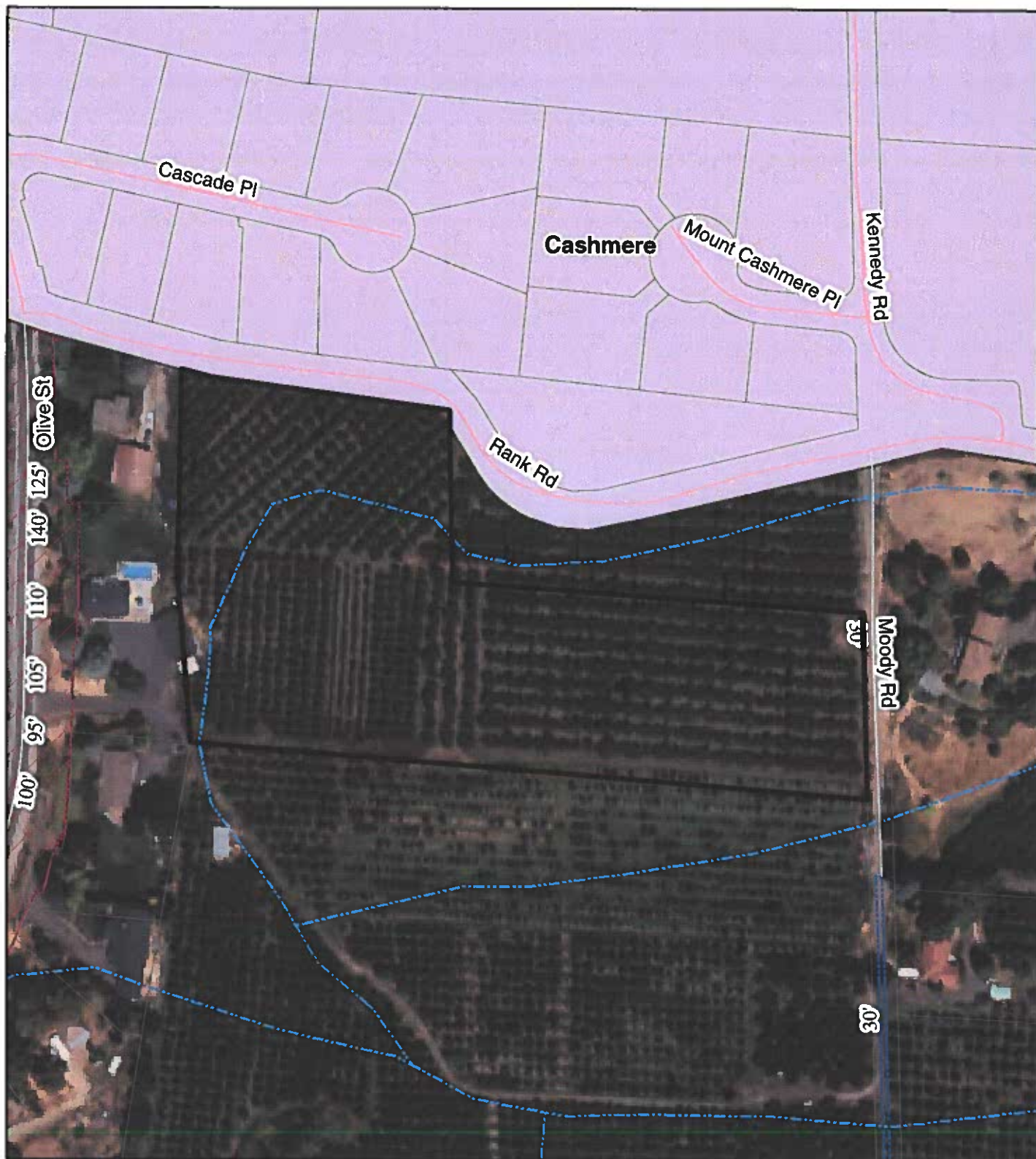
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Aerial (2017)  
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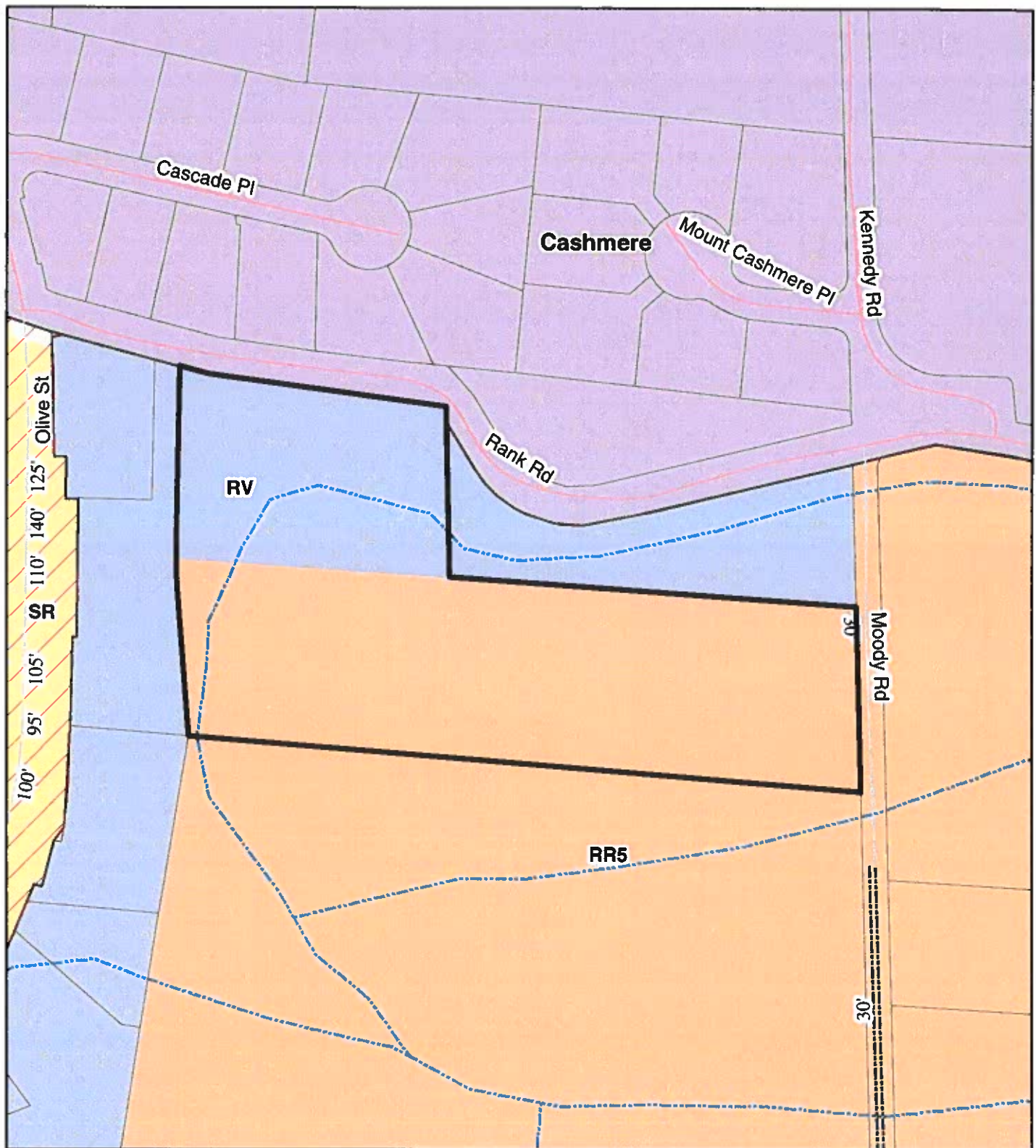
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## Zoning

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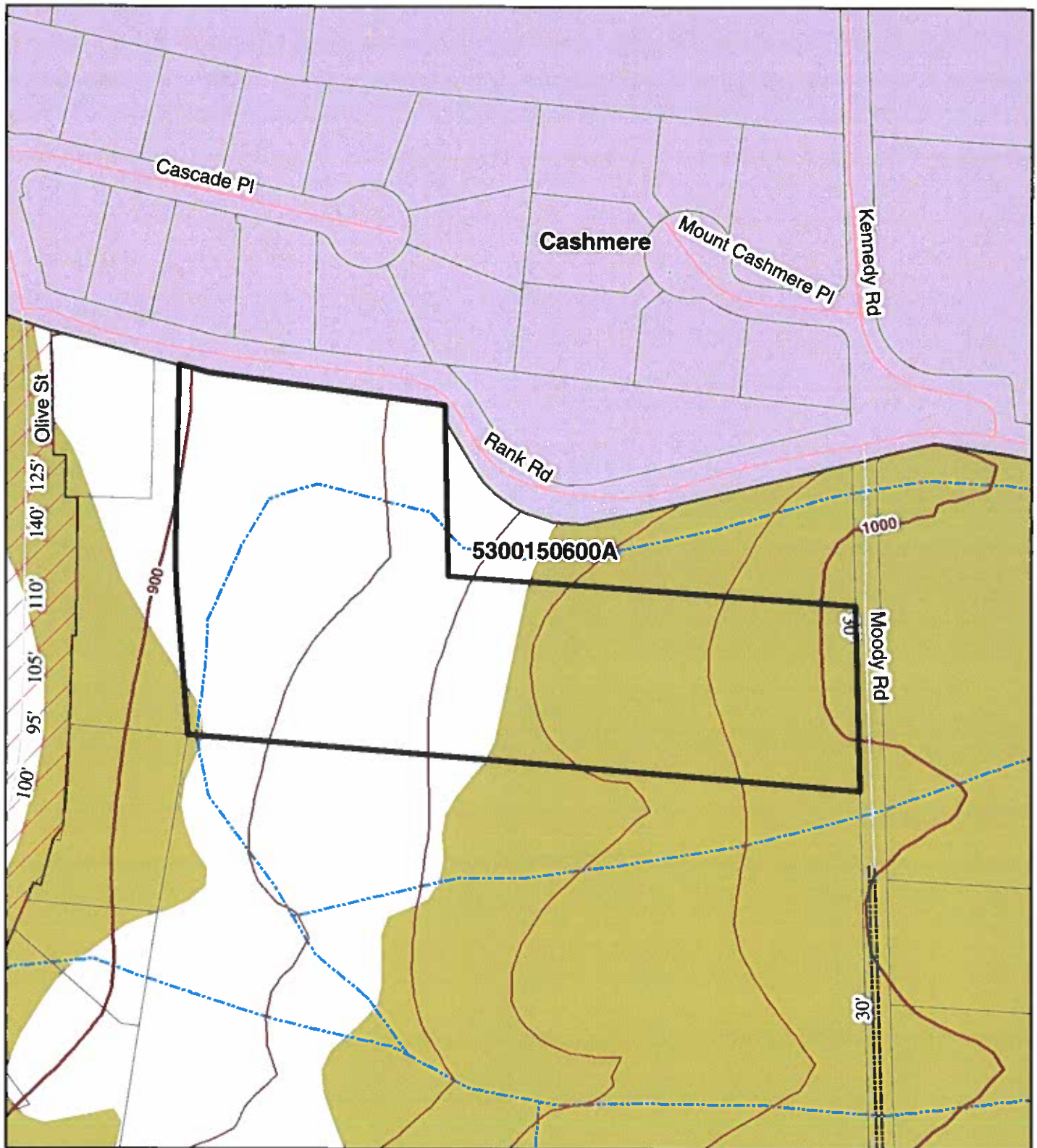
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### Critical Areas

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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:***

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: T8 Development LLC Rank RD.Zoning Amendment
2. Name of applicant: Matt Tait/T8 Development
3. Address and phone number of applicant and contact person: Matt Tait 360-913-0377

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4. Date checklist prepared: 2/26/2021
5. Agency requesting checklist: Chelan County
6. Proposed timing or schedule (including phasing, if applicable): 3 yrs
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. Yes, as growth in the community occurs, we will explore developing into 3-5 .44 Acre Lots.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. We will be preparing all required environmental documents in the future when we are able to move forward with a 4-5 lot plat.
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. None that I am aware of regarding this specific parcel.
10. List any government approvals or permits that will be needed for your proposal, if known. Eventually a building permit will be obtained for SFR.
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.) This proposal is for a zoning amendment from RR5/RV to all RV Zoning.
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.

Property Identification Number: 21052

Geo Identification Number: 231904340250

Legal Description: T 23N R 19EWM S 04 SESW 6.0000 ACRES

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

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

#### **a. General description of the site:**

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other Mixed Terrain (Flat, Steep, Rolling Hills)

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- b. What is the steepest slope on the site (approximate percent slope)?  
43% over 1 60ft by 180 ft section of the property
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. Brown, Blocky, Sandy Loam.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. Vegetation covering is not indicative of unstable soils.
- 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. No Grading is proposed with the current application for zoning amendment.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.  
No Grading is currently proposed with the current application for zoning amendment.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?  
2% will be covered after completion of SFR on the Subject Property. With the current zoning amendment application, there is not a proposal for SFR at this point.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:  
We will not be disturbing the section of the property that has the 43% grade.

## 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. No construction is proposed with the zoning amendment.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. None that I am aware of.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:  
THERE ARE NO CONSTRUCTION IMPACTS WITH THE CURRENT ZONING AMENDMENT.

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

- a. Surface Water: [\[help\]](#)
- 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.  
There is no surface water on the property.
- 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. No.

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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. None.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. No

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.  
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.  
No

b. Ground Water: [\[help\]](#)

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.

Yes, we will be installing a well to service the future SFR. Well flow is projected at 10-15 GPM and is currently in process of being drilled this Spring. It will be a shared well with adjacent property.

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.

EVENTUALLY THERE WILL BE ONE 4 BD SEPTIC INSTALLED ON THE PROPERTY APPROXIMATELY 150 FT FROM THE WELL.

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.

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There is anticipated storm water run-off from the adjacent road, currently the water flows down the area between the road and the subject property and continues down to the neighboring property and county road.

2) Could waste materials enter ground or surface waters? If so, generally describe.  
None that we are aware of.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No the zoning change amendment has no impact on the drainage pattern.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: The zoning change amendment has no impact on the water as described above.

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

a. Check the types of vegetation found on the site:

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

b. What kind and amount of vegetation will be removed or altered?

The zoning change amendment has no impact on removal of vegetation.

c. List threatened and endangered species known to be on or near the site.

None.

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

The zoning change amendment has no impact on the vegetation currently.

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

None.

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

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- 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.

Examples include:

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

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

fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

Deer scat and various songbird species frequent the property.

- b. List any threatened and endangered species known to be on or near the site.  
None.

- c. Is the site part of a migration route? If so, explain.  
Not that I am aware of.

- d. Proposed measures to preserve or enhance wildlife, if any:  
THE CURRENT ZONING AMENDMENT WILL NOT HAVE AN IMPACT ON WILDLIFE. FUTURE PLANS WILL HAVE A WILDLIFE PRESERVATION PLAN.

- e. List any invasive animal species known to be on or near the site.  
None.

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

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. The proposed zoning amendment does not require energy needs.

- b. Would your project affect the potential use of solar energy by adjacent properties?  
If so, generally describe. 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:  
The zoning amendment does not include any energy needs.

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

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?  
If so, describe.

- 1) Describe any known or possible contamination at the site from present or past uses.  
None that I am aware of.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines

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located within the project area and in the vicinity.  
None that I am aware of.

- 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.  
None.
- 4) Describe special emergency services that might be required.  
None
- 5) Proposed measures to reduce or control environmental health hazards, if any: None

**b. Noise**

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? Street Traffic is minimal.
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. The zoning amendment as proposed will not have any impacts on the current traffic patterns.
- 3) Proposed measures to reduce or control noise impacts, if any: None.

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

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. The current use of the property is bare ground formerly ag use. The proposed zoning amendment will not have an impact on neighboring properties except bringing the subject property to completely match the zoning of adjoining properties to the North and West.
- 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? The subject property was formerly ag use. Future project plans will convert 50% of the property to residential use.
  - 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: Not that we are aware of.

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- c. Describe any structures on the site. None currently.

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- d. Will any structures be demolished? If so, what? No.
- e. What is the current zoning classification of the site? RR5/RV. This property is mixed zoning. The current proposal is to convert the entire parcel to RV zoning to match the neighboring properties to the North and the West.
- f. What is the current comprehensive plan designation of the site? Land Use Code 11 (Residential)
- g. If applicable, what is the current shoreline master program designation of the site? That is not applicable.
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.  
NO
- i. Approximately how many people would reside or work in the completed project?  
5 people for future SFR homesite.
- j. Approximately how many people would the completed project displace?  
0
- k. Proposed measures to avoid or reduce displacement impacts, if any:  
NONE
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: The neighboring parcels are RV zoning. The subject property is RV/RR5. Future plans are to add 3-5 more residential home sites.
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: The currently property is no-longer in agricultural production, therefore no impact to the current use from the proposed zoning amendment.

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

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. Future plans would include up to 5 dwelling units for this parcel.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. 0

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- c. Proposed measures to reduce or control housing impacts, if any: Our proposed zoning amendment would allow for expansion of housing in the area at low density rating.

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

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? The zoning plan amendment does not include and proposals for structures.
- b. What views in the immediate vicinity would be altered or obstructed? None.
- b. Proposed measures to reduce or control aesthetic impacts, if any: There are no aesthetic impacts for the proposed zoning amendment.

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

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? None.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?  
No
- c. What existing off-site sources of light or glare may affect your proposal?  
None
- d. Proposed measures to reduce or control light and glare impacts, if any:  
None

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

- a. What designated and informal recreational opportunities are in the immediate vicinity?  
Public schools and parks are currently within a 1 mile radius of the subject property.
- b. Would the proposed project displace any existing recreational uses? If so, describe.  
No.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: None.

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**13. Historic and cultural preservation** [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. No.
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. No.
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

No current evidence of cultural and historic resources have been found.

- 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.

The zoning amendment as proposed does not have an impact currently on cultural and historic resources.

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

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.  
Current zoning amendment application will not have an impact on proposed access to the existing street system. Proposed access will be from Rank Rd in the future.
- 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?  
No. Approximate distance to nearest transit stop is about .75 miles.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? The proposed zoning amendment would not have an impact on parking.
- 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). Future proposals will include a private road accessed from Rank Rd.
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. Yes, currently the property is in the vicinity of the

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Cashmere Airport and flight patterns. The zoning amendment proposal will not affect air traffic.

- 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? The current zoning amendment does not have an immediate impact on the vehicular trips per day.
- 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. No
- h. Proposed measures to reduce or control transportation impacts, if any: None.

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

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.  
No the zoning amendment will not result in an increased need for public services.
- b. Proposed measures to reduce or control direct impacts on public services, if any.  
There is no direct impact on current public services in the current proposal. Future impacts will be minimal.

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

- a. Circle utilities currently available at the site:  
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other \_\_\_\_\_ Well and septic system will be installed in the future.
- 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. Power will need to be put in place to future homesite of an SFR.

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

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



Signature: \_\_\_\_\_

Name of signee \_\_\_\_\_

Position and Agency/Organization \_\_\_\_\_

Date Submitted: \_\_\_\_\_

Matt Tait  
Matt Tait

Property owner / TG Development

2/26/21

**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?

The project will have minimal impact 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: No increase in impact proposed.

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

The zoning amendment will not have an impact on plants, animals, fish or marine life.

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

Restoration to a more natural vegetation is projected.

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

The zoning amendment will not deplete existing energy or natural resources. Future plans may include 3-5 residential lots of .44 acres which will use groundwater and electricity to service the planned SFRs.

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

Future low density development will conserve energy and natural resources as compared to higher density projects.

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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? The proposal will not affect the forementioned areas.

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

No measures are needed to protect such resources.

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?

The planned zoning amendment would allow the current mix zoned parcel to match the West and North neighboring parcels zoning of RV instead of its current mixed zoning state of RR5 and RV.

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

Future development would be low density zoning providing more housing opportunities while also minimizing the land use impacts.

6. How would the proposal be likely to increase demands on transportation or public services and utilities? The proposal will have a minimal impact on transportation and public services and utilities.

Proposed measures to reduce or respond to such demand(s) are: Future low density development will reduce the overall impact of the Zoning Amendment on transportation or public services and utilities.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. The proposal will not conflict with local, state, or federal laws.

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