



## Chelan County Planning Commission

Chair: Carl Blum

Vice Chair: Vicki Malloy

Commissioners District 1: Vicki Malloy, Ryan Kelso, James Wiggs  
Commissioners District 2: Jim Newberry, Ed Martinez, Joel Walinski  
Commissioners District 3: Carl Blum, Jesse Redell, Doug England

### Meeting Agenda

Wednesday, November 17, 2021 at 6:00 P.M.  
Chelan County Community Development

**In response to the [Governor's Proclamation 20-28](#), the Planning Commission will hold all of their Regular and Special Meetings via Zoom Video Conference until further notice. Click the link below to join the meeting.**

#### Join Zoom Meeting

<https://us02web.zoom.us/j/82612879500?pwd=UUM2UnRXSjduQnFISjB2Mi9VMDdSUT09>

Meeting ID: 826 1287 9500

Passcode: 202316

#### Call Meeting to Order

**I. Administrative**

**II. Public Comment Period**

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

**III. Old Business**

**IV. New Business**

- A. Public Hearing CPA 21-084 NR Climate Grant, to integrate climate resilience strategies into the goals and policies, including updates to existing policies and new policy additions.
- B. Public Hearing CPA 21-071 Henderson, to change the land use designation from RR10, RR20, and AC to RR5.
- C. Public Hearing CPA 21-078 Tait, to change the land use designations from RR5 to RV.
- D. Fire Marshal proposal to strike portions of Title 15 as outdated and unusable code superseded by Title 3 provisions.

**V. Discussion, at the Chair's discretion**

**VI. Adjournment \*Meeting will go no longer than 8:00 PM.\***

## Materials available on the Community Development website

Any person may join this meeting via Zoom Video conference, of which the link is provided on the Chelan County Website. A Copy of the Agenda may be reviewed online <https://www.co.chelan.wa.us/community-development/pages/planning-commission> or requesting it by email at [CD.Director@co.chelan.wa.us](mailto:CD.Director@co.chelan.wa.us)

Chelan County has been recording Planning Commission meetings which will continue to be accessible on the Community Development Planning Commission web page shortly after the meeting takes place. If you need special accommodations to view the meetings while they take place, please contact us immediately at 509-667-6225 to set up a place for you to do so on the County Campus. Keep in mind you would be required to wear personal protective equipment and maintain social distancing guide lines at all times.

### **Next Regular Meeting December 15, 2021 at 6:00 pm via Zoom**

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





# CHELAN COUNTY PLANNING COMMISSION MINUTES

Chelan County Planning Commission  
Chelan County Community Development VIA ZOOM

Date: October 27, 2021

Called to Order: 6:08 PM  
316 Washington St., Suite 301  
Wenatchee, WA 98801

## CALL TO ORDER

Meeting was called to order at 6:08 pm

## COMMISSIONER PRESENT/ABSENT

<b>Carl Blum</b>	Present	<b>Joel Walinski</b>	Present
<b>Vicki Malloy</b>	Present	<b>Ed Martinez</b>	Absent
<b>Ryan Kelso</b>	Present	<b>Doug England</b>	Present
<b>Jim Newberry</b>	Present	<b>Jesse Redell</b>	Present
<b>James Wiggs</b>	Present		

## STAFF PRESENT

**Jim Brown, Director**  
**Catherine Lorbeer, Assistant Director**  
**Jamie Strother, Senior Planner**  
**Alex White, Planner II**  
**Wendy Lane, Permit Clerk**

## PUBLIC PRESENT

ZOOM MEETING – 45 PARTICIPANTS INCLUDING STAFF AND PC MEMBERS

## MINUTES

Chairman Carl Blum asked the Planning Commission if they had read the minutes from the September 22, 2021, meeting.

Not hearing of any corrections, changes or additions, the minutes were approved.

## PUBLIC COMMENT PERIOD FOR ITEMS NOT ON THE AGENDA

None

## OLD BUSINESS:

None

**NEW BUSINESS:**

**Public Hearing CPA 21-118 Chelan Co Rural Industrial, to change the land use designations from RR5 to RI.**

Assistant Director Catherine Lorbeer presented, along with Sasha Sleiman, Economic Development Director for Chelan County. Jim Kuntz, CEO of the Chelan Douglas Regional Port Authority also contributed to the presentation. Staff recommends approval.

Chairman Carl Blum opened the hearing for public comment.

Craig Quilter was concerned about how the zoning change would impact wildlife, in the area, and whether it would affect the operation of the nearby peace officer's training gun range.

Scott Kuhta, Washington Department of Commerce, Growth Management Services, senior planner out of the Spokane office. The Department of Commerce does not approve of this zone change and gave an explanation on why.

Amanda Barg, Washington Department of Fish and Wildlife, her department did comment on the application and identified the species and habitats that might be affected. They are available to provide technical assistance in the matter.

Chairman Carl Blum closed the public portion of the hearing.

Staff addressed questions and comments from the public. There was a discussion among the Commissioners.

**MOTION:**

Motion made by Commissioner Vicki Malloy, seconded by Commissioner James Wiggs, to approve as presented.

Vote – unanimous

Motion carries.

**Public Hearing ZTA 21-075 LocalTel, to modify the application and review standards for constructing wireless communication facilities (WCF).**

Assistant Director Catherine Lorbeer presented. Staff makes an amended approval

Adam Haynie, attorney for LocalTel, spoke on behalf of the applicant. He discussed areas where he disagreed with staff on the amended approval. LocalTel CEO, Dimitri Mandelis, also spoke, agreeing with Mr. Haynie's statements.

Chairman Carl Blum opened the hearing for public comment. There were none.

Chairman Carl Blum closed the hearing for public comment.

There was discussion among the Commissioners concerning the application. Applicant Dimitri Mandelis and Attorney Adam Haynie answered questions and addressed comments. Assistant Director Catherine Lorbeer contributed as needed.

**MOTION:**

Motion made by Commissioner Joel Walinski, seconded by Commissioner Doug England, to approve with staff's recommended amendments.

Vote – unanimous

Motion carries

**Public Hearing ZTA 21-354 Chelan UGA, to adopt the land use plans, maps and regulations in the Chelan Urban Growth Area (UGA) as approved by the City under multiple ordinances.**

Lisa Johnson, from Berk, presented the application. Staff recommends approval

Chairman Carl Blum opened the hearing for public comment. There were none.

Chairman Carl Blum closed the hearing for public comment.

**MOTION:**

Motion made by Commissioner Doug England, seconded by Commissioner Ryan Kelso, to approve as presented.

Vote – unanimous

Motion carries.

**Public Hearing CPA 21-070 Medina Vacation Rentals, to change the land use designation from UR3 to CD within the Manson Urban Growth Area.**

Senior Planner Jamie Strother presented the application. Staff recommends approval.

Kelly Medina spoke as the applicant. She explained why the zone change was needed.

Chairman Carl Blum opened the hearing for public comment.

Dom Amor wanted to confirm the location of the properties.

With no additional public comment, Chairman Carl Blum closed the hearing for public comment.

There was a discussion among the Commissioner and questions and comments were addressed by Ms. Strother and Director Jim Brown.

**MOTION:**

Motion made by Commissioner Ryan Kelso, seconded by Commissioner Vicki Malloy to approve the application

There was a discussion among the group and changes were made to Mr. Kelso's motion.

Commissioner Ryan Kelso amended his motion to state that the zone be changed to CD with the caveat that as this moves up to the County Commissioners, they put it on their docket for next year to change the zoning from CD to CT (Commercial Tourism) to make this a conforming property. The amended motion was seconded by Commissioner Vicki Malloy.

The vote that followed was on the amendment.

Vote – unanimous

Motion carries.

Vote to change the zone from UR to CD and asking the County Commissioners to put on the docket to change the CD to CT if they approve it to CD.

Vote – in favor: Commissioners Kelso, Malloy, Walinski, Newberry, Wiggs, Redell, England  
opposed – Chairman Blum

Motion carries.

**DISCUSSION, at the CHAIR's DISCRETION:**

Chairman Carl Blum gave updates on the change of Title 3 permitting fees and a legal challenge to the Short-term Rental Resolution.

Assistant Director Catherine Lorbeer wanted to inform the public in attendance that applications CPA 21-071 Henderson, CPA 21-078 Tait and CPA 21-084 Climate Resilience are all continued to the next Planning Commission meeting on November 17, 2021, at 6:00 pm.

**ADJOURNMENT**

**Meeting Adjourned at 8:03 pm.**

Next Planning Commission Meeting to be held on November 17, 2021, at 6:00 pm, – a Zoom meeting.  
**All Planning Commission meetings and hearings are open to the public.**



# CHELAN COUNTY

## DEPARTMENT OF COMMUNITY DEVELOPMENT

### 2021 Comprehensive Plan Text Amendment Staff Report

**TO:** Chelan County Planning Commission  
**FROM:** Chelan County Community Development  
**HEARING DATE:** October 27, 2021; November 17, 2021  
**FILE NUMBER:** CPA 21-084, NR Climate Resilience Grant

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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 **approval** of the Comprehensive Plan Amendment to integrate climate resilience strategies into the goals and policies, including updates to existing policies and new policy additions, given file number CPA 21-084, based upon the findings of fact and conclusions of law contained within the November 17, 2021 staff report.

#### GENERAL INFORMATION

<b>Planning Commission Workshop</b>	July 28, 2021 and August 25, 2021
<b>Planning Commission Notice of Hearing Published</b>	October 16, 2021
<b>Planning Commission Hearing on</b>	October 27, 2021
<b>60-day State agency review</b>	Received June 9, 2021 with comment period ending August 8, 2021
<b>SEPA Determination</b>	September 16, 2021

#### SEPA Environmental Review

A Determination of Non-Significance (DNS) was issued under WAC 197-11-355 for CPA 21-084 on September 16, 2021. (See Attachment 1) The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030 (2) (c). The decision was made after review of a completed environmental checklist and other information on file with the lead agency.

#### Agency Comments:

Washington State Department of Commerce provided comments, dated August 11, 2021, stating they are pleased that the climate resiliency grant awarded to Chelan County has resulted in the proposed comprehensive plan amendments. Refer to Attachment 2 for full agency comment letter.

## Public Comment:

No public comments have been received to date on the proposed amendments. The amendments are based on the County's efforts to establish a climate resiliency strategy, which has been part of a public process between 2019 and 2021. See the project website: <https://www.co.chelan.wa.us/natural-resources/pages/county-wide-climate-resilience-planning>.

## PROJECT DESCRIPTION – CPA 21-084 – NR CLIMATE RESILIENCE GRANT

**Proposal:** Chelan County has initiated the proposed Comprehensive Plan Text Amendment to integrate climate resilience strategies into the goals and policies, including updates to existing policies and new policy additions. The work is a result of a WA Department of Commerce GMA–Planning grant that was awarded to the County.

An audit was prepared of the Chelan County 2017-2037 Comprehensive Plan. For each Plan Element, a matrix was developed summarizing climate impacts, policy implications, relevant initiatives, current Comprehensive Plan policies (e.g. energy conservation and fire management), and alternative Comprehensive Plan policies for each element including: land use, rural, resource, housing, capital facilities, utilities, economic development, parks and recreation, shoreline, and transportation.

Through the audit some recommendations were made to add, amend, or augment Comprehensive Plan policies or text. *Many of the added or amended policies would not represent a change in County policy but rather synthesize policies in existing system plans that were prepared after adoption of the County's Comprehensive Plan.* See Attachment 4 for the Draft Text Amendments.

The Commerce GMA – Climate Change Planning-Grant has provided an opportunity for Chelan County to integrate this climate resiliency strategy into the Comprehensive Plan. The County recognizes the importance of building a foundation for future climate resilience and adaptation work. The amendments demonstrate ongoing County activities to respond to climate trends, and the County can be given due credit for what it is already doing. The amendments represent a County-led approach to defining its own plans for resiliency to manage its resources and seek other partners and resources.

See Attachment 5 for the file of record.

## 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. Proposals must demonstrate the merits of the requested change as being consistent with adopted goals and policies.

The following Comprehensive Plan goals and policies are relevant to the request for CPA 21-084:

- LU 3: Protect water quality and quantity.
- LU 3.1: Support data collection for water quality and quantity which can be used to evaluate land uses and development.
- LU 12: Encourage development and maintenance of recreational facilities and opportunities to meet the needs of residents and visitors.
- AL 1: Support the viability of agriculture and encourage the continued use of rural and resource lands for agriculturally related land uses.
- AL 1.6: Support public and private programs and efforts to ensure the viability of the agricultural industry.

- FL 1: Conserve forest lands of long term commercial significance. Encourage sustainable timber production in rural and resource lands as a viable, permanent land use and a significant economic activity within the community.
- FL 1.7: Use the permit review process to promote implementation of forest management practices that minimize the potential for catastrophic wildfires.
- CL 1: Identify and protect critical areas from adverse environmental impacts while providing for reasonable use of private property.
- CL 1.4: Regulate development in floodplains to protect property and mitigate the loss of floodplain storage capacity.
- CL 1.17: Support ongoing watershed planning efforts.
- NS 1: Protect and maintain air quality.
- NSL 1.1: Support future and ongoing air quality monitoring programs.
- CF 1: Provide and maintain acceptable levels of public facilities and services.
- CF 1.5 Water Systems: Ensure water plans are consistent with the County's Comprehensive plan and the Growth Management Act.
- CF 1.6 Water Systems: Support and encourage water conservation measures by local purveyors and educate users on methods to conserve water.
- CF 1.12 Solid Waste: Coordinate with other jurisdictions in the development of recycling programs to reduce waste and to protect the environment.
- CF1.27: Public Buildings and Facilities: Encourage the use of energy conservation design strategies in new construction and the rehabilitation of public facility structures.
- UE 3: Ensure that adequate public utilities are provided to meet the projected and desired land use patterns within the County.
- UE 3.1: Encourage energy conservation and the use of cost-effective alternative energy sources, such as solar and wind power.
- UE 3.2: Incentivize the use of energy conservation design strategies in new construction and rehabilitation of existing residential, commercial, industrial, and public facility structures.
- T 4.4: Promote coordinated non-motorized system improvements focusing on access to schools, parks, transit services, employment and service centers, and shorelines.
- T 4.5: Coordinate with other agencies to develop a Comprehensive Trails Plan to analyze alignment, design, cost, phasing and relative priority of trail projects, and to identify the needed linkages between the trails.
- T 4.6: Encourage transit facilities and services as mitigation, where appropriate, for new developments.
- T 4.10: Require development to include public and non-motorized transportation compatible designs in all projects.
- T 5: Avoid and minimize negative environmental and societal impacts from the transportation system and enhance the natural and social environment when possible.

- T 5.3 Coordinate with and adhere to regional, State, and Federal agencies on reducing air quality impacts.
- T 5.4 Consider refinements to roadway design standards so as to minimize impacts on hydrologic systems, including surface and groundwater quality.

## REVIEW CRITERIA

The proposals were analyzed based on information provided as background 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 how the amendment may advance the Comprehensive Plan goals and policies and how it may serve the general public's interest.

Pursuant to Chelan County Code (CCC) Section 14.14.047, the following general review criteria were used to evaluate the proposed text amendment.

1. *The proposal is necessary to address a public land use issue or problem; and*

Finding of Fact: Chelan County is seeking ways to facilitate growth in ways that increase climate resiliency and reduce greenhouse gas emissions in the context of a rural county. County landscapes, habitats, homes, and businesses are at risk from wildfire and floods due to the increasing effects of warming winters, lower snowpack, flood severity, and increasing temperatures.

Conclusion: The proposed text amendments would integrate strategies and create a foundation for climate resiliency for the future of Chelan County.

2. *The proposed amendment is consistent with the requirements of the Washington State Growth Management Act (Chapter 36.70A RCW as amended) and any applicable county-wide planning policies; and*

Finding of Fact: The Growth Management Act under RCW 36.70A.020 contains planning goals that include: 1) Urban growth, 2) Reduce sprawl, 3) Transportation, 4) Housing, 5) Economic development, 6) Property rights, 8) Natural resource industries, 9) Open space and recreation, 10) Environment, and 11) Citizen participation and coordination. The Climate Resiliency Strategy encourages the County to integrate policies into existing areas and form new policies to create a comprehensive strategy. The Strategy considers resiliency measures to advance economic development goals to diversify the existing economic base to focus on long-term sustainable economic development and advance a multijurisdictional approach to economic development.

The goals and policies derived from the Strategy expand on existing planning goals, as well as create new goals and policies where the County demonstrates a lack of incorporation of climate resiliency and adaptivity.

The Strategy provides guidance to coordinated planning with the public and affected jurisdictions. The Strategy identifies two key benefits of county-wide climate resiliency planning as 1) improved communication and coordination, and 2) the opportunity to advance projects that provide multiple benefits, which align with several of the above planning goals, including 5, 6, 10, and 11. The policies created and expanded upon in the proposed Comprehensive Plan amendments by the Climate Resiliency Strategy evolved through collaboration with Washington Department of Natural Resources, Chelan County Public Utility District #1, and the University of Washington Climate Impacts Group, as well as from community input and workshops with agencies.



The Strategy also acts as a vessel for educating the public and other agencies about the changes that are projected to occur over time in the County, which addresses Policy 9, relating to public education and citizen participation. The policies created and updated in the Comprehensive Plan are a result of citizen participation in workshops.

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

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

3. *The text amendment complies with or supports the comprehensive plan's goals and policies, or how amendment of the plan's goals or policies is supported by changing conditions or state or federal mandates; and*

Finding of Fact: The result of the proposed text amendments would be goals, objectives, and policies integrated across plan elements that will shape how Chelan County manages growth and land use, grows the economy in a sustainable way, makes capital investments in infrastructure, and incorporates strategies and incentives to increase resiliency and reduce greenhouse gas emissions in the context of a rural county.

The proposed Comprehensive Plan text amendments are based on an analysis of the growing effects of climate change in Chelan County. The Commerce GMA-Climate Change Planning-Grant was awarded to Chelan County and provides a way for the County to integrate with the existing goals and policies and create new goals and policies where necessary.

Several policies in the Comprehensive plan are strengthened and adapted by the proposed added language, including: FL 1.7, NSL 1.1, and CF 1.12. Language was clarified in Policy LU 3.1. New policies were created in Goal LU 3, Goal LU 12, Goal AL 1, Goal FL 1, Goal FL 3 (new goal), Goal CL 1, Goal NS 1, Goal CF 1, Goal UE 3, and Goal T 5 to integrate climate resiliency strategies further into the Comprehensive Plan.

Conclusion: The proposed text amendment would be consistent with and support the goals and policies of the Chelan County Comprehensive Plan.

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

Finding of Fact: The Climate Resiliency Strategy and associated Comprehensive Plan policy amendments are designed to integrate climate adaptability and sustainable practices, which does not adversely impact resource lands of long-term commercial significance. The policies were created to incorporate sustainable farming practices and voluntary ecological enhancements into existing and future agricultural lands. It is also meant to encourage resilient working forest lands.

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

5. *The proposed amendment would serve the interests of not only the applicant, but the public as a whole, including health, safety or welfare.*

Finding of Fact: Based on the findings in the Climate Resiliency Strategy, Chelan County has been experiencing warmer winters, lower snowpack, and increasing temperatures that exacerbates wildfire season and affects in-stream flows, flood severity, and water use, which pose a risk to the health, safety, and welfare of Chelan County residents. The proposed comprehensive plan amendments were created to address these concerns in the context of a rural county.

Conclusion: The proposed text amendments would serve the public interest.

## 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 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 Text Amendment was submitted by Chelan County to integrate climate resilience strategies into the goals and policies. The proposed text amendments include updates to existing policies and new policy additions.
  - a. As recommended by staff, the proposed changes are consistent with the Chelan County Comprehensive Plan as outlined in this staff report.

## CONCLUSIONS OF LAW

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

## 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:

- B. Move to recommend **approval** of the Comprehensive Plan Amendment to integrate climate resilience strategies into the goals and policies, including updates to existing policies and new policy additions, given file number CPA 21-084, based upon the findings of fact and conclusions of law contained within the November 17, 2021 staff report.

## ATTACHMENTS

1. SEPA Determination, signed September 16, 2021
2. Agency Comment dated August 11, 2021 from the WA Dept. of Commerce
3. 60-day Review Acknowledgment Letter from WA Dept. of Commerce
4. CPA 21-084 Draft Text Amendments - revised
5. File of Record for CPA 21-084



## 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:** A proposed Comprehensive Plan Text Amendment to integrate climate resilience strategies and issues. The work is a result of a WA Department of Commerce GMA – Planning grant that was awarded to the County.

**File Number:** PL 21-084

**Project Location:** The proposed amendments cover all of unincorporated Chelan County.

**Proponent:** Chelan County, Washington

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

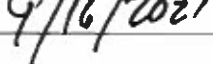
Based on the lead agency's review of the proposed Comprehensive Plan Text Amendment, it is determined that there would not be adverse impacts due to the change of land use designation and no development is proposed at this time.

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:** 



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



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 Climate Policy Integration

## Draft Comprehensive Plan Amendments

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### Introduction

Chelan County has developed a climate resiliency strategy with federal, state, and local partners, and brought it to stakeholders for review over 2019 to 2021. The Commerce GMA-Climate Change Planning-Grant allows the County to start the integration of its climate resiliency strategy into its Comprehensive Plan. The County can also incorporate efforts for energy conservation and other activities per Chelan County Code Chapter 13.20.

Many of the added or amended policies would not represent a change in County policy but rather synthesize policies in existing system plans that were prepared after adoption of the County's Comprehensive Plan. The amendments would synthesize and leverage these other County plans for improved coordination. The amendments demonstrate ongoing County activities to respond to climate trends, and the County can be given due credit for what it is already doing. The amendments represent a County-led approach to defining its own plans for resiliency to manage its resources and seek other partners and resources.

The document is organized in the order of Comprehensive Plan Elements. Track changes show additions and deletions to text and policies; changes with gray shading reflect responses to Planning Commission input in August 2021. Consultant editorial notes are in blue text.

# Proposed Policy Amendments

## CHAPTER 2 LAND USE ELEMENT

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

*Comment: This existing policy is meant to address the Hirst case law, and we recommend it largely be retained. To respond to Planning Commission input, we have adjusted one bullet that refers to regulations. Since the intent of the policy is about data collection, the adjustment of the language would focus on different conditions across watersheds.*

Rationale: The protection of water quality and quantity is important for the public health, the local economy, the environment, and helps to maintain the high quality of life.

Policy 3.1: Support data collection for water quality and quantity which can be used to evaluate land uses and development. Including but not limited to:

- Support the implementation of watershed plans to address water quantity and quality including instream flows. Continue to plan reserves for future population growth and track exempt well use.
- Improve County tracking and coordination efforts with public water providers.
- Evaluate the existing exempt well and reserve tracking system for expansion Countywide.
- Consider ~~varying regulations for different conditions in~~ each ~~WIRA-WRIA~~ or sub-basin ~~based on~~ regarding water quantity and quality concerns.
- For areas where physical availability is potentially limiting, support studies on safe sustaining yield of water in relation to planned growth.
- Support mitigation measures including infrastructure projects.
- Support analysis of water bank options, or other alternatives, where instream flow reserves are exhausted, or where there are concerns over legal or physical availability.
- Support development of outreach/educational materials to residents, interest groups and developers.
- Amend the County Comprehensive Plan to reflect new data and revise land uses as appropriate.
- Water source priorities are as follows, in order of priority:
  1. Connection to an existing public water system where available;
  2. Where a public water system is not available, implementation of a new public water system consistent with DOH and CDHD requirements; and
  3. Individual well outside the service of a public water system.

\*\*\*

Policy LU 3.7: Promote municipal and agricultural water conservation and efficiency efforts in watersheds to manage water demand.



Rationale: Due to climate change, the most consequential change to water supply will be a shift in the timing of natural water availability throughout the year, which may create challenges for adequate water supply when water demand is greatest.

Policy LU 3.8: Allow for water storage near sources to address low stream flow, flooding, firefighting, and water supply needs consistent with watershed plans and development regulations.

Rationale: Due to climate change the water availability timing may change and alter how to provide an adequate water supply when water demand is greatest. Review watershed plans and other irrigation and water district plans for potential strategies and solutions.

Policy LU 3.9: Compatible with state and health district rules, allow for greywater systems and promote water re-use.

Rationale: Greywater could be used for irrigation to conserve potable water.

**Goal LU 12: Encourage development and maintenance of recreational facilities and opportunities to meet the needs of residents and visitors.**

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Policy LU 12.4: Improve and promote the range of weather-independent and all-season tourism and recreation opportunities.

Rationale: Anticipated changes in temperature and precipitation are expected to affect availability of winter and summer recreation and tourism, e.g. shorter winter recreation periods and less summer water availability. Adaptation to seasonal conditions would be important to the local economy.

## CHAPTER 4 RESOURCE ELEMENT

### III. Chelan County Agricultural Lands

Chelan County contains agricultural lands that are important to the economy of the area. It must be recognized that in order to continue to exist, orchards must remain profitable. In an attempt to encourage existing and future agricultural development as a viable land use and a significant economic activity within the County, agricultural lands of long term commercial significance have been designated according to the U.S. Soil Conservation Service's classification for prime and unique farmland soils, and criteria outlined in WAC 365-190-050. These areas have been identified on the land use map designated as Commercial Agricultural Lands (AC). The Growth Management Act defines "long term commercial significance" to include the growing capacity, productivity, and soil composition of the land for long-term commercial production, in consideration with the land's proximity to population areas, and the possibility of more intense uses of the land. \*\*\*

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

Goal Rationale: The County benefits from a commercially significant and viable agricultural industry.

\*\*\*

Policy AL 1.6: Support public and private programs and efforts to ensure the viability of the agricultural industry.

Rationale: Strong agricultural markets and a supportive regulatory environment are two of the necessary components of a healthy agricultural industry. Attempts to secure these will be beneficial to the general welfare of the County.

\*\*\*

Policy AL 1.10: Through the Voluntary Stewardship Program and other programs, encourage agricultural producers to implement sustainable farming practices anticipating future climate conditions, address adequate water supply and conservation, voluntarily implement ecological enhancements in climate vulnerable areas, and other strategies.

Rationale: Soil health strategies, water conservation, cover crops and no till farming, and other conservation practices can improve resilience to climate change.

## V. Chelan County Forest/Timber Lands

Forestland is defined as “land primarily devoted to growing trees for long-term commercial timber production on land that can be economically and practically managed for such production...and has long-term commercial significance,” RCW 36.70A.030.

\*\*\*

### *Land Use Designation/Siting Criteria: Commercial Forest Lands*

The growth management process requires identification of forest lands of long-term commercial significance as part of the growth management process. The identification of these lands is an attempt to conserve and encourage existing and future forest practice land uses as a viable, permanent land use and a significant economic activity within the County. Forest land also provides recreational opportunities, scenic value and wildlife habitat. In addition, the identification and land use regulations of the commercially significant forest lands will provide protection for forest lands from encroachment and incompatible land uses. The Growth Management Act defines "long term commercial significance" to include the growing capacity, productivity, and soil composition of the land for long-term commercial production, in consideration with the land's proximity to population areas, and the possibility of more intense uses of the land.

\*\*\*

*Comment: New subsection to be added to support new goal and policies.*

### Wildfire and Resilience

Washington and Chelan County specifically have experienced several large wildfires in recent years uncharacteristic in terms of the acreage that burned at high severity, and significant in terms of impacts to the livelihoods and resources of affected communities. -Trends of increasing wildfire activity are due to a combination of factors including population growth and development in the wildland-urban interface, a legacy of forest management, and warmer and drier summers that lead to drier fuels (i.e., live and dead vegetation). -Wildfire activity is expected to increase across central and eastern Washington as temperatures continue to increase.

Fire-adapted communities are defined as “a knowledgeable, engaged community where actions of residents and agencies in relation to infrastructure, buildings, landscaping and the surrounding ecosystem lessen the

need for extensive protection actions and enable the community to safely accept fire as part of the surrounding landscape.”<sup>1</sup>

The County, State, and Special Districts are working to build resilience to a changing wildfire season and more wildfires with plans and activities including:

- Chelan County Comprehensive Emergency Management Plan, 2020
- Chelan County Multi-Jurisdictional Natural Hazard Mitigation Plan, 2020
- Chelan County Community Wildfire Protection Plan, 2018-2019
- Chelan County and cities’ Wildland Urban Interface Codes addressing roofs, vegetation, etc.
- Chelan County Public Utility District, fire hardening efforts (pole materials, vegetation management, paint, etc.)
- Fire Districts education and support for community and homeowner wildfire preparedness
- Cascadia Conservation District Wildfire Preparedness & FirewiseUSA® education materials, wildfire risk assessments, etc. to help build homeowner and community resilience to wildfire
- Washington State Department of Natural Resources (DNR), Wildland Fire Protection 10-Year Strategic Plan
- Washington State DNR, 20-Year Forest Health Strategic Plan for Eastern Washington

From these plans and efforts, this Comprehensive Plan includes a goal and policies to address the County’s role in coordinating emergency management, managing land use, and partnering with other entities to promote forest conservation and management to protect and respond to wildfires.

### *Forest/Timber Resource Lands: Goals & Policies*

**Goal FL 1: Conserve forest lands of long term commercial significance. Encourage sustainable timber production in rural and resource lands as a viable, permanent land use and a significant economic activity within the community.**

\*\*\*

Policy FL 1.7: Use the permit review process to promote implementation of forest management practices that minimize the potential for catastrophic wildfires. In partnership with state and federal agencies and property owners, proactively address fire resiliency through activities such as: pre-fire monitoring, forest treatment, thinning, prescribed fire, and managed natural fire.

Rationale: The potential for catastrophic forest fires ~~as in 1994~~ should be reduced. Coordination with other state and federal entities is necessary as most forest land is in federal or state hands. The Community Wildfire Protection Plan addresses several resiliency efforts.

Policy FL 1.8: Recognize state and national forest lands and orchard lands accommodate carbon sequestration, having a positive effect on carbon emissions in the region.

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<sup>1</sup> See Fire Adapted Communities Learning Network, Frequently Asked Questions:  
<https://fireadaptednetwork.org/about/frequently-asked-questions/>.

Rationale: Chelan County contains extensive forest lands and agricultural lands that can absorb carbon emissions.

**Goal FL 2: Icicle River Valley: Where appropriate, encourage sustainable timber production in the Icicle Valley.**

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**Goal FL 3: Build community resilience and support forest management that reduces and responds to wildfire risk.**

Policy FL 3.1: In partnership with state and local entities, build awareness of increasing wildfire risk, encourage wildfire preparedness, and create fire adapted communities.

Rationale: Chelan County can play a role in sharing information and coordinating strategies to prepare communities for resilience to wildfires. The Chelan County Community Wildfire Protection Plan identifies area-specific wildfire preparation and protection strategies.

Policy FL 3.2: Develop fire safe places in fire prone areas through wildland urban interface policies and codes.

Rationale: Chelan County implements fire and building standards as new or altered development is proposed, and continues to monitor and apply newer codes to development in hazard areas.

Policy FL 3.3: Work with partners to integrate climate preparedness into hazard response plans. Coordinate emergency preparedness systems, increase early detection capabilities and communication. Respond to emerging health and safety threats. Assist the most vulnerable people and communities to prepare and respond to threats such as wildfires and flooding.

Rationale: The County Sheriff's Emergency Management Office produces the Comprehensive Emergency Management Plan (CEMP) providing mitigation, preparedness, response, and recovery activities for wildfire and other emergencies and provides it to a range of state, regional, and local agencies. The County develops the CEMP on behalf of the cities of Cashmere, Chelan, Entiat, Leavenworth, and Wenatchee through an interlocal agreement.

Policy FL 3.5: Work in partnership with federal, state, and local entities to test [relevant forest management scenarios to understand combined benefits for fire fuels reduction, snowpack retention, summer streamflow, and water supply.](#)

Rationale: Snowpack accumulation and melt rates are related to forest structure as well as climate. Forest management practices could increase snow water storage, change the timing of snowmelt, and support stream flow and fish habitat.<sup>2</sup>

## VI. Chelan County Natural Systems/Critical Areas

The Growth Management Act states that counties should “protect critical area.” Critical areas include the following areas and ecosystems: (a) wetland; (b) areas with a critical recharging effect on aquifers used

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<sup>2</sup> See Goeking, Sara and Tarboton, David, Forests and Water Yield: A Synthesis of Disturbance Effects on Streamflow and Snowpack in Western Coniferous Forests, Journal of Forestry, 2020: [https://www.fs.fed.us/rm/pubs\\_journals/2020/rmrs\\_2020\\_goeking\\_s001.pdf](https://www.fs.fed.us/rm/pubs_journals/2020/rmrs_2020_goeking_s001.pdf).

for potable water; (c) fish and wildlife habitat conservation areas; (d) frequently flooded areas; and (e) geologically hazardous areas.

The County has completed the planning process for developing these goals and policies and corresponding regulations following an extensive citizen participation process.

*Natural Systems: Critical Area Goals & Policies*

**GOAL CL 1: Identify and protect critical areas from adverse environmental impacts while providing for reasonable use of private property.**

Goal Rationale: Preservation of critical areas will help protect the environment and maintain and enhance the quality of life. Implementation regulations should provide for reasonable use of private property.

\*\*\*

Policy CL 1.4: Regulate development in floodplains to protect property and mitigate the loss of floodplain storage capacity.

Rationale: The loss of floodwater storage results in a potentially greater level of destruction to downstream properties from the resultant higher flood elevations and water flow velocities.

Policy CL 1.4.1: Improve flood warning and information dissemination. Assess risk management, and prepare for rapid response during the flood event.

Rationale: Climate change is expected to increase both the frequency and magnitude of floods in and around Chelan County. The Flood Control Zone District is tasked with flood warning and emergency response, but other agencies also support.

Policy CL 1.4.2: Evaluate and improve stormwater management and infrastructure for high-intensity rainfall events.

Rationale: As warming continues, a greater fraction of winter precipitation will fall as rain rather than snow, increasing winter runoff and streamflow volumes.

Policy CL 1.4.3: Seek funding for measures to protect and restore fish and wildlife habitats and ecosystem function to support resilience in response to flood events. Plan for post-flood replanting and restoration to increase infiltration and slow movement of water and to stabilize ecosystems.

Rationale: As a result of increased flooding, effects on habitat could include greater mortality of juvenile fish and eggs and reduced slow-water habitat.

Policy CL 1.4.4: Relocate, upgrade, or protect critical facilities from wildfire and flooding.

Rationale: Wildfire and floods can affect facilities and services important to emergency response. The County has mapped critical facilities in its [Natural Hazard Mitigation Plan](#) and [Comprehensive Flood Hazard Management Plan](#).

\*\*\*

Policy CL 1.12: Encourage the restoration and enhancement of critical areas.

Rationale: The enhancement and restoration of critical areas improves the functions and values they provide.

\*\*\*

Policy CL 1.17: Support ongoing watershed planning efforts.

Rationale: Watershed planning is essential to address a variety of issues including endangered and threatened species listings and water quantity issues.

Policy CL 1.18: Continue to build partnerships across state, federal, and local agencies to monitor and respond to climate changes and vulnerabilities in forested and shrub-steppe lands. Monitor exotic and invasive species and prioritize protection and enhancement. Coordinate ecological recovery programs for public and private areas subject to fire in forested and shrub-steppe lands.

Rationale: The effects of climate change could include habitat loss and more invasive species, especially in shrub-steppe ecosystems. Climate change also includes a higher risk of wildfire, and with that natural hazard, a need to recover habitat, reduce erosion, and restore ecological conditions.

Policy CL 1.19: Encourage watershed-scale community building to adapt to changing streamflow and snowpack within the watershed.

Rationale: Spring snowpack in the Washington Cascades has declined in recent decades and is expected to further decline with warming in the future. Watershed scale community building efforts can help local communities understand and respond to the effects of changes to streamflow and snow pack. Community-building could address a range of resiliency measures such as: forest practices, riparian enhancement, restoration addressing stream temperatures and flow patterns, management of invasive or non-native aquatic species, irrigation efficiencies, and prioritization of water use as snowpack decreases. An example of community building is the Icicle Work Group, a joint effort between Chelan County and the Washington State Department of Ecology. Within these community building efforts, the County could develop priorities and strategies to proactively implement climate change adaptation measures for the most vulnerable and underserved populations.

Policy CL 1.20: Reduce impacts of climate change to aquatic systems through improvement of in-stream-habitats and floodplain connectivity.

Rationale: The effects of climate change on aquatic systems include warmer stream temperatures during low flow periods, reduced habitat quantity due to lower summer flows, reduced aquatic habitat quality, and more favorable conditions for invasive fish and other aquatic species.

Policy CL 1.21: Identify locations where changes in surface and groundwater flow due to climate change could result in new or greater releases of toxic substances to the environment.

Rationale: Through hazard management planning the County can identify locations at risk of toxic release due to larger floods, erosion, or fire.

*Natural Systems: Air Goals & Policies*

**GOAL NS 1: Protect and maintain air quality.**

Goal Rationale: The protection of air quality is important for the public health, the local economy, the environment, and helps to maintain the high quality of life enjoyed by County residents and visitors alike.

Policy NSL 1.1: Support future and ongoing air quality monitoring programs.

Rationale: Monitoring of air quality helps to determine the impacts of growth and development to air quality. Should air quality problems arise, determining the sources of air quality degradation, and educational and regulatory tools to maintain or improve air quality would be necessary. The State of Washington Department of Ecology monitors and track emissions to make sure levels of outdoor air pollutants meet federal and state air quality standards. Ongoing sources of emissions can include transportation, industry, commercial, agriculture, residential, and others. Air quality can also be affected during and after natural hazards like wildfire.

Policy NS 1.2: Promote industrial development that meets air quality standards and is compatible with adjacent property.

Rationale: Air pollution can cause health problems, obscure visibility, create unpleasant odors and damage animal and plant life.

Policy NS 1.3: Support public awareness of air quality, including wood stove standards and burning restrictions as adopted by the Department of Ecology.

Rationale: Federal and state agencies set air quality standards for outdoor air. The purpose of these standards is to prevent air pollution from reaching levels that hurt human health. When an area does not meet an air quality standard, the state must develop a plan to clean up the air.

Policy NS 1.4: Leverage funding with partners and facilitate proper placement of facilities that collect local climate data including precipitation, wind velocity, temperature, humidity, sunshine, etc.

Rationale: To support an understanding of snowpack, stream flows, wildfire risk, and other conditions important for climate resiliency, watershed planning, emergency management, etc. the County could support collection of local relevant data federal and state agencies adding stream gages, weather stations, SNOTEL, and other facilities on public lands including forest lands.

#### *Natural Systems: Icicle Valley Goals & Policies*

**Goal NS 2: ICICLE RIVER VALLEY: Encourage retention of the scenic character and environmental quality of the Icicle Valley.**

Goal Rationale: The preservation of the scenic and environmental qualities of the Icicle Valley, ensures the retention of significant open space and recreational opportunities, and critical areas.

\*\*\*

## CHAPTER 6 CAPITAL FACILITIES ELEMENT

**GOAL CF 1: Provide and maintain acceptable levels of public facilities and services.**

Policy CF 1.5 Water Systems: Ensure water plans are consistent with the County's Comprehensive plan and the Growth Management Act.

Rationale: Effective comprehensive planning requires consistency among plan elements and plans.

Policy CF 1.6 Water Systems: Support and encourage water conservation measures by local purveyors and educate users on methods to conserve water.

Rationale: Water is a limited resource. Coordination of water use on a watershed basis is encouraged.



Policy CF 1.6.1: Water Systems: Support drought planning to increase water conservation, plant drought-tolerant species, and build awareness around individual risk from drought.

Rationale: The County's Natural Hazard Mitigation Plan addresses drought. The County can implement incentives for development to incorporate drought tolerant landscaping or other design features that conserve water.

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

Rationale: Seeking domestic water without respect to existing septic/drain field systems, wells and stormwater systems to reduce potential of contamination of the domestic water or negatively impacting existing wells.

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

Rationale: Storm water discharges are necessary but must be accomplished in an environmentally safe manner.

\*\*\*

Policy CF 1.12 Solid Waste: Coordinate with other jurisdictions in the development of recycling programs to reduce waste and to protect the environment.

Rationale: Staff works closely with all regions of the state, particularly the central and eastern counties. Forming a coalition for a voice of continued state support allows all the Chelan County to provide innovative approaches to solid waste disposal. Consistent with Chelan County Code, Chapter 13.20 promoting and expanding recycling programs, purchasing policies, and employee education can reduce the amount of waste produced and support climate goals.

Policy CF 1.13 Solid Waste: Support a multi-jurisdictional approach to disposal of moderate-risk hazardous waste.

Rationale: This policy urges governmental entities in the region to give a high priority to instituting a medium hazardous waste collection program for appropriate disposal at a designated facility.

Policy CF 1.14 Solid Waste: Provide opportunities for the community to regularly and efficiently dispose of household moderate-risk waste and agricultural hazardous waste material.

Rationale: Funding of hazardous waste disposal is critical due to the nature of the material and dangerous handling requirements. Continuous funding assistance is needed by the State, due to the taxes collected on hazardous waste for prevention. Ongoing outreach to the state continues for the needs to fund the collection of hazardous waste. Currently, a facility is under construction and plans for operations where hazardous waste is prevented from contaminating our environment. This policy is intended to stress the importance of providing opportunities for disposal of household hazardous waste and agricultural industry generated hazardous waste.

Policy CF 1.14.1 Solid Waste: Within the priorities of the Chelan Solid Waste Management Plan allow for effective waste-to-energy technologies.



Rationale: Per the County’s Solid Waste Management Plan, when used with an energy recovery system, incineration can also produce steam and/or electricity for sale. This can help the County meet its climate policies in Chelan County Code Chapter 13.20.

Policy CF 1.15 Solid Waste: Maintain and update the Chelan Solid Waste Management Plan.

Rationale: Solid Waste management planning and implementation is individual to the County and its source of funding. Programs will be coordinated with other jurisdictions for the success, efficiency and necessity to solve regional waste disposal problems.

Policy CF 1.27 Public Buildings and Facilities: Encourage energy audits and the use of energy conservation design strategies in new construction and the rehabilitation of public facility structures.

Rationale: Energy conservation design strategies for public facilities will help to conserve resources and maintain budgets within anticipated available funding capacities.

## CHAPTER 7 UTILITY ELEMENT

***GOAL UE 3: Ensure that adequate public utilities are provided to meet the projected and desired land use patterns within the County.***

Policy UE 3.1: Encourage energy conservation and the use of cost-effective alternative energy sources, such as solar and wind power.

Policy UE 3.2: Incentivize the use of energy conservation design strategies in new construction and rehabilitation of existing residential, commercial, industrial, and public facility structures.

Policy UE 3.5: Stehekin Area: Enhance the County’s hydroelectric power generation capabilities through improvements to system efficiency, maintenance of hydroelectric facilities, and protection of facilities from erosion and flooding.

Policy UE 3.6 Countywide: Promote development which recognizes and efficiently utilizes renewable sources of energy like hydropower.

Rationale: Chelan County is a region with an abundance of renewable hydroelectric energy sources.

## CHAPTER 11 TRANSPORTATION ELEMENT

### V. Goal 5 – Environmental Stewardship

***Avoid and minimize negative environmental and societal impacts from the transportation system and enhance the natural and social environment when possible.***

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

5.2 Encourage the development and implementation of transportation demand management programs appropriate for the various communities in the County.

5.3 Coordinate with and adhere to regional, State, and Federal agencies on reducing air quality impacts.

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

- Improve transportation infrastructure where needed, e.g., enlarging bridge crossings.
- Remove or redesign roads that disrupt floodplain function or intercept precipitation and ground water and accelerate its movement into stream systems.
- Consider applying culvert design standards that address fish passage, stream functions and processes, floodplain function, and climate change effects.

5.5 Provide flexibility on the width of pavement and lanes to allow for narrower lanes while still assuring that roadways function safely for cars and trucks, public transportation, bikes, pedestrians, and other service vehicles. The use of alternatives to impervious surface materials, wherever possible, should also be considered.

5.6 Develop alternatives to transportation improvement projects when significant adverse environmental impacts have been identified.

5.7 Develop and apply mitigation strategies to reduce unavoidable adverse environmental impacts of transportation improvements.

DRAFT

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

**STATE OF WASHINGTON )  
                                                          )     SS  
COUNTY OF CHELAN                             )**

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

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

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

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

Wendy Lane  
Signature

September 16, 2021  
Date

**ACKNOWLEDGEMENT**

This is to certify that on 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 9:03 AM  
**To:** Lisa@berkconsulting.com  
**Subject:** SEPA Determination regarding CPA 21-084 NR Climate Grant - Chelan County Dept. of Community Development  
**Attachments:** CPA 21-084 NR Climate Grant DNS.pdf

Greetings,

Please see the attached SEPA Determination of Non-significance regarding Chelan County's application, File# CPA 21-084. 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 3:34 PM  
**To:** Bob Plumb; Chris Young; Cindy Grubb; 'aquaticleasing.rivers@dnr.wa.gov'; 'Early, Shane (DNR)'; 'Dale.J.Jordan@usace.army.mil'; 'Janea.Churchill@usace.army.mil'; 'SEPA (DAHP)'; 'enviroreview@yakama.com'; 'Corrine Camuso'; 'Casey\_Barney@Yakama.com'; 'Jessica Lally'; 'Noah\_Oliver@Yakama.com'; 'guy.moura@colvilletribes.com'; 'Scott.Kuhta@commerce.wa.gov'  
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Sincerely,

**Wendy Lane**

Permit Clerk  
Community Development Department



316 Washington Street, Suite 301,  
Wenatchee, WA 98801  
Phone: (509) 667-6231 | Fax: (509) 667-6475  
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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 21-084

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:

Coordinates (Lat, Long):

Section/Township/Range:

Other identifying location information:  
County wide - Chelan County

### Project documentation

Proposal type:  
Nonproject

Related SEPA numbers:  
202104028  
[SEPA Number: 202104028](#)

Applicant name:  
Chelan County

Applicant contact information:  
316 Washington Street, Suite 301  
Wenatchee, WA 98801

Document type:  
ODNS

Document sub type:

Proposal name:  
Comprehensive Plan Amendment

Proposal description:  
Chelan County has initiated the proposed Comprehensive Plan Text Amendment to integrate climate resilience strategies and climate change issues. The work is a result of a WA Department of Commerce GMA – Climate Change Planning grant that was awarded to the County.

### Important dates

Issued date:  
9/16/2021

There is no comment period

Published date:

### Attached files

File name	File description
<a href="#">CPA 21-084 NR Climate Grant DNS.pdf</a>	
<a href="#">General Land Use Application NR Climate Change.pdf</a>	
Files	

Project website:

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

SEPA record creator:

SEPA record submitter:

Wendy Lane

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

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

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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:** A proposed Comprehensive Plan Text Amendment to integrate climate resilience strategies and issues. The work is a result of a WA Department of Commerce GMA – Planning grant that was awarded to the County.

**File Number:** PL 21-084

**Project Location:** The proposed amendments cover all of unincorporated Chelan County.

**Proponent:** Chelan County, Washington

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

Based on the lead agency's review of the proposed Comprehensive Plan Text Amendment, it is determined that there would not be adverse impacts due to the change of land use designation and 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



# Affidavit of Publication

STATE OF WASHINGTON )  
COUNTY OF CHELAN ) SS

## NOTICE OF APPLICATION AND ENVIRONMENTAL REVIEW

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

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

*Catherine*

CPA 21-084: Chelan County has initiated the proposed Comprehensive Plan Text Amendment to integrate climate resilience strategies and climate change issues. The work is a result of a WA Department of Commerce GMA – Climate Change Planning grant that was awarded to the County. Project Location - Chelan County ZTA 21-075: A request was submitted by LocalTel to modify the application and review standards for constructing wireless communication facilities (WCF) in Chelan County. Staff has been collaborating with LocalTel on possible language in CCC Chapter 11.91, which would remove obsolete provisions and bring the code in better alignment with industry practices and technology. WCFs would be added to CCC Section 11.04.020, District use chart, and divided into facility types depending on size and visual impact each may have to surrounding properties. The overall goal will be to improve the content and usefulness of the standards, and to make distinctions about review procedures for certain WCFs. Tall towers would likely trigger a conditional use permit to address potential visual impacts. Project Location - Chelan County

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

July 24, 2021

On July 24, 2021 this application was noticed to the public and no action will be taken on the project until the Agency comment period ends August 7, 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 24th day of July 2021.

Chris Gerber, Notary Public, Chelan County, Washington

My commission expires: March 07, 2022

RECEIVED

JUL 30 2021

CHELAN COUNTY  
COMMUNITY DEVELOPMENT

00002552 00105859 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

### 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: 07/22/2021  
Ad #: 00105859  
Salesperson: LEGL Ad Taker: 340

Class: 0001

Ad Notes:

Sort Line: CPA21-084/WLane

Description	Start	Stop	Ins.	Cost/Day	Amount
01 The Wenatchee World	07/24/2021	07/24/2021	1	125.94	125.94
02 Wenatchee World Online	07/24/2021	07/24/2021	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:	125.94
Tax:	0.00
Net:	125.94
Prepaid:	0.00

**Total Due 125.94**

## 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 21-084:** Chelan County has initiated the proposed Comprehensive Plan Text Amendment to integrate climate resilience strategies and climate change issues. The work is a result of a WA Department of Commerce GMA – Climate Change Planning grant that was awarded to the County.  
Project Location - Chelan County

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Project Location - Chelan County

**On July 24, 2021 this application was noticed to the public and no action will be taken on the project until the Agency comment period ends August 7, 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 21-084  
**Project Location:** Chelan County  
**Applicant/Owner:** Chelan County  
**Application Date:** February 26, 2021  
**Notice of Application Date:** July 24, 2021

**Proposed Project Description:** Chelan County has initiated the proposed Comprehensive Plan Text Amendment to integrate climate resilience strategies and climate change issues. The work is a result of a WA Department of Commerce GMA – Climate Change Planning grant that was awarded to the County.

**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 **August 7, 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: Molly McGuire or email [molly.mcguire@co.chelan.wa.us](mailto:molly.mcguire@co.chelan.wa.us) for additional information or to review application materials.

**The complete case file on this matter is available for digital review at the following link:**  
<https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeHome>.

# Fact Sheet

*DRAFT June 29, 2021 Prepared by: BERK Consulting, Inc. on behalf of Chelan County*



## CHELAN COUNTYWIDE CLIMATE RESILIENCE PLANNING

### Why is Chelan County Planning for Climate Change?

Climate change is expected to have wide-ranging impacts on life in Chelan County. In recent decades Washington State, including Chelan County, has experienced significant droughts, declining snowpack, and several extreme wildfire seasons. These events and conditions are expected to become more common as the climate continues to change. Changes in temperature and precipitation are expected to affect availability of water for fish, farming, and potable uses, fire and flood hazard potential, winter and summer recreation and tourism, and more.

The Chelan Countywide Climate Resilience Strategy is meant to help answer:

- Where are we heading based on current trends and expected changes?
- What does that mean for commerce, communities, residents of Chelan County as well as visitors?
- What are steps Chelan County and the greater community can take to build climate resilience?

### Who are the partners?

Building climate resilience depends not only on actions within and by Chelan County, but on the variety of agencies and landowners who have jurisdiction and ownership within the county. Over 2019-2021, the Climate Resilience Strategy has been formed based on a partnership among the following entities:

- Chelan County Natural Resources Department
- Chelan County Public Utility District
- Washington State Department of Natural Resources
- University of Washington Climate Impacts Group
- US Environmental Protection Agency, Region 10
- Federal Reserve Bank of San Francisco
- Federal Emergency Management Agency



### EXAMPLE STRATEGIES

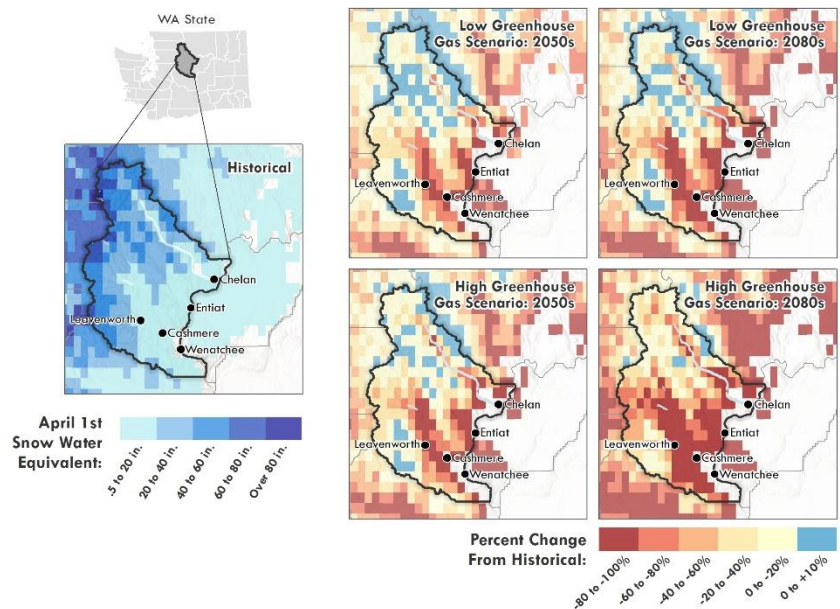
- Create fire adapted communities
- Wildfire air quality - provide education, training, and responses to protect people and communities during and after wildfire
- ...quantify forest management effects on snowpack in order to support development of forest-snow-streamflow model.
- Evaluate and improve stormwater management and infrastructure for high-intensity rainfall events.
- Provide for water storage near sources to address low stream flow, flooding, fire-fighting, and water supply needs.
- Ensure climate resilience outreach and education efforts are multi-lingual to engage all members of the community.



## What is in the Climate Resilience Strategy?

The Climate Resilience Strategy is a draft blueprint that provides a snapshot of trends and information, existing initiatives, and new initiatives to adapt and prepare for wildfire, changes in snowpack and streamflow, flooding, and water supply. Some climate change trends affect more than one category of impacts and are addresses as “cross-sector”. Strategies are described along with their status, partners, and resources.

Over 100 people from Chelan County organizations and the wider community participated in several workshops, providing in person and survey feedback on the developing strategy and identifying ways to leverage resources and move from strategy to action.



## What is the Climate Policy Integration Proposal?

In Summer 2020, the Washington State Department of Commerce allocated grant funding to assist with climate change planning and Chelan County was awarded a \$20,000 grant.

The purpose of this funding is to support growth management act (GMA) comprehensive plans and integrate climate change planning. This grant allows Chelan County to audit its current comprehensive plan, and to incorporate strategies developed within the Climate Resilience Strategy. This process will be ongoing through the end of 2021, with draft policy amendments being drafted by the end of June, 2021. There will be opportunities for public comment, consistent with the County’s public participation program.

## Where can I find out more information?

For more information on the climate resilience strategy, please visit the Chelan County Department of Natural Resources website: <https://www.co.chelan.wa.us/natural-resources/pages/county-wide-climate-resilience-planning>

For information about the Comprehensive Pan policy integration proposal, please see the Chelan County Community Development website: <https://www.co.chelan.wa.us/community-development>



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

**GENERAL LAND USE APPLICATION FORM**

Parcel Number (APN): N/A Lot Size: \_\_\_\_\_ (Acres)  
 Parcel Address: Countywide City/Zip Code: \_\_\_\_\_  
 Property Owner(s): \_\_\_\_\_ Zoning: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 City/State/Zip Code: Chelan County, WA  
 Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

**Applicant/Agent** (if different than owner): Chelan County Department of Natural Resources  
 Company and Mailing Address: 411 Washington St. Suite 201  
 City/State/Zip: Wenatchee, WA 98801 Phone: 509-667-6533  
 E-mail: \_\_\_\_\_

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



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

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

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

**APPLICABILITY SECTION**

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

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

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

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

**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):

Integration of climate resilience strategies and climate change issues in the Chelan Co. Comprehensive Plan. The work is a result of a Department of Commerce GMA-Climate Change Planning grant that was awarded to Chelan County.

Narrative attached

Please complete the following:

1. Any related files (such as Pre-Applications): N/A
2. Is the subject property located within an Urban Growth Area (UGA)?  No  Yes  
If "yes", which UGA? N/A
3. Please describe adjacent land uses in all directions around the subject property:  
North: \_\_\_\_\_  
South: \_\_\_\_\_  
East: \_\_\_\_\_  
West: \_\_\_\_\_
4. What is the current use of the property? N/A
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: N/A
8. Fire District: N/A School District: N/A
9. Power Service: N/A
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?  
N/A
14. Are there plans for future additions, expansions, or further activity related to or connected with the proposal?



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

Docket process per Chapter 14.14 CCC. A public participation plan has been prepared.

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:

## **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 C-33 sand).

Does not Apply **F.** Within a sole source aquifer recharge area designated pursuant to the Federal Safe Drinking Water Act (**None currently designated in Chelan County**);

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

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

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

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

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

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

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

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

*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*

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

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

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

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

## **CANNABIS DISCLOSURE SECTION**

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

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

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

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

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

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

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

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

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

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

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

### SITE PLAN CHECKLIST SECTION

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

- 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)

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

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

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

Owner Signature: \_\_\_\_\_ Place: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Owner/Applicant/Agent Signature:  \_\_\_\_\_ Place: Seattle Date: 2/25/21

Print Name: Lisa Grueter

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

Print Name: \_\_\_\_\_

# SEPA Environmental Checklist

## Chelan County

### Climate Policy Integration

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#### 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:*

Chelan County Climate Policy Integration

2) *Name of applicant:*

Chelan County Department of Natural Resources

3) *Address and phone number of applicant and contact person:*

Mike Kaputa, Director  
Chelan County Natural Resource Department  
411 Washington Street, Suite 201  
Wenatchee, WA 98801  
Phone: (509) 670-6935  
mike.kaputa@co.chelan.wa.us

4) *Date checklist prepared:*

February 25, 2021

Prepared by: Lisa Grueter, Principal and Jonathan Morales, Associate, BERK Consulting, Inc. on behalf of Chelan County.

5) *Agency requesting checklist:*

Chelan County Department of Natural Resources

6) *Proposed timing or schedule (including phasing, if applicable):*

County adoption of Comprehensive Plan text amendment updates by December, 2021 per Chelan County Code section 14.14.

7) *Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.*

Not applicable.

8) *List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.*

- [Draft Chelan Climate Resilience Strategy - October 2020](#)

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.*

Not applicable.

10) *List any government approvals or permits that will be needed for your proposal, if known.*

Planning Commission recommendation and Board of County Commissioners consideration and adoption per CCC 14.14.

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 project proposal involves a Comprehensive Plan text amendment to incorporate climate resiliency goals and strategies into the Chelan County Comprehensive Plan.

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.

Chelan County and Unincorporated Chelan County

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

### 1. EARTH [\[HELP\]](#)

a. General description of the site:

Locations vary throughout Chelan County; Section B of this SEPA checklist generally does not apply to this non-project action. Proposed policies support tree and shrub steppe habitat conservation and enhancement (e.g. post fire or flood) to promote climate resilience that can reduce erosion potential. County critical areas regulations that address geologic hazards and erosion control would remain.

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

b. What is the steepest slope on the site (approximate percent slope)?

Various; Not applicable.

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.

Various; Not applicable.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Not applicable; countywide non-project action.

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.

Not applicable; non-project action.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Not applicable; non-project action.



- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Not applicable; non-project action and not site specific.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

See 1A above; proposed policies will help to reduce erosion potential.

## 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.

Not applicable; non-project action will not lead to any emissions. Proposed policies aim to reduce greenhouse gas reductions through implementation of climate resiliency strategies and County Code Chapter 13.20 Greenhouse Gas Reduction Policies.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Not applicable; non-project action.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

The project will promote climate resiliency strategies and policy implementation, including the reduction of greenhouse gas emissions. Proposed policies address air quality and health due to wildfire smoke. Forest health and management can also support carbon sequestration. The policies also leverage County plans, like [Chelan County Community Wildfire Protection Plan 2019](#).

## 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.*

Locations vary throughout Chelan County; Section B of this SEPA checklist generally does not apply to this non-project action.

- 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.*

Not applicable; not site specific.

- 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.*

Not applicable.

- 4) *Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.*

Not applicable.

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

Countywide non-project action; Not applicable.

- 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.*

Not applicable.

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.*

Not applicable.

- 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.*

Not applicable.

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.*

Not applicable.

- 2) *Could waste materials enter ground or surface waters? If so, generally describe.*

Not applicable.

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

Not applicable.

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Non- project action. Proposed policies support forest management and conservation supporting snow pack and stream flow and groundwater recharge; the proposed policies address climate adaptation and emergency management measures due to flooding. Policies also help leverage County plans, such as 2019 [Natural Hazard Mitigation Plan](#) and the 2017 [Comprehensive Flood Hazard Management Plan](#).

#### 4. PLANTS [\[HELP\]](#)

- a. Check the types of vegetation found on the site: Not applicable; non-project action and not site specific.

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?

Not applicable; non-project action.

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

Not applicable; non-project action.

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

Non-project action. Proposed policies support tree and shrub steppe habitat conservation and enhancement (e.g. pre and post fire or flood). Policies also support Watershed Plans.

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

Not applicable; non-project action.

#### 5. ANIMALS [\[HELP\]](#)

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

Examples include:

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

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

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

Not applicable; non-project action and not site specific.

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

Not applicable; non-project action and not site specific.

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

Not applicable; non-project action and not site specific.

d. Proposed measures to preserve or enhance wildlife, if any:

Various. Proposed policies preserve natural habitats, including conservation of wildlife habitats. Policies also support Watershed Plans.

e. List any invasive animal species known to be on or near the site.

Not applicable; non-project action and not site specific.

## 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.

Not applicable; non-project action and not site specific. Proposed policies will boost energy conservation.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

Not applicable; not site specific.

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:

Proposed policies integrate Chelan County Code Chapter 13.20

Greenhouse Gas Reduction Policies and boost energy conservation.

## 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.

Not applicable; non-project action and not site specific.

1) *Describe any known or possible contamination at the site from present or past uses.*

Not applicable; non-project action and not site specific. Proposed policies aim to mitigate risk of environmental contaminants through climate resiliency and adaptation measures.

2) *Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.*

Non-project action and not site specific.

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.*

Not applicable; non-project action and not site specific.

4) *Describe special emergency services that might be required.*

Not applicable; non-project action.

5) *Proposed measures to reduce or control environmental health hazards, if any:*

Proposed policies address climate adaptation and climate resiliency to mitigate risk of environmental health hazards. Proposed policies support county plans for emergency management, such as: the 2020 [Comprehensive Emergency Management Plan](#) (CEMP) and 2019 [Natural Hazard Mitigation Plan](#).

b. Noise

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

Not applicable; non-project action and not site specific.

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.*

Not applicable; non-project action and not site specific. Proposed policies will not lead to any noise pollution, etc.

3) *Proposed measures to reduce or control noise impacts, if any:*

Proposed policies will not lead to noise pollution.

## 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.*

Not applicable; non-project action and not site specific.

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?*

Existing farmlands and forestlands with long-term commercial significance will not be impacted as a result of the proposed policies. Proposed policies will support the viability of existing agricultural lands in Chelan County including conservation practices and voluntary stewardship.

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 applicable; non-project action and not site specific. Proposed policies support working farms and/or forestland operations which accommodate carbon sequestration, recognized in Chelan County Code 13.20.

c. Describe any structures on the site.

Not applicable; non-project action and not site specific.

d. Will any structures be demolished? If so, what?

Not applicable; non-project action and not site specific.

e. What is the current zoning classification of the site?

Various; non-project action and not site specific.

f. What is the current comprehensive plan designation of the site?

Non-project action and not site specific. Proposed policies seek to integrate climate resiliency strategies into the Chelan County Comprehensive Plan Elements. Elements addressed include: Land Use, Resource, Capital Facilities, Utility, and Transportation.

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

Not applicable; non-project action and not site specific.

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

Chelan County has several designated Critical Areas which are addressed in the proposed policies (e.g. floodplains, and vegetation / tree conservation and enhancement pre and post fire/flood, and protection of forest cover and shrub-steppe).

i. Approximately how many people would reside or work in the completed project?

Not applicable; non-project action and not site specific.

j. Approximately how many people would the completed project displace?

Not applicable; non-project action and not site specific.

k. Proposed measures to avoid or reduce displacement impacts, if any:

Not applicable; non-project action and not site specific.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Proposed policies are responsive to existing and projected land uses and address the Land Use Element chapter of the Chelan County Comprehensive Plan. The policies promote fire adapted communities and community building in watersheds. Policies also promote energy conservation in buildings.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

Proposed policies support conservation of agricultural and forest lands.

## 9. HOUSING [\[HELP\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Not applicable; non-project action and not housing related.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Not applicable; non-project action and not housing related.

- c. Proposed measures to reduce or control housing impacts, if any:

Not applicable; non-project action and not housing related.

## 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?

Not applicable; non-project action and not site specific.

- b. What views in the immediate vicinity would be altered or obstructed?

Not applicable; non-project action and not site specific.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

Not applicable; non-project action and not site specific.

## 11. LIGHT AND GLARE [\[HELP\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Not applicable; non-project action.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

Not applicable; non-project action.

- c. What existing off-site sources of light or glare may affect your proposal?

Not applicable; non-project action.

- d. Proposed measures to reduce or control light and glare impacts, if any:

Not applicable; non-project action.

## 12. RECREATION [\[HELP\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Various. Chelan County has several recreational opportunities. Proposed policies address adaptive recreation and tourism .

- b. Would the proposed project displace any existing recreational uses? If so, describe.

Proposed policies will not displace existing recreational uses. Proposed policies address improving recreation opportunities for all-seasons and weather events.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Proposed policies address the development and maintenance of recreational facilities and opportunities. Proposed policies promote all-season and weather independent recreation opportunities.

### 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.

Various; countywide.

- 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.

Various; countywide.

- 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.

Not applicable; countywide non-project action and not site specific.

- 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.

Not applicable; countywide non-project action and not site specific.

### 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.

Not applicable; non-project action and not site specific.

- 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?

Non-project action and not site specific; countywide

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Not applicable; non-project action.

- 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).

Proposed policies would support roadway and bridge design that is adaptive to floods and protective of



fish and wildlife, whether improved infrastructure or new infrastructure.

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

Various; non-project action and not site specific.

- 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?

Not applicable; non-project action

- 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.

Not applicable; non-project action.

- h. Proposed measures to reduce or control transportation impacts, if any:

Proposed policies support roadway and bridge design that is adaptive to floods and protective of fish and wildlife.

## 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.

Proposed policies integrate County plans for emergency management and coordination, and solid waste management supporting County climate code.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

Proposed policies integrate County plans for emergency management and coordination, and solid waste management supporting County climate code.

## 16. UTILITIES [\[HELP\]](#)

- a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,  
other \_\_\_\_\_

Not applicable; non-project action and not site specific. Proposed policies support energy conservation and renewable energy.

- 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.

Not applicable; non-project action and not site specific. Proposed policies support energy conservation and renewable energy.

## 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 Lisa Grueter, Principal

Position and Agency/Organization: BERK Consulting, Inc.

Date Submitted: 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?*

There are no anticipated increases to discharge to water, emissions to air, release of toxic or hazardous substances, or production of noise. The Proposal is a non-project action that will integrate climate change resiliency measures and strategies into the Chelan County Comprehensive Plan. Proposed policies address issues of greenhouse gas emissions, hazardous waste, water, and air quality, etc.

### **Proposed measures to avoid or reduce such increases are:**

None required. Policies serve as mitigation for future conservation and development activities.

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

The Proposal will beneficially impact plants, animals, fish, and marine life. Proposed policies integrate climate change goals and policies into existing Comprehensive Plan policies that aim to mitigate impacts to fish and wildlife habitat and floodplains, and promote conservation of forests and critical areas.

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

None required. Policies serve as mitigation for future conservation and development activities.

- 3) *How would the proposal be likely to deplete energy or natural resources?*

There are no anticipated impacts that would deplete energy and/or natural resources as a result of the proposed policies. Energy conservation measures and protection of natural resources is promoted by the proposed policies.

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

None required. Policies serve as mitigation for future conservation and development activities.

- 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 proposed policies addresses conservation and protection of existing environmentally sensitive areas, critical areas, and wildlife habitats, etc.

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

Proposed policies include management of forests and watersheds to mitigate impacts to stream flow and water supply, agricultural water conservation, etc. Use of greywater systems are proposed as a policy for irrigation to conserve potable water.

Agricultural conservation practices are also proposed promoting climate resiliency.

- 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 proposed policies address fire adapted communities consistent with the [Chelan County Community Wildfire Protection Plan 2019](#). The policies also support implementation of watershed plans and community building around water supply and other habitat needs. Energy conservation in public buildings are promoted.

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

None required. Policies serve as mitigation for future conservation and development activities.

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

There are no anticipated increased demand on transportation, public services, and/or utilities. Proposed policies support roadway and bridge design that is adaptive to floods. Policies also support implementation of emergency management plans coordinated by police and fire agencies, and implementation of solid waste management plan.

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

None required. Policies implement plans developed by service agencies.

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

The proposed policies are in conformance with local, state, and federal laws. Proposed policies adhere to the Growth Management Act, and follows all applicable environmental laws. Policies leverage County plans including the 2017 [Comprehensive Flood Hazard Management Plan](#), 2019 [Natural Hazard Mitigation Plan](#), 2020 [Comprehensive Emergency Management Plan \(CEMP\)](#), [Chelan County Community Wildfire Protection Plan 2019](#), and [Solid Waste Management Plan, 2017](#). The policies also reference Chapter 13.20 Greenhouse Gas Reduction Policies.

# Chelan County Climate Policy Integration

## Deliverable 1: Summary trends, conditions, initiatives, and case studies to form a basis for Chelan County Comprehensive Plan policies

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### BACKGROUND

Chelan County has been confronting climate change and collaborating with Washington Department of Natural Resources, the Chelan County Public Utility District #1, and the University of Washington Climate Impacts Group towards the development of a climate resiliency strategy. The climate resiliency strategy flows from a number of “community conversations” and workshops sponsored by all the partners and engaging stakeholders and community members over 2019 and 2020. The final draft of the strategy was delivered in late Fall 2020.

The Commerce GMA-Climate Change Planning-Grant is a unique opportunity for Chelan County to jump-start the integration of its climate resiliency strategy into its Comprehensive Plan, with the added consideration of greenhouse gas (GHG) reduction efforts where suited to a rural county. The result of the process will be goals, objectives, and policies integrated across plan elements that will shape how Chelan County manages growth and land use, grows the economy in a sustainable way, makes capital investments in infrastructure, and incorporates strategies and incentives to increase resiliency and reduce greenhouse gas emissions in the context of a rural county. The policy development will also extend our engagement of diverse stakeholders in the County representing economic, environmental, and social interests, including underserved populations, and help advance implementation of the goals and policies once adopted.

### TASKS

Early steps in the process include the following addressed in this document:

**Step 1.1:** Review climate change conditions and trends and summarize information and resiliency and adaptation strategies developed for central Washington or Chelan County. This will include the pending Fall 2020 Chelan County Climate Resilience Strategy. See the Supplement for an initial list of relevant studies and initiatives.

**Step 1.2:** Identify three county case studies illustrating greenhouse reduction policies, incentives, and strategies relevant for rural counties similar to Chelan County and appropriate for development, recreation, infrastructure, agriculture, and other activities managed by the Comprehensive Plan.

**Step 1.3:** Identify a suite of policy approaches for their effectiveness and applicability to Chelan County.

### SUMMARIZE INFORMATION AND STRATEGIES

This section describes pending or adopted County policies or strategies to address climate change. These policies and strategies are considered in an audit of the County’s Comprehensive Plan under separate cover as part of Deliverable 2.

## *Chelan County Climate Resilience Strategy*

As noted above, the Chelan County Climate Resilience Strategy document final draft was delivered in late Fall 2020. The purpose of this document is to achieve two key benefits of county-wide climate resilience planning which were identified through community workshops:

1. Improved communication and coordination, and
2. The opportunity to advance projects of multiple benefits.

This document is divided into four sections based on climate change impacts: Wildfire, Snowpack & Streamflow, Floods, and Water Supply. Additionally, it provides a number of cross-sector strategies, and a proposed organizational structure for implementation beginning in 2021.

The strategy document final draft is attached below.

## *Chelan County Greenhouse Gas Reduction Policies*

The Chelan County Board of County Commissioners (BOCC) have adopted early policies to encourage greenhouse gas reductions in publicly owned buildings in the county. The policies are broken into four categories:

1. Public Education and Outreach: promote and expand recycling programs, purchasing policies, and waste reduction efforts.
2. Transportation: provide safe and convenience access for pedestrians and bicyclists across and along major transit priority streets.
3. Land Use: evaluate local plans to align with, support, and enhance any regional plans that have been developed consistent with Chelan County's efforts to achieve reductions in GHG emissions when practicable.
4. Other: coordinate with other agencies, promoted renewable hydroelectric energy, encourage carbon sequestration.

Additionally, the policy encourages energy-efficient design of new county buildings. The full text of the policy is shared below and also found with the Chelan County Code:

<https://www.codepublishing.com/WA/ChelanCounty/html/Chelco13/Chelco1320.html>

*13.20.010 Adopted.*

*The board of Chelan County commissioners adopts the following policies that will benefit the county's natural resources and reduce the emission of greenhouse gases (GHG):*

*(1) Public Education and Outreach Policy Details. Promote and expand recycling programs, purchasing policies, and employee education to reduce the amount of waste produced.*

*(2) Transportation-Oriented Policy Details. Provide safe and convenient access for pedestrians and bicyclists to, across and along major transit priority streets.*

*(3) Land Use Policy Details. Evaluate local plans to align with, support, and enhance any regional plans that have been developed consistent with Chelan County's efforts to achieve reductions in GHG emissions when practicable.*

*(4) Other Policy Details.*

*(A) Coordinate with other agencies in the region to develop and implement effective waste-to-energy technologies and other innovative GHG reduction options.*

*(B) Chelan County is a region with an abundance of renewable hydroelectric energy sources. It is our policy to promote development which recognizes and efficiently utilizes this renewable source of energy.*

*(C) Recognize that Chelan County is the beneficiary of state and national forest lands in addition to significant developed orchard lands which accommodate carbon sequestration, having a positive effect on carbon emissions in the region. (Res. 2010-103, 11/9/10).*

*13.20.020 Publicly owned buildings.*

*The board of Chelan County commissioners hereby adopts the following policies and/or procedures that will benefit its natural resources:*

*(1) All new publicly funded county-owned buildings shall be of energy-efficient design if cost effective.*

*(2) When deemed necessary by the board of county commissioners, the county may conduct energy audits of its publicly owned buildings, evaluate potential conservation measures, and then carry out those measures if appropriate and cost effective.*

In addition, there are policies in the Chelan County Comprehensive Plan that address energy conservation, multimodal transportation, and strengthening of the County's agricultural and forestry resources.

*Policy CF 1.27 Public Buildings and Facilities: Encourage the use of energy conservation design strategies in new construction and the rehabilitation of public facility structures.*

*Policy UE 3.1: Encourage energy conservation and the use of cost-effective alternative energy sources, such as solar and wind power.*

*Policy UE 3.2: Incentivize the use of energy conservation design strategies in new construction and rehabilitation of existing residential, commercial, industrial, and public facility structures.*

*Policy CF 1.12 Solid Waste: Coordinate with other jurisdictions in the development of recycling programs to reduce waste and to protect the environment.*

*Transportation 2.9 Establish a system of designated bicycle and trail routes for transportation and other recreational uses utilizing existing transportation corridors where safety considerations are not compromised.*

*Transportation 2.11 Recognize the non-motorized system as an extension of transit, and support needed linkages and access to transit stops.*

*Transportation 4.4 Promote coordinated non-motorized system improvements focusing on access to schools, parks, transit services, employment and service centers, and shorelines.*

*Transportation 4.5 Coordinate with other agencies to develop a Comprehensive Trails Plan to analyze alignment, design, cost, phasing and relative priority of trail projects, and to identify the needed linkages between the trails.*

*Transportation 4.6 Encourage transit facilities and services as mitigation, where appropriate, for new developments.*

*Transportation 4.10 Require development to include public and non-motorized transportation compatible designs in all projects.*

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

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

## CASE STUDIES

### Initial Research

The table below presents some initial research for counties with rural areas and GHG reduction strategies along the West Coast, Midwest, and Eastern United States, to give a range of perspectives and approaches. Further research has been conducted on selected counties on the West Coast and a strategy that applies to rural counties everywhere, following this chart.

**Exhibit 1. GHG Reduction Efforts: Example Counties or Rural Area Strategies**

Location	Description	Policies/Strategies – Links
Clackamas County, Oregon See case studies below.	Pacific Northwest County. State has growth management similar to Washington. Countywide population: 418,187 (2019).	Link: <a href="#">Community Greenhouse Gas Inventory for 2018</a> <ul style="list-style-type: none"> <li>Organizes GHG emissions by origin location/scopes (3 scope categories are highlighted in the resource)</li> <li>Measures reduction pathway required to meet the State of Oregon’s Climate Goal</li> <li><u>Note:</u> we will look more into efforts in Clackamas County to reduce GHG emissions</li> </ul>



Location	Description	Policies/Strategies – Links
Cuyahoga County, OH	County on Great Lakes. Voluntary plan.  Population is higher at 1,235,072.	Link: <a href="#">Action Plan Focus Areas</a>  <ul style="list-style-type: none"> <li>▪ Highlights strategies to both mitigate and adapt to climate change.</li> <li>▪ Green Zoning and Land Use Codes.</li> </ul>
Chester County, PA	County with rural areas. Voluntary study.  Countywide population is: 524,989 (2019)	Link: <a href="#">Greenhouse Gas Reduction Report</a>  <ul style="list-style-type: none"> <li>▪ Suggests execution of an energy supply plan that will allow County to develop a sustainable electric power supply portfolio.</li> <li>▪ Reduce energy demand and greenhouse gas emissions through sound land use.</li> <li>▪ Enhance building performance standards.</li> <li>▪ <u>Note:</u> Chester County Greenhouse Gas Reduction Task Force was formed in 2007; the above report is from 2010.</li> <li>▪ The County is currently undergoing a Climate Action Planning process for 2020, which will expand on recommendations made in the 2010 Reduction Report</li> </ul>
Yolo County, CA  See case studies below.	County in Sacramento area with farming focus.  Responding to state goals.  Current Population: 220,500 (2019).	Link: <a href="#">Greenhouse Gas Emissions and Reduction Targets</a>  <ul style="list-style-type: none"> <li>▪ References State goals for GHG emission reductions and ties to each sector of the State’s emissions inventory.</li> <li>▪ “Implementation of the State’s Climate Change Scoping Plan is expected to reduce the County’s 2020 emissions by approximately 12.2% from projected levels.”</li> </ul> Link: <a href="#">Strategies and Measures</a>  <ul style="list-style-type: none"> <li>▪ Identifies 15 Reduction Measures (Primary Measures) to achieve GHG reduction and adaptation goals.</li> <li>▪ Strategies include: <ul style="list-style-type: none"> <li>▫ <u>Agriculture</u> – aim to reduce GHG emissions associated with nitrogen fertilizer application and use of fossil fuels in field equipment and irrigation pumping.</li> <li>▫ <u>Transportation and Land Use</u> – promote sustainable development patterns and</li> </ul> </li> </ul>

Location	Description	Policies/Strategies – Links
		<p>investments in alternative transportation to reduce vehicle travel and associated emissions.</p> <ul style="list-style-type: none"> <li>▫ <u>Building Energy</u> – increase energy and water efficiency in existing buildings...This strategy also proposes a community choice aggregation program that allows residents and businesses to purchase low and carbon-free electricity from energy providers.</li> <li>▫ <u>Solid Waste and Wastewater</u> – Increase efficiency of methane control system at the County landfill. Methane control systems and low-impact development techniques that treat storm water on site.</li> <li>▫ <u>Adaptation</u> – Direct county to incorporate strategies into existing plans, and develop new documents where appropriate.</li> </ul>
<p>Rural Green Partnership</p> <p><i>See case studies below.</i></p>	<p>Applies to range of local governments in rural areas.</p>	<p>Link: <a href="#">Rural Green Partnership</a></p> <ul style="list-style-type: none"> <li>■ A set of policies that work with Federal, State, and Local governments, etc. to lower greenhouse gas emissions in every economic sector of rural America and spur economic growth.</li> <li>■ Some Policies include: <ul style="list-style-type: none"> <li>▫ Incentivize sustainable forestry practices that sequester carbon while creating new markets for biomass to heat and power homes and businesses.</li> <li>▫ Support the immediate and widescale deployment of carbon capture, utilization, and storage technologies (CCUS) on existing fossil fuel energy facilities to reduce GHG emissions.</li> <li>▫ Incentivize land use practices, such as cover crops and no till farming, to sequester more carbon, and improve soil health and improve the lifecycle GHG benefits of biofuels.</li> </ul> </li> </ul>

## Selected Case Studies

Three case studies have been selected which provide strategy ideas for greenhouse gas reduction, energy conservation, and other climate resilience measures, from the context of areas with similarities to Chelan County (rural geography, population, etc.) The selected case studies provide examples of policies and strategies that may work in the context of Chelan County. Further, they provide a model for counties and other jurisdictions who are beginning to have these conversations, and prioritizing climate resiliency and/or adaptation in their countywide planning initiatives and Comprehensive Plans.

We have also highlighted an example of a policy that can be adopted and applied virtually everywhere, in all contexts, as it provides a concrete set of policies that work well under the context of existing local and/or statewide codes, etc.

### *Clackamas County, Oregon*

**Size and Demographics:** Clackamas County is a county with both urban and rural lands in the State of Oregon, and is part of the broader Portland Metropolitan Area, which encompasses the following counties:

- Multnomah County
- Washington County
- Yamhill County
- Columbia County
- Clark County, WA
- Skamania County, WA

Clackamas County is comprised of 1,893 square miles of land, with a majority of the populated areas clustered in the northwest part of the County, and most of the county is comprised of forestry, agriculture, and rural use (75% is in forest use; 54% in government ownership, mostly Mt. Hood National Forest).<sup>1,2,3</sup> The county seat is Oregon City, OR, which as of 2019 had a population of 36,492. In rural areas, the economy has largely been timber and/or agriculture based, although over the years, residents have commuted to Portland, OR and Salem, OR for work. The northwest urban portion of the county has a diversified urban economy, allowing for more job sectors and opportunities.<sup>4</sup>

The County has developed an inventory of GHG emissions and is working on a Climate Action Plan to help fulfil Oregon State goals and requirements.

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<sup>1</sup> Clackamas County Comprehensive Plan, Chapter 1: Introduction

<sup>2</sup> See: <https://dochub.clackamas.us/documents/drupal/7ab8dd39-3a98-4471-8212-3b5cc5308957#:~:text=Seventy%2DFive%20percent%20of%20Clackamas,some%20type%20of%20forest%20use.&text=Clackamas%20County,-With%20significant%20federal>

<sup>3</sup> See public and private lands here: <https://projects.oregonlive.com/maps/land-ownership/index.php>.

<sup>4</sup> Clackamas County Comprehensive Plan, Chapter 8: Economics, Amended 2014

**State of Oregon Climate Policies:** The State of Oregon has a coordinated land use program which prioritizes the preservation of natural and/or working lands for resource use, etc. The land that is protected can store large amounts of carbon in biomass and soils.<sup>5</sup>

In March 2020, Governor Kate Brown issued Executive Order 20-04 on climate change. The order directed the state Department of Land Conservation and Development (DLCD), and other state agencies and commissions to identify potential actions within their current authority that reduce greenhouse gas emissions and mitigate climate change impacts.<sup>6</sup> EO 20-04 further adopts the following GHG Emission Reduction Goals:

- 45% below 1990 emissions levels by 2035
- 80% below 1990 emissions levels by 2050

The State is in the process of developing a 2020 Climate Change Adaptation Framework, which will update the 2010 Framework. The Framework seeks to describe climate change drivers, resulting risks, potential responses, and agency needs under the following themes<sup>7</sup>:

- Economy
- Natural World
- Built Environment
- Public Health
- Cultural Resources
- Social Systems

**County Emissions Inventory:** The County prepared a Community Greenhouse Gas Inventory report utilizing a 2018 baseline, which was completed in June 2020.<sup>8</sup> The focus of the inventory was on local emission sources and consumption-based emissions. Larger emission sources included building energy and transportation emissions. Agriculture is a small source, but the County only measured emissions due to livestock and did not account for soil amendments or carbon sequestration in forest and agriculture lands.

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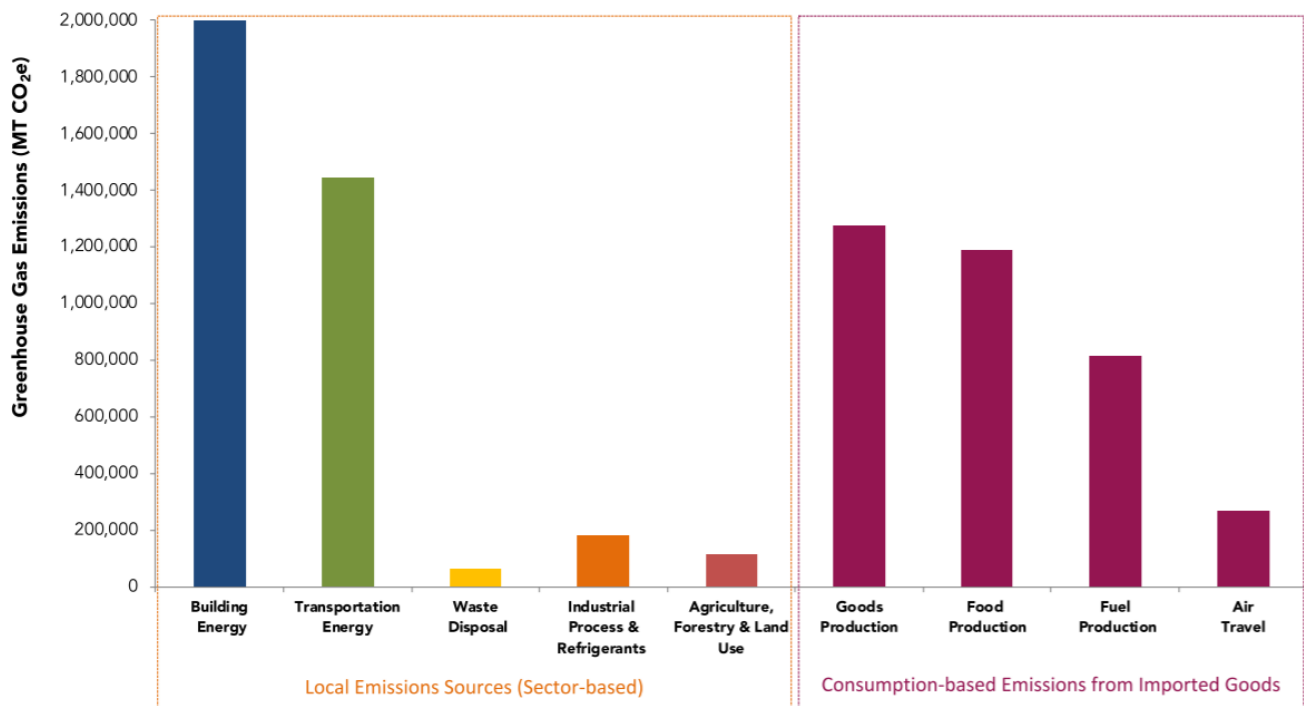
<sup>5</sup> 'Land Use Planning and Climate Change,' Department of Land Conservation and Development. <https://www.oregon.gov/lcd/CL/Pages/index.aspx>

<sup>6</sup> Governor Brown's Executive Order on Climate Change (EO 20-04)

<sup>7</sup> 'Oregon's Climate Change Adaptation Framework.' <https://www.oregon.gov/lcd/CL/Documents/ClimateChangeAdaptationFramework.pdf>

<sup>8</sup> Clackamas County Climate Actions, August 2020 <https://dochub.clackamas.us/documents/drupal/886aa54d-3425-46e8-881f-a83b55a8959c#:~:text=Clackamas%20County%20has%20participated%20since,greater%20savings%20and%20carbon%20reductions.>

## Exhibit 2. Clackamas County Emission Inventory Results



Future planned inventory elements include several applicable to a county with significant forestry and agricultural resources:

- Agriculture emissions accounted included methane emissions from livestock.
- Clackamas County includes significant unincorporated land area that is undisturbed and currently storing carbon in the trees and soil. As land is cleared for development, there is the potential to lose significant quantities of stored carbon and therefore should be included in a community GHG inventory.
- Clackamas County intends to estimate emissions from the application of soil amendments in Clackamas County agriculture (e.g. conventional nitrogen fertilizers).

**Draft GHG Policies:** Clackamas County is in the process of developing a Climate Action Plan, which the above referenced GHG Inventory report will help inform. The County has a goal of being carbon neutral by 2050. The County anticipates that in addition to State policies on energy conservation and electric vehicles, the County will need to take other measures to meet its goal.

**County Operations:** Regarding operations, the County has taken the following actions via "Operational GHG Reduction Actions," as follows<sup>9</sup>:

- Electricity is a large contributor of GHG emissions, impacting the carbon footprint; As a response, the Board supported a strategy to **purchase carbon-free electricity** through a combination of tools to minimize costs.

<sup>9</sup> Clackamas County Climate Actions, August 2020; pg. 9

- Replace and upgrade existing **EV Charging Stations**; this will support reduction of fleet emissions, commute emissions, and emissions by guests to County facilities.
- Incorporate energy efficiency and other sustainability considerations into the design and construction of new County facilities, via a **High-Performance Building Policy**.
- Continue to participate and increase investments into the **Strategic Energy Management** program, led by Energy Trust of Oregon.

**Partners:** As part of the Portland Metro Area, Clackamas County is involved with a variety of regional based planning and climate resilience efforts. Metro is the regional government, which includes cities in Clackamas County. The 2030 Regional Waste Plan highlights a variety of goals and actions the regional governing body intends to implement over the next ten years. Metro’s recycling and composting efforts have already led to a reduction of 1.5 million tons of GHG emissions as of 2017.

**Relevance to Chelan County:** Areas of similarity between Clackamas County and Chelan County include operational efforts on energy conservation in public buildings and incentives for private development, multimodal transportation efforts, solid waste operations, and the need to retain and enhance forestry and agriculture, though the County’s progress in this respect is limited.

### *Yolo County, California*

**Size and Demographics:** Yolo County had a population of 220,500 as of 2019, and its seat is the City of Woodland, which had an estimated population of 60,548 in 2019. The county is located in the rich agricultural regions of California’s Central Valley and the Sacramento River Delta.<sup>10</sup> The county is comprised of 1,021 square miles (653,549 acres), which includes incorporated and unincorporated areas, 32,325 acres and 621,224 acres, respectively. The following cities make up Yolo County: Davis, West Sacramento, Winters, and as referenced above, Woodland. Yolo County’s primary economy is based in agriculture and has led the State in agricultural preservation practices for several decades.

**State of California Climate Policies:** Yolo County is planning under California’s state policies and laws, which direct local cities and counties to adopt a General Plan under Government Code Section 65300. Yolo County’s first General Plan was adopted in 1958 and was not comprehensively updated until 1983; the latest version was updated in 2009.

Regarding specific climate change and/or resiliency policies, The State of California passed the Global Warming Solutions Act of 2006 (AB 32), which required a sharp reduction of GHG emissions to 1990 levels by 2020. California reached its 2020 GHG emissions target four years earlier in 2016<sup>11</sup>.

Governor Edmund G. Brown Jr. (Jerry Brown) established a GHG reduction target of 40% below 1990 levels by 2030; policy approaches that the then governor proposed were:

- Increasing use of renewable energy
- Sequestering carbon in lands
- Reducing petroleum in the vehicle sector

<sup>10</sup> County of Yolo, 2030 Countywide General Plan. <https://www.yolocounty.org/home/showpublisheddocument?id=14470>

<sup>11</sup> 2019 State Agency Greenhouse Gas Reduction Report Card. [https://www.energy.ca.gov/sites/default/files/2020-08/2019\\_CalEPA\\_Report\\_Card\\_ada.pdf](https://www.energy.ca.gov/sites/default/files/2020-08/2019_CalEPA_Report_Card_ada.pdf)

Every year, the California Environmental Protection Agency (CalEPA) is required to prepare a report describing state agency actions to reduce GHG emissions, which includes a report card that measures GHG reductions and progress for each state agency and program/policy.

**GHG Policies:** Yolo County has strong land use policies that emphasize growth management, open space preservation, and agricultural protection. In 1982, the County adopted an Energy Plan, which was the first of its kind.<sup>12</sup> In 2007, the County became one of twelve charter members to sponsor the Cool Counties Initiative, which pledges each county collectively to reduce GHG emissions by 80% by 2050.

Yolo County's Climate Action Plan was adopted in 2011, and is comprised of strategies for GHG reductions, in addition to other land use and sustainability strategies.

Five strategies are highlighted in the CAP, as follows<sup>13</sup>:

- **Agriculture:** measures aim to reduce GHG emission associated with nitrogen fertilizer application and the use of fossil fuels in field equipment and irrigation pumping. The agriculture strategy also presents measures and actions to “sequester” or store carbon in agricultural and natural landscapes.
- **Transportation and Land Use:** measures implement General Plan Land Use and Circulation policies. These measures promote sustainable development patterns and investments in alternative transportation to reduce vehicle travel and associated emissions.
- **Building Energy:** measures are designed to increase energy and water efficiency in existing buildings, enhance energy and water performance in new construction, and encourage installation of building-scale renewable energy systems. This strategy also proposes a community choice aggregation program that would increase the ability for residents and businesses to purchase low and carbon-free electricity from a variety of energy providers.
- **Solid Waste and Wastewater:** presents one measure to increase the efficiency of the methane control system at the County landfill. Supporting measures include increasing or expanding the diversion of organic wastes, and construction and demolition wastes from disposal, as well as increased recycling services in the county. The strategy also provides supporting measures that address emissions resulting from the treatment and conveyance of sewage and storm water. Methane control systems and low-impact development techniques that treat storm water on-site are the primary approaches.
- **Adaptation:** describes how the County plans to address the potential effects of climate change on the existing and planned environment. These measures direct the County to incorporate strategies into existing plans, and to develop new documents where appropriate, to ensure that Yolo County remains responsive to the challenges created by climate change. Specific attention is given to impacts related to agriculture, water resources, sea level rise, wildfires, and public health.

In addition to the Climate Action Plan, Yolo County's General Plan (comprehensive plan equivalent), addresses climate change policies throughout each element, where appropriate. Specifically, the Conservation and Open Space Element addresses issues of climate change and includes and summary of

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<sup>12</sup> Climate Action Plan, Yolo County. <https://www.yolocounty.org/government/general-government-departments/community-services/planning-division/climate-action-plan#:~:text=In%202007%2C%20Yolo%20County%20became,emissions%20by%2080%25%20by%202050.>

<sup>13</sup> Climate Action Plan, Strategies and Measures, Yolo County  
<https://www.yolocounty.org/home/showpublisheddocument?id=17988>

the county efforts to address climate change. In general, the plan aims to protect agricultural lands and direct future growth to existing cities, which allow for adequate protection of rural areas where agriculture is abundant.

**Relevance to Chelan County:** Areas of similarity between Yolo County and Chelan County are a focus on farming and agriculture. Additionally, it is relatively similar in size, although Chelan County has a smaller population, and includes incorporated and unincorporated lands. There is a focus on energy conservation in both counties, and steps are made to reduce GHG emissions associated with County operations.

### *Rural Green Partnership*

Congresswoman Cheri Bustos of Illinois proposed a framework of principles and policies aimed at combatting climate change and spurring economic growth, through the Rural Green Partnership (RGP) in 2019.<sup>14</sup> The RGP proposes a set of policies that work in tangent with federal, state, and local governments, in addition to businesses, unions, non-governmental organizations, and other stakeholders to reduce GHG emissions in every economic sector of rural America. The proposal was introduced to the Select Committee on the Climate Crisis in August 2019.

The RGP Framework is guided by the following five principles:

- Expand and improve conservation programs that are respected and well known to farmers, and explore new markets for ecosystem services that establish economic incentives to adopt conservation practices that increase resilience, sequester more carbon in soil, crops and forests, prevent erosion and can be called up quickly and efficiently.
- Invest in rural infrastructure that will form the foundation of new green economic growth: including faster broadband speeds so farmers can take advantage of GPS from precision agriculture, an expanded grid, green infrastructure, and carbon dioxide pipelines to transport captured carbon to locations where it can be stored or utilized.
- Leverage zero and low interest loans, tax credits, and grants to incentivize new clean energy development and innovations that drive down GHG emissions.
- Increase basic and applied research funding for farming practices and sustainable land uses, clean energy technologies, energy storage, energy efficiency and carbon dioxide capture, storage, and utilization as well as extension efforts and technical assistance to ensure that government research outcomes are transferred effectively to stakeholders.
- Foster green workforce development at union and registered apprenticeship programs, community colleges, tribal colleges, technical training centers and other colleges and universities across rural America.

Proposed policies of the RGP include:

**Agriculture, Land Use, and Forestry:** focused on increasing soil organic carbon through soil health strategies that help farmers and ranchers manage risk by increasing long-term resiliency and adaptation

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<sup>14</sup> <https://bustos.house.gov/bustos-announces-rural-green-partnership-to-combat-climate-change-and-spur-economic-growth/>



to extreme weather events. Regarding forestry, the RGP policies will rely on sustainable management, reforestation, and uses of forest products. Some specific policies include:

- Incentivize integrated crop and livestock operations to maximize the soil carbon sequestered in croplands.
- Expand grants, loans and tax incentives for farm and ranch operations that improve energy efficiency, energy generation and drive down GHG emissions through technologies like methane digestors.
- Incentivize sustainable forestry practices that sequester carbon while creating new markets for biomass to heat and power homes and business.
- Expand sustainable forestry practices such as pre-commercial thinning, establishing forest stewardship plans and developing fire resilient Wildland Urban Interfaces that reduce the incidence and intensity of fires and CO2 emissions, and further increase resources available for reforestation after catastrophic loss.

**Electricity:** electricity accounts for 28% of total U.S. GHG emissions; coal accounts for 27% of electrical production, which translates to two-thirds of carbon dioxide emissions. RGP policies propose a future that prioritizes clean and net-zero energy that also works to reduce GHG emissions from fossil fuel sources. Specific policies include:

- Extend and increase renewable (solar, wind, and biogas) tax credits that enable rural businesses, including farms, to adopt cleaner technologies, reduce costs, and raise income.
- Invest in and support community colleges, tribal colleges, technical schools, union and registered apprenticeship programs, colleges and universities that engage in workforce development programs for renewables and provide on-farm assistance for renewable deployment.
- Make available investment tools to municipalities, communities and extension services who form partnerships to build and deploy renewables locally.

**Transportation:** this sector is considered to be the leading emitter of GHG, at 29% of total GHG emissions in the U.S. RGP policies focus on the use biofuels, which have lower lifecycle GHG emissions than gasoline. Specific policies include:

- Incentivize land use practices such as cover crops and no till farming, to sequester more carbon, improve soil health, and further improve the lifecycle GHG benefits of biofuels.

Another focus is on expanding opportunities for Electric Vehicles and adequate infrastructure to accommodate these modes of transportation. Programs should focus on assisting rural businesses in the installation of EV charging stations/infrastructure to facilitate interstate EV travel through rural areas. Public transit is also an important focus in driving down GHG emissions in rural America; proposed policies on this front seek to support rural transit services that facilitate access to jobs, schools, and services.

**Commercial & Residential:** 11% of total U.S. GHG emissions come from homes and businesses. Rural communities are especially hard hit due to the higher energy burden, especially for low-income households. Policies to address this in rural areas include:

- Expand energy efficiency and renewable energy programs for homes and buildings (new construction and retrofits)
- Increase R&D for supporting more distributed energy systems and integrated energy efficiency measures.
- Incentivize methane emission capture standards from landfills and the efficient recycling and use of food waste.

**Industry:** this sector is essential to the production of goods and raw materials that make up the backbone of the U.S. economy, yet industry accounts for 22% of annual GHG emissions nationally. Many industrial plants are located in rural areas and provide opportunities for jobs and help to spur economic growth and activity. Industry is considered to be the only economic sector that is expected to increase GHG emissions in the next decades, thus policy solutions are essential to mitigating this reality. RGP proposes some of the following policies:

- Implement zero and low interest loans for Carbon capture, utilization, and storage (CCUS) infrastructure projects that transport carbon dioxide from industrial sources to locations in rural areas where it can be used or permanently stored in geologic sinks.
- Establish tax incentives, loans and grants for the development and use of bio-based and sustainable forestry products that lower GHG emissions.
- Provide tax incentives, grants, and technical assistance for rural business that invest in industrial energy efficiency.

**United States Climate Policy:** while parts of the country are just beginning to address climate change through various policies and mechanisms, the Clean Air Act (1970) provides a regulatory framework that regulates air emissions from stationary and mobile sources. This Federal Law mandates the Environmental Protection Agency (EPA) to establish National Ambient Air Quality Standards (NAAQS) to protect public health and regulate emissions of hazardous air pollutants.<sup>15</sup>

**Relevance to Chelan County:** while RGP is a proposed national initiative, it provides a comprehensive list of policies by sector that can be applied to a local context, including rural areas. The policies presented above provide pathways for rural areas to adopt measures to mitigate GHG emissions, by providing incentives which would make it more feasible, etc. Further, these policies acknowledge the importance of economic sectors such as industry and agriculture, which for many rural areas, are the backbone of their respective economies and livelihood.

## STATE OF WASHINGTON CLIMATE POLICIES

The Washington Legislature enacted Revised Code of Washington (RCW) 70.235 (recodified as RCW 70A.45), Limiting Greenhouse Gas Emissions, into state law. This identifies GHG reduction targets:

- By 2020, reduce overall emissions of greenhouse gases in the state to 1990 levels, or ninety million five hundred thousand metric tons;

<sup>15</sup> 'Summary of the Clean Air Act.' <https://www.epa.gov/laws-regulations/summary-clean-air-act>

- By 2030, reduce overall emissions of greenhouse gases in the state to fifty million metric tons, or forty-five percent below 1990 levels;
- By 2040, reduce overall emissions of greenhouse gases in the state to twenty-seven million metric tons, or seventy percent below 1990 levels;

By 2050, reduce overall emissions of greenhouse gases in the state to five million metric tons, or ninety-five percent below 1990. The state law applies only to actions taken by Washington State agencies and local governments. State regulations on GHG emissions include prerequisites for distribution of capital funds for infrastructure and economic development projects, where projects receiving funding must be evaluated for consistency with state and federal GHG limits and state VMT goals (RCW 70A.45.070).

*Beginning in 2010, when distributing capital funds through competitive programs for infrastructure and economic development projects, all state agencies must consider whether the entity receiving the funds has adopted policies to reduce greenhouse gas emissions. Agencies also must consider whether the project is consistent with:*

*(1) The state's limits on the emissions of greenhouse gases established in RCW 70A.45.020;*

*(2) Statewide goals to reduce annual per capita vehicle miles traveled by 2050, in accordance with RCW 47.01.440, except that the agency shall consider whether project locations in rural counties, as defined in RCW 43.160.020, will maximize the reduction of vehicle miles traveled; and*

*(3) Applicable federal emissions reduction requirements.*

The Washington Department of Ecology's 2018 report to the legislature indicates emissions have actually increased by about 6 percent between 2012 and 2015 (State of Washington Department of Ecology, 2018).

In 2011, the Washington State Department of Commerce released an updated Washington State Energy Strategy for 2012 (WSDOC 2011), which includes short- and long-term policy options to meet the following goals:

1. Maintain competitive energy prices that are fair and reasonable for consumers and businesses and support Washington's continued economic success.
2. Increase competitiveness by fostering a clean energy economy and jobs through business and workforce development.
3. Meet the state's obligations to reduce GHG emissions.

The Washington State Energy Strategy outlines strategies meeting these goals in the categories of transportation efficiency, building efficiency, distributed energy, and pricing.

The Washington Department of Ecology administers state rules (Chapter 173-441 WAC) requiring a number of industries that would exceed 10,000 metric tons per year to report emissions of greenhouse gas.

The energy used to heat, light, and power office buildings and other workspaces is a focus of 2019 laws adopting [new standards that will increase the efficiency of these buildings](#) and reduce emissions. The Legislature also increased efficiency standards for appliances.

## PLANNING GUIDES

Much has come out of the planning and public policy sectors to address climate change in state and local contexts. Including climate policies in Comprehensive Plans, and addressing the climate in each element, allows jurisdictions to emphasize impacts to the climate as a result of future growth, etc.

### Washington State Guidance on Climate Change

Many local governments in Washington are taking action to address climate change and propose a variety of mitigation measures in their planning processes, both operationally and within long range plans such as Comprehensive Plans. While this is not a specific requirement under the Growth Management Act (GMA), many are addressing climate change through land use and/or transportation planning; some are also adding optional elements into their comprehensive plans. According to the State Department of Commerce, comprehensive planning is a great venue to address the reduction of GHG and vehicle miles traveled.<sup>16</sup>

A 2008 report, “Planning for Climate Change: Addressing Climate Change through Comprehensive Planning under the Growth Management Act,” provides guidance on policy and funding recommendations, in addition to current actions (as of 2008) taking place at the city and county level.

### American Planning Association Guidance on Climate Change

The American Planning Association (APA) is a membership body comprised of professional planners, both practicing and retired. The APA is also the granting body of profession certification in the field of urban planning via the American Institute of Certified Planners (AICP).

In Winter 2020, the APA issued a “Climate Change Policy Guide,”<sup>17</sup> which directs practicing planners to take a lead on helping mitigate the impacts of climate change. The APA is committed to an outcome of net-zero GHG emissions by 2050, and to prepare for any negative effects of climate change going forward. Proposed policies in the report are informed by the APA’s Comprehensive Plan Standards for Sustaining Places.

The below policies that are specifically highlighted, correspond to rural contexts.

**State Policy A.4:** Advocate for state climate change plans, policies, programs, and projects.

**Livable Built Environment Policy B.1:** Plan for multimodal transportation

**Livable Built Environment Policy B.7:** Implement green building design and energy conservation.

- Specific strategies include advocating for green building and design by providing strong incentives for new construction.

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<sup>16</sup> WA State Department of Commerce, Climate Change. <https://www.commerce.wa.gov/serving-communities/growth-management/growth-management-topics/climate-change/>

<sup>17</sup> ‘Climate Change Policy Guide,’ APA, 2020. [https://planning-org-uploaded-media.s3.amazonaws.com/publication/download\\_pdf/Climate-Change-Policy-Guide.pdf](https://planning-org-uploaded-media.s3.amazonaws.com/publication/download_pdf/Climate-Change-Policy-Guide.pdf)

- Adopt sustainability regulations – support energy and water efficient design and construction standards at state, local, and federal levels.

**Harmony with Nature Policy C.1:** enact policies to reduce GHG emissions.

- Develop GHG inventories, analysis methods, and action plans.
- Support energy and water conservation.
- Promote a circular economy – incorporate life-cycle cost analyses into planning processes.
- Eliminate waste – create regulations that required developers mimic natural systems in the built environment.
- Support sustainable forestry practices and agricultural practices.

**Resilient Economy Policy D.3:** promote regional clean energy strategies.

- Create municipal targets for renewable energy.
- Advocate for renewable energy when replacing aging infrastructure.
- Promote clean energy and energy efficiency to decrease the use of fossil fuels in energy production.
- Develop and use climate-protective tax incentives and other financial tools – grants, tax credits, research, etc.
- Promote local clean energy regulations and incentives – such as adopting, incentivizing, or removing barriers to entry for locally produced energy in zoning, development, and building codes.
- Promote partnerships – between public utilities and other public/private entities.

## POLICY RELEVANCE FOR CHELAN COUNTY

The below conceptual policies are derived from the selected case studies and are highlighted as potential strategies of relevance to Chelan County. These concepts can be further developed into potential policy amendments in Deliverable 2.

**Exhibit 3. Policy Concepts – Potential Suitability in Chelan County**

Example Policy	Source (Element, Case Study)	Effect Resilience and/or GHG Reduction?	Partnership Opportunity?	Affect Large or Particular Geographies?	Affect County Lines of Business?
Support Agriculture Conservation Practices, e.g. cover crops and no till farming, and encourage retention/sequestration	RGP, Yolo County, Planning Guides	Both	Yes (VSP Work Group and Work Plan)	Countywide	No

Example Policy	Source (Element, Case Study)	Effect Resilience and/or GHG Reduction?	Partnership Opportunity?	Affect Large or Particular Geographies?	Affect County Lines of Business?
Incentives for Renewable Energy for Farms and Businesses	RGP, Planning Guides	Both	Yes (USDA, State)	Countywide	No
Sustainable Forestry Practices	RGP, Clackamas (future/pending)	Both	Yes (State, Federal)	Countywide	No
Energy Conservation in Public Buildings	Clackamas County & Yolo County  Chelan County Code	Both	Yes	Parts of county where county infrastructure are located	Yes, County departments, buildings, etc.
Recycling and Diversion of Organic Waste and other Solid Waste Management	Yolo County Planning Guides  Chelan County Solid Waste Management Plan (Chapter 5)	Both	Yes (Cities, Solid Waste Council)	Countywide; areas serviced by solid waste infrastructure	No – Public Works Implements Solid Waste Management Plan – integrate into Comp Plan.
Incentives for Private Development	RGP, Yolo County, Clackamas County, Planning Guides	Both	Yes (Cities, Real Estate)	Countywide	No

## GRANT APPLICATION SUPPLEMENT: INITIAL INFORMATION AND INITIATIVES

### Assessments Addressing Chelan County

- Climate Change Vulnerability and Adaptation in the North Cascades Region, Washington by the USDA, September 2014. Available: [https://www.fs.fed.us/pnw/pubs/pnw\\_gtr892.pdf](https://www.fs.fed.us/pnw/pubs/pnw_gtr892.pdf).
- Columbia River Basin Long-Term Water Supply and Demand Forecast, 2016 Washington State Legislative Report, Publication No. 16-12-001. Available: <https://fortress.wa.gov/ecy/publications/documents/1612001.pdf>.
- UW Climate Impacts Group, Icicle Creek Study: Mauger, G.S., Lee, S.-Y., Won, J.S. Effect of Climate Change on Streamflow in Icicle, Peshastin, and Mission Creeks (2017). Report prepared for Chelan County. Climate Impacts Group, University of Washington, Seattle. Available: <http://dx.doi.org/10.7915/CIG2J6798>
- Washington Department of Ecology and Chelan County: Final Programmatic Environmental Impact Statement for the Icicle Creek Water Resource Management Strategy, January 3, 2019. Available: <https://www.co.chelan.wa.us/natural-resources/pages/environmental-review>.

### Relevant State and Local Strategies

- Safeguarding Our Lands, Waters, and Communities: DNR's Plan for Climate Resilience, February 2020. Available: [https://www.dnr.wa.gov/publications/em\\_climateresilienceplan\\_feb2020.pdf?b0nq29](https://www.dnr.wa.gov/publications/em_climateresilienceplan_feb2020.pdf?b0nq29)
- Preparing Washington State Parks for Climate Change, Washington State Parks and Recreation Commission, June 2017. Available: <https://parks.state.wa.us/DocumentCenter/View/11074/01-WA-Parks-Vulnerability-PDF>.
- Climate Impacts Vulnerability Assessment, Prepared by the Washington State Department of Transportation for submittal to the Federal Highway Administration, November 2011. Available: <https://www.wsdot.wa.gov/sites/default/files/2017/11/15/ENV-Climate-VulnerabilityAssessment.pdf>.
- Climate Friendly Parks, North Cascades National Park Service Complex Action Plan. Available: <https://www.nps.gov/subjects/climatechange/upload/NOCA-CFP-Action-Plan-508Compliant.pdf>.
- Chelan Public Utility District. 2016 Integrated Resource Plan, available: <https://www.chelanpud.org/docs/default-source/default-document-library/irp-2016.pdf>.  
Transmission Fire Hardening, Chelan: <http://www.chelanpud.org/docs/default-source/commission/fire-hardening-fact-sheet-and-letter.pdf>.
- Chelan County. 2019. Chelan County Multi-Jurisdiction Natural Hazard Mitigation Plan; 2019 Plan Update. Chelan County Natural Resources Department. Wenatchee, Washington. Available: [https://www.co.chelan.wa.us/files/natural-resources/documents/Multi\\_Jurisdiction\\_NHMP/2020-05-21\\_ChelanCoHMPUpdate\\_Vol1\\_FINAL.pdf](https://www.co.chelan.wa.us/files/natural-resources/documents/Multi_Jurisdiction_NHMP/2020-05-21_ChelanCoHMPUpdate_Vol1_FINAL.pdf).

### Climate Resilience Community Conversations

- Community Conversations 2019-2020: <https://www.co.chelan.wa.us/natural-resources/pages/county-wide-climate-resilience-planning>

# ATTACHMENT: DRAFT RESILIENCE STRATEGY





In this strategy:

Introduction

Wildfire

Snowpack & Streamflow

Flooding

Water Supply

Cross-Sector Strategies

Implementation &  
Coordination

# Chelan County Climate Resiliency Strategy

OCTOBER 2020 **DRAFT**



*“Although the projected impacts of climate change can seem dire, our future doesn’t have to be.*

*We have choices that can prevent the worst impacts of climate change.”*

-WA DNR Plan for Climate Resilience

## Introduction

Climate change is expected to have wide-ranging impacts on life in Chelan County. In recent decades Washington State, including Chelan County, has experienced significant droughts, declining snowpack, and several extreme wildfire seasons. These events and conditions are expected to become more common as the climate continues to change. In early 2019, Chelan County began engagement with local and state partners aiming to build resilience to the impacts of climate change in the county.

This document is a result of multiple community workshops and community engagement throughout 2019 and 2020, and seeks to build a foundation for future climate resilience and adaptation work in Chelan County.

## Purpose

What does building climate resilience mean? The Washington State Department of Natural Resources’ (DNR) Plan for Climate Resilience defines resilience as: **“Being prepared for, and adapting to, current and future climate-related changes.”** In alignment with DNR’s definition, this document attempts to answer these key driving questions:

- Where are we heading based on current trends and expected changes?
- What does that mean for commerce, communities, residents of Chelan County as well as visitors?
- What are steps Chelan County and the greater community can take to build climate resilience?



In answering these questions, the purpose of this document is to achieve two key benefits of county-wide climate resilience planning which were identified through community workshops: 1) improved communication and coordination, and 2) the opportunity to advance projects that provide multiple benefits.

This document is divided into four sections based on climate change impacts: Wildfire, Snowpack & Streamflow, Flooding, and Water Supply. For the given topic, each section presents an overview of observed and current trends, expected changes,

impacts, current initiatives, and resilience strategies. The description of impacts in each of the four sections are based on impacts described in the reports listed in the section “How Our Partners are Preparing for These Changes” with additional input on local impacts from the planning team and community engagement. Resilience strategies are drawn from stakeholder discussions of priorities and gaps as well as a review of current initiatives and potential strengthening of activities in Chelan County.

## Regional Climate Change Overview

There are multiple climate change impacts expected across Washington state and the Pacific Northwest, most of which will have specific consequences for Chelan County. Two of the main concerns related to climate change are rising temperatures and changes in seasonal precipitation—more in winter, spring, and autumn, less in summer.

### Temperature

The Northwest and Washington state have warmed over the last century and this warming is expected to continue in the next century at a faster rate. The average year in the Northwest is 1.54°F warmer than during the first half of the 20th century, and the coldest day of the year between 1986 and 2016 was 4.78°F warmer than the coldest day historically between 1901 and 1960.<sup>1</sup>

Average annual temperature in Chelan County is expected to increase 4.6° F and 5.9° F by the 2050s<sup>2</sup> and 5.8° F and 9.7° F by the 2080s under a low and high greenhouse gas scenario respectively, relative to historical conditions.<sup>3</sup> Warming is expected in all seasons, with the most warming in summer months.

### Greenhouse Gas Scenarios

The amount of climate change we experience in the future depends on how much greenhouse gasses are emitted to the atmosphere. We cannot know how much greenhouse gases will be emitted or sequestered, so it is important to consider the range of potential impacts from different scenarios.

Greenhouse gas scenarios are plausible “what if” scenarios of future greenhouse gas concentrations in the atmosphere based on emissions and sequestration. These scenarios are used in climate models to determine how fast and how much the climate could change. Higher scenarios result in more warming at a faster rate, although warming is similar among the scenarios through mid-century.

In this report we describe impacts associated with low, moderate, and high scenarios. The low scenario refers to the Representative Concentration Pathway (RCP) 4.5, the moderate scenario refers to the Special Report on Emissions Scenarios (SRES) A1B, and the high scenario refers to RCP 8.5. The low scenario requires significant near-term reductions in greenhouse gas emissions, whereas the high scenario represents unbridled emissions through the end of the century. The scenarios referenced in this document are those used in the studies that generated the impacts information; not all studies used all scenarios.

For more information see Mauger et al. 2015. State of Knowledge: Climate Change in Puget Sound. <https://cig.uw.edu/resources/special-reports/ps-sok/>

1 USGCRP, 2017: Climate Science Special Report: Fourth National Climate Assessment, Volume I [Wuebbles, D.J., D.W. Fahey, K.A. Hibbard, D.J. Dokken, B.C. Stewart, and T.K. Maycock (eds.)]. U.S. Global Change Research Program, Washington, DC, USA, 470 pp., doi: 10.7930/J0J964J6.

2 Climate model projections are presented as 30-year averages centered on the given decade, e.g., the 2050s is the 30-year period from 2040 to 2069.

3 Projected changes in the climate described in this document are relative to the average of the historical period from 1971 to 2000 unless otherwise specified.



Extreme heat events are expected to become more frequent and extreme cold events are expected to become less frequent.

Natural climatic variability will continue to play an important role in the region's climate, amplifying or dampening the long-term trends driven by climate change. However, it should be noted that the magnitude of the projected change in temperature is large

when compared to the natural climatic variability observed in the 20th century.

### Precipitation

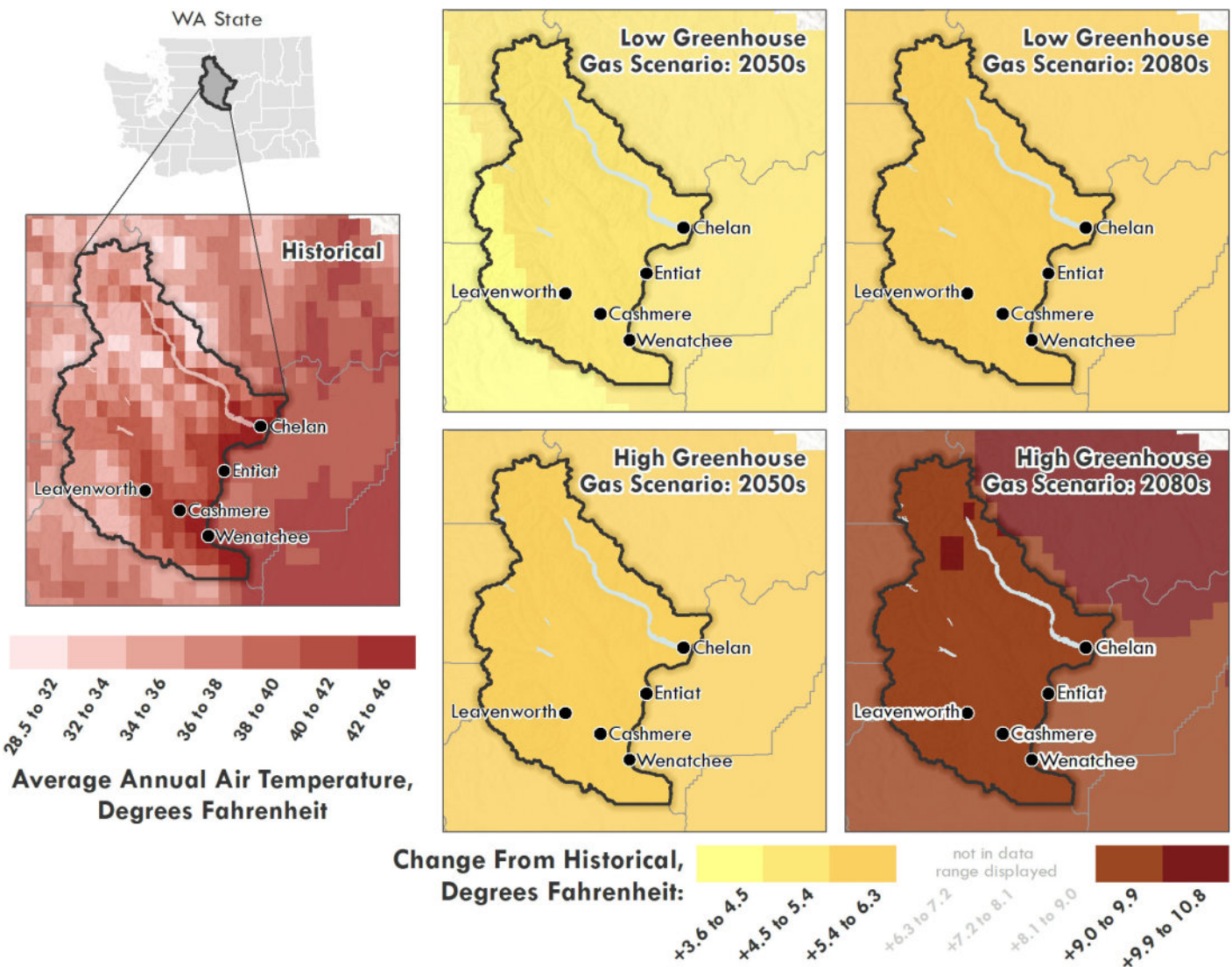
In Washington state, natural variability greatly influences regional precipitation patterns

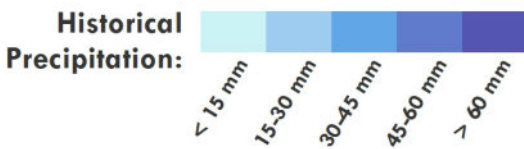
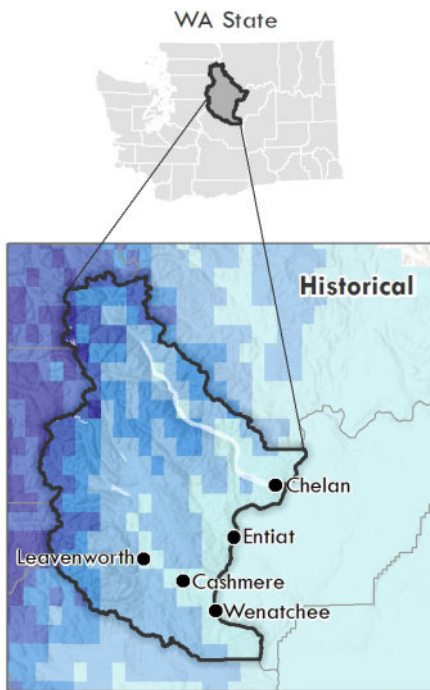
and year-to-year variability in precipitation is large compared to any long-term trend. Total precipitation for the year is expected to increase slightly on average, but will continue to be greatly influenced by year-to-year variability. Climate model projections of precipitation by

**Exhibit 1. Projected Average Annual Air Temperature, Chelan County**

Temperatures are expected to increase across Chelan county by 2050s and warming is expected to be greater for a high greenhouse gas scenario and for the 2080s.

Sources: Integrated Scenarios, 2015; BERK, 2020.





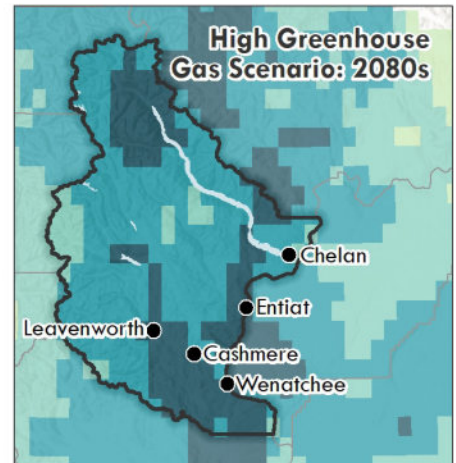
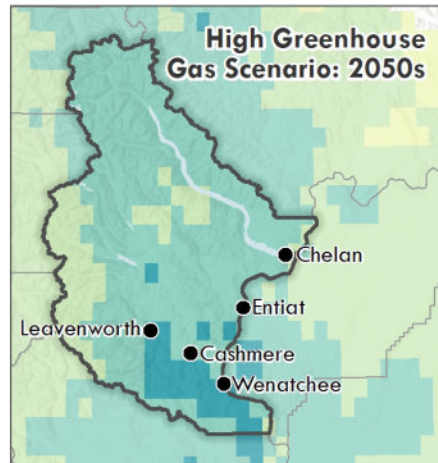
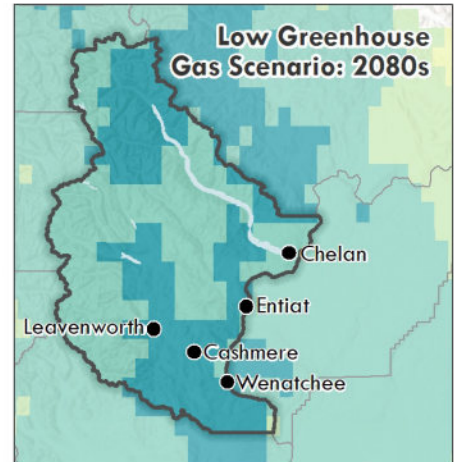
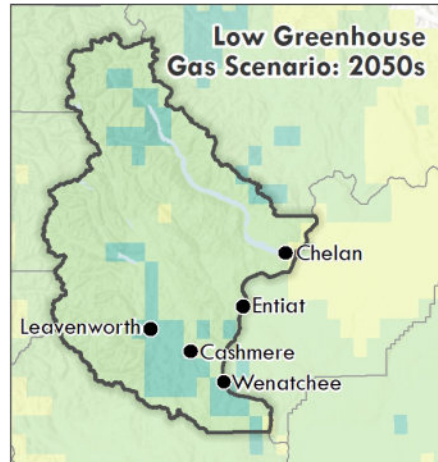
season are mixed. Most models project less precipitation in summer, decreasing 6% and 8% by the 2050s for a low and high greenhouse gas scenario, respectively. Conversely, most models project more precipitation in winter, spring, and autumn.

It is not only average precipitation that is expected to change, but short-term heavy rainfall events are also expected to become heavier and more frequent. Across Washington state, the number of

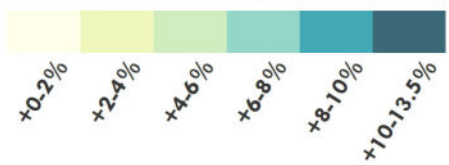
## Exhibit 2. Total Annual Precipitation, Chelan County

Annual precipitation is expected to increase across Chelan county by 2050s and more precipitation is expected for a high greenhouse gas scenario and by the 2080s.

Sources: Integrated Scenarios, 2015; BERK, 2020.



**Percent Change From Historical:**



days with more than one inch of rain is projected to increase by 13% for the 2050s under a high greenhouse gas scenario.<sup>4</sup> The heaviest 24-hour rainfall events are

expected to intensify by 22% and these events are expected to occur seven days per year on average by the 2080s compared to two days per year historically.<sup>5</sup>

4 Kunkel, K. E. et al., 2013: *Part 6. Climate of the Northwest U.S.*, NOAA Technical Report NESDIS 142-6.

5 Warner, M.D. et al. 2015. Changes in Winter Atmospheric Rivers along the North American West Coast in CMIP5 Climate Models. *J. Hydrometeorol*, 16, 118-128.



These changes in temperature and precipitation are expected to affect availability of water for fish, farming, and potable uses, fire and flood hazard potential, winter and summer recreation and tourism, and more as described later in this strategy.

## How Our Partners are Preparing For These Changes

Building climate resilience depends not only on actions within and by Chelan County, but on the variety of agencies and landowners who have jurisdiction and ownership within the county. This section highlights the regional and statewide organizations who are developing plans and strategies, and taking actions to respond to climate change. Chelan County and partners can leverage these initiatives to build local resilience efforts.

**National Park Service and US Forest Service (NPS and USFS):** North Cascadia Adaptation Partnership and joint climate change vulnerability assessments on NPS and USFS land in and around Chelan County. See <http://adaptationpartners.org/ncap/>.

**Washington State Department of Natural Resources (DNR):** Recently released Plan for Climate Resilience in February 2020, a detailed agency-wide

climate resilience effort. This DNR plan also articulates a series of statewide systems-level needs and opportunities supporting and facilitating community-level resilience planning and implementation. See <https://www.dnr.wa.gov/climate-change>.

**Washington State Department of Fish and Wildlife (WDFW):** Climate-resilient floodplain restoration and guidelines for incorporating climate change into culvert design and water crossing structures.

**Washington State Parks (WSP):** Statewide Parks climate vulnerability assessment and adaptation plan. See <https://parks.state.wa.us/DocumentCenter/View/11074/01-WA-Parks-Vulnerability-PDF>.

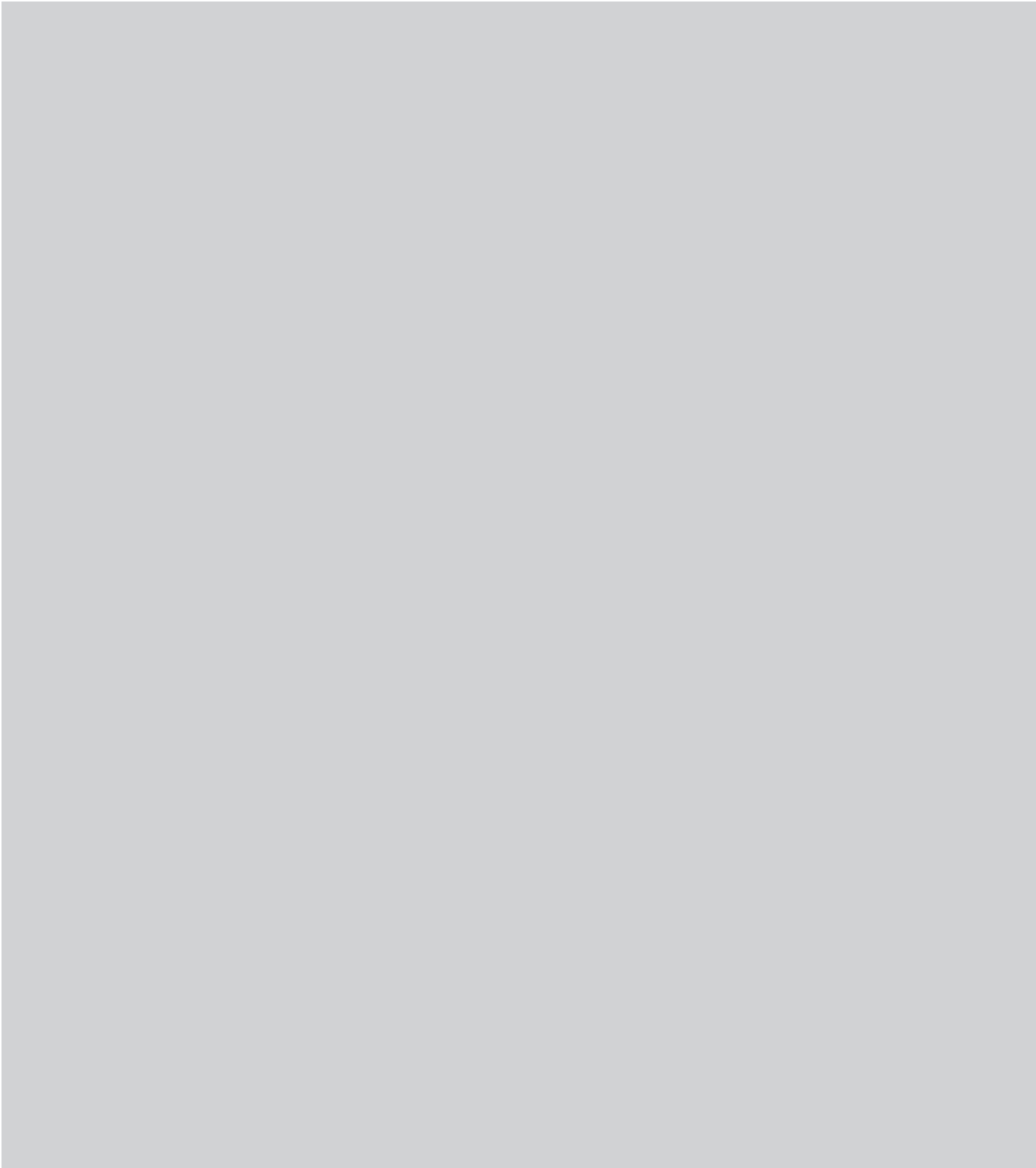
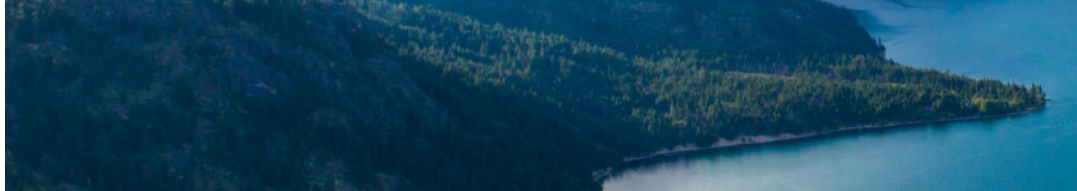
**Washington State Department of Transportation (WSDOT):** Incorporating climate smart design into roadways and culvert design, building resilient transportation systems, and undergoing climate impacts vulnerability assessment of WSDOT infrastructure and roadways. See <https://www.wsdot.wa.gov/construction-planning/environment/sustainable/climate-change>.

**Confederated Tribes of the Colville Reservation:** Natural resources vulnerability assessment completed to understand impacts

of climate change on priority plants and animals within the Colville Tribes Traditional Territory, including on-reservation land as well as Okanogan Highlands and other off-reservation land. See <https://www.colvilletribes.com/climate-change>.

**University of Washington Climate Impacts Group (UW CIG):** Driving the science of climate impacts, and assisting with technical implementation of climate resilience planning region-wide, UW CIG is a critical participant to all of the climate vulnerability and resilience planning listed above, as well as this strategy document. See <https://cig.uw.edu/>.

**Washington Department of Ecology Office of the Columbia River:** The Office of the Columbia River Water Management Program seeks to meet current and future water needs along the Columbia River and its tributaries. They are working to resolve conflicts over water and provide water security in the face of drought and changing climate. See <https://wrc.wsu.edu/project/water-supply-and-demand-forecast-2016/>.



Placeholder for Letter of Support, Chelan County Board of Commissioners

*Photo: Chelan County, 2020*

## Acknowledgements

This strategy was developed throughout 2019-2020 as a partnership among the following entities:

- Chelan County Natural Resources Department
- Chelan County Public Utility District
- Washington State Department of Natural Resources
- University of Washington Climate Impacts Group
- BERK Consulting
- US Environmental Protection Agency, Region 10
- Federal Reserve Bank of San Francisco
- Federal Emergency Management Agency

Over 100 people from Chelan County organizations and the wider community participated in several workshops, providing in person and survey feedback on the developing strategy, ultimately contributing invaluable input that has been reflected in the final strategy.



CHELAN COUNTY



FEDERAL RESERVE BANK OF SAN FRANCISCO



FEMA



Lake Chelan

Photo: Unsplash, 2020



# Wildfire

## Community Feedback Highlights from Strategy Development Outreach

*Success looks like, "...Building and communicating an awareness in our region that increased fire intensity and frequency is tied in part to climate change."*

*We need, "...Aggressive proactive thinning and burning, better/more outreach and education, reduced fuel loads, and more information-education about homeowner incentives to reduce fuels in the interface."*

*"As landowners, we become better neighbors by managing our properties to reduce the threat and impacts of wildfire, floods, invasive species, and other problems brought on by climate change."*

## Observed / Current

Washington and Chelan County specifically have experienced several large wildfires in recent years. In 2015, the state saw its worst wildfire season in recent history with over 1 million acres burned, followed by another million acres burned in 2017. These recent wildfire seasons are not unprecedented in terms of the amount of acreage that burned historically in eastern and central Washington prior to fire exclusion with settlement, but they are uncharacteristic in terms of the acreage that burned at high severity.<sup>6</sup>

These wildfires are also unprecedented in terms of their impacts to the livelihoods and resources of the communities in which they burned. Although it is difficult to characterize trends in wildfire at the small scale of Chelan County, several trends of increasing wildfire activity across the western U.S. are relevant to Washington and Chelan County.

- The area burned by wildfire in the western US has increased 12-fold from 1973 to 2012.<sup>7</sup>
- The number of large wildfires (> 100 acres) in the western US has increased by about seven fires per year from 1984 to 2011.<sup>8</sup> This trend in large wildfires is critical because the largest wildfires burn 99% of the area burned each year.
- Wildfire season length, defined as the time between the date of the first reported wildfire and the date the last wildfire is controlled, has increased across the western US for forested areas; the average length of the fire season has increased by 84 days for 2003 to 2012 compared to the 1973 to 1982 average.<sup>9</sup>

These trends of increasing wildfire activity are due to a combination of factors including population growth and development in the wildland-urban interface, a legacy of forest management, and warmer and drier summers that lead to drier fuels (i.e., live and dead vegetation). Increasing temperatures and water balance deficit



2010 Swakane Fire

Photo: WA DNR

6 Haugo, et al. 2019. The missing fire: quantifying human exclusion of wildfire in Pacific Northwest forests, USA.

7 Westerling 2016. Increasing western US forest wildfire activity: sensitivity to changes in the timing of spring.

8 Dennison et al. 2014. Large wildfire trends in the western United States, 1984-2011.

9 Westerling 2016. Increasing western US forest wildfire activity: sensitivity to changes in the timing of spring.



(atmospheric demand for water) due to climate change account for about half of the observed increase in fuel dryness since the 1970s.<sup>10</sup>

## Expected Changes

Wildfire activity is expected to increase across central and eastern Washington as temperatures continue to increase. The area burned by wildfire in forested areas of central Washington is projected to double by the 2020s and increase *4-fold by the 2040s*, relative to the 1980-2006 average, for a moderate greenhouse

gas scenario.<sup>11</sup> Projected increases in area burned are less for grassland and shrub-steppe ecosystems in Washington, but these areas are still projected to see twice as much area burned by the 2040s.

It is important to note that these projections are for increases in area burned on average -- predicting fire in any given year or how big any particular wildfire season will be is not possible, despite the clear trend towards increasing area burned.

Projected increases in area burned in grassland and shrub-steppe ecosystems are due to wetter winters and springs that increase growth of fine vegetation

## Impacts Due to Increasing Wildfire

Impacts listed here are potential consequences of changes in wildfire described in the section on expected changes. Consequences will vary locally and are likely to intensify with time as climate change intensifies unless adaptation actions are taken.

### Health & Well-being

- More frequent evacuations.
- Economic losses due to property damage & business interruption.
- More hazardous air quality days.
- More smoke & fire exposure for agricultural workers.

### Fish, Wildlife, & Habitat

- Habitat loss for species dependent on old forests.
- Reduced aquatic habitat quality due to sediment & warmer stream temperatures.
- More invasive species, especially in shrub-steppe ecosystems.

### Recreation

- Closures & reduced access to recreation areas.
- Reduced tourism & outdoor recreation due to hazardous air quality.

### Energy & Communications

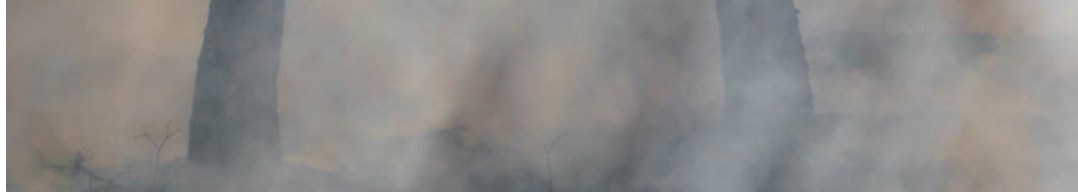
- Increased damage to electric grid & communications infrastructure.

### Agriculture

- Fire & smoke damage to agriculture infrastructure & crops .
- Crop loss & interruptions to the growing season.

<sup>10</sup> Abatzoglou and Williams 2016. Impact of anthropogenic climate change on wildfire across western US forests.

<sup>11</sup> Littell et al. 2010. Forest ecosystems, disturbance, and climatic change in Washington State, USA. Medium warming scenario is CMIP 3 emissions scenario A1B.



### Number of Extreme Fire Danger Days:



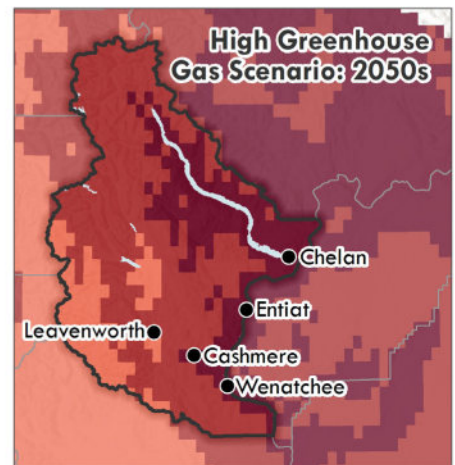
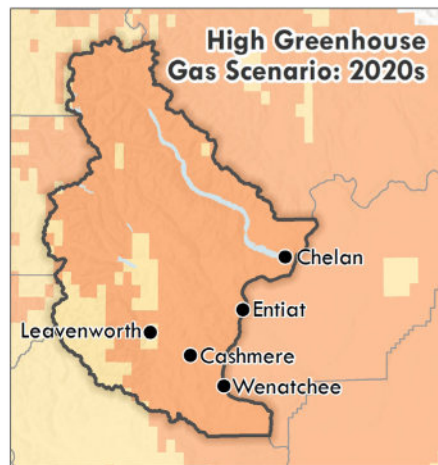
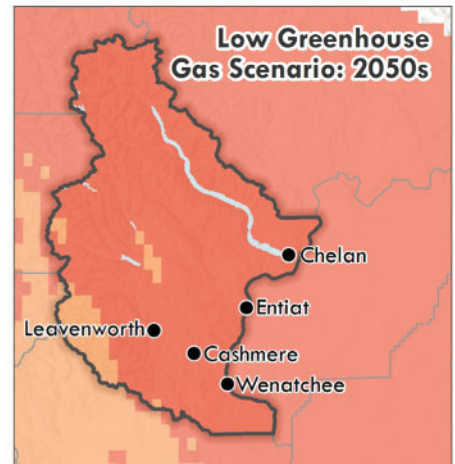
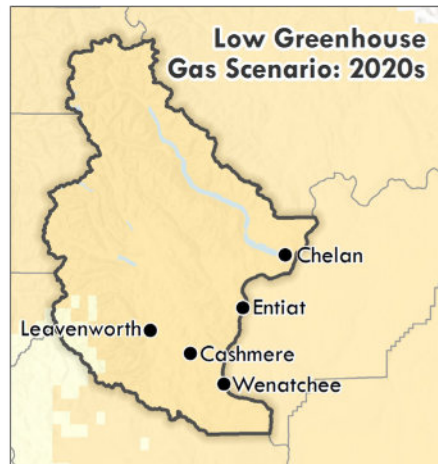
fuels, which then dry and carry fire more easily in the summer. Projected increases in area burned in forested ecosystems are due to higher temperatures and drier summers that will dry fuels and enable wildfires to spread more easily. Fuel moisture in summer is an indicator of the climatic potential for wildfire. When fuel moisture is low there is significant potential for wildfires.

Summer (June–August) 100-hr fuel moisture<sup>12</sup> is projected to decrease

### Exhibit 3. Extreme Fire Danger Days, Chelan County

The number of extreme fire danger days per year is expected to increase across Chelan county by 2020s and increase more for a high greenhouse gas scenario and by the 2050s.

Sources: Climate Toolbox, 2020; BERK, 2020.



across eastern Washington, particularly at higher elevations.<sup>13</sup> By the 2050s, average 100-hr fuel moisture in summer in Chelan County is expected to decrease by -6% for a low greenhouse gas scenario and -8% for a high greenhouse gas scenario.

Warmer and drier conditions are projected to increase the number of

days with fire danger. By the 2050s, days with extreme fire danger<sup>14</sup> are expected to increase by nine days for a moderate greenhouse gas scenario and 13 days for a high greenhouse gas scenario. More extreme fire danger days are expected throughout the wildfire season and will be most noticeable early and late in the season.

12 Fuel moisture means the amount of water in vegetation available to a fire, and is shown as a percent of the dry weight of that specific fuel. (NOAA, 2020).

13 The Climate Toolbox: Climate Mapper (<https://climatetoolbox.org/tool/Climate-Mapper>).

14 Extreme fire danger days are defined as the days when 100-hr fuel moisture is below the historical (1971 - 2000 average).



## Current Initiatives

Below is a selection of initiatives and projects underway which are contributing to building resilience to a changing wildfire season and more wildfires.

**Chelan County Multi-Jurisdictional Natural Hazard Mitigation Plan:** Completed in May 2020, this plan specifically addresses wildfire as a key natural hazard to plan for in Chelan County, offering a comprehensive look at the effects of wildfire on the Chelan County communities.

**Chelan County Community Wildfire Protection Plan:** Updated and adopted in 2018, this is a multi-jurisdictional effort directly working towards wildfire protection. Specific goals include improving response capabilities, creating fire-resilient landscapes, and promoting fire adapted communities. These goals are consistent with the direction established in the Washington State Wildland Fire Protection 10-Year Strategic Plan.

**Chelan County Public Utility District Fire Hardening:** Multiple initiatives including hardening transmission infrastructure against fire risk (e.g., replacing wood with steel structures), clearing vegetation from high risk transmission infrastructure, and painting poles with fire retardant paint.

**Cascadia Conservation District Wildfire Preparedness & FirewiseUSA®:** Education and outreach materials focused on wildfire prevention and what to do when wildfire occurs. In coordination with the National Fire Protection Association (NFPA), Cascadia offers wildfire risk assessments, wildfire preparedness tips, wildfire toolkits, FirewiseUSA® landscape guides (i.e., fire-resistant vegetation), and other materials to help build homeowner and community resilience to wildfire.

**Landowner Assistance:** Financial assistance and cost sharing is available to landowners to help reduce fuels. There are programs administered through multiple organizations including Washington DNR's Landowner Assistance Program and Cascadia Conservation District.

**Fire Districts:** Fire Districts in Chelan County offer outreach and education, support community wildfire preparedness, and can

provide on-site wood chipping or fuel wood removal from properties, reducing the risk of wildfire spread (e.g., Fire District 1, Lake Wenatchee Fire and Rescue, and others).

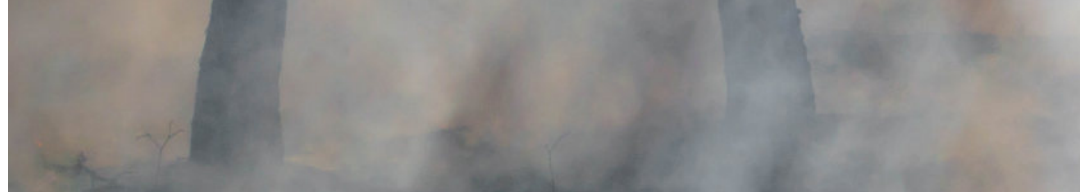
**Wildland Urban Interface Codes:** Chelan County and the cities of Chelan and Wenatchee have adopted Wildland-Urban Interface standards. Chelan County regulates roofing materials, and the cities regulate roofing, siding, landscaping, access, and other provisions.

**20-Year Forest Health Strategic Plan for Eastern Washington:** Partners in the county are implementing multiple activities and initiatives linked to the 20-Year Forest Health Strategic Plan for Eastern Washington including landscape evaluations for forest health planning areas, forest health treatments by forest collaboratives, and landowner assistance.



2015 Chelan Complex Fire

Photo: Ben Brooks



## Resilience Strategies

The strategies presented in the section below are in alignment with goals already adopted as part of Chelan County’s wildfire response policy. Notably, the Chelan County Community Wildfire Protection Plan presents a number of goals related to building community resilience, including improving response

capabilities, creating fire resilient landscapes, promoting fire adapted communities, protecting the economy, and utilizing existing plans and guidelines. The strategies below build on these goals, and aim to tailor them to building climate resilience around increased wildfire in Chelan County.

**Exhibit 4. Wildfire Climate Resilience Strategies**

Strategy	Status	Leads and Partners	Resources Needed
Build awareness of increasing wildfire risk and preparedness of Chelan County Communities	Moderate/Partial	<ul style="list-style-type: none"> <li>Chelan County Fire Marshall</li> <li>Cities</li> <li>Fire Districts</li> <li>Organizations serving vulnerable populations</li> </ul>	\$: Coordinator
Coordinate and improve emergency preparedness systems, particularly early detection <sup>1</sup>	Unknown	<ul style="list-style-type: none"> <li>Chelan County Fire Marshall</li> <li>Fire Districts</li> </ul>	\$: Coordinator
Develop fire safe places in fire prone areas with wildland urban interface policies and codes <sup>2</sup>	Moderate/Partial Varying levels of land use policies and development regulation oversight in rural and urban areas	<ul style="list-style-type: none"> <li>Chelan County Community Development Department</li> <li>Individual city planning and building departments</li> </ul>	\$\$\$: Incentives, especially for upgrading existing structures for greater fire resilience \$: Staff



**Resilience Strategy Table Legend**

<b>Status</b>	<b>Resources Needed</b>
• Early/Limited	• \$: < \$100,000
• Moderate/Partial	• \$\$: \$100,000 - \$500,000
• Mature/Robust	• \$\$\$: > \$500,000 +

**2010 Swakane Fire**  
Photo: WA DNR

**Exhibit 4. Wildfire Climate Resilience Strategies (cont.)**

Strategy	Status	Leads and Partners	Resources Needed
Create fire adapted communities	Moderate/Partial Chelan County Community Wildfire Protection Plan details a series of mitigation actions, and contains extensive wildfire hazard mapping Participation in Firewise USA® program	<ul style="list-style-type: none"> <li>Chelan County (with many local and regional partners)</li> <li>Fire Departments</li> <li>Individual landowners</li> </ul>	<p>\$\$\$: Funding to implement mitigation goals</p> <p>\$: Education and outreach surrounding resources available to individual landowners for building local fire resilience (e.g., fuel reduction)</p>
Protect critical facilities (also see flooding)	Early/Limited Mapping of critical facilities has been prepared	<ul style="list-style-type: none"> <li>Chelan County</li> <li>Cities</li> <li>Chelan PUD &amp; Other Utilities</li> <li>School Districts</li> <li>Fire Districts</li> </ul>	\$\$\$: Funding to implement improvements
Coordinate ecological recovery programs for areas subject to fire in forested and shrub-steppe lands	Early/Limited Conservation practices funded in some burned areas (e.g., NRCS)	<ul style="list-style-type: none"> <li>USFS</li> <li>WDNR</li> <li>WDFW</li> <li>Conservation District</li> <li>Chelan Co. Natural Resources Department</li> </ul>	\$\$\$: Planning and Reserve funding
Monitor exotic and invasive species on resource and natural lands and prioritize protection and enhancement of such areas	Moderate/Partial	<ul style="list-style-type: none"> <li>USFS</li> <li>WDNR</li> <li>WDFW</li> <li>Conservation District</li> <li>Chelan Co. Natural Resources Department</li> <li>Chelan Co. Noxious Weed Board</li> </ul>	\$\$: Funding to implement improvements
Continue to build partnerships across agencies to monitor and respond to climate changes and vulnerabilities in forested and shrub-steppe lands	Early/Limited	<ul style="list-style-type: none"> <li>USFS</li> <li>Bureau of Reclamation</li> <li>NRCS</li> <li>WDNR</li> <li>WDFW</li> <li>Conservation District</li> <li>Chelan Co. Natural Resources Department</li> </ul>	\$: Staff resources to develop and maintain partnerships
Proactively address fire resiliency through activities such as: pre-fire monitoring, maintenance/forest treatment, thinning, prescribed fire, and managed natural fire	Early/Limited	<ul style="list-style-type: none"> <li>USFS</li> <li>WDNR</li> <li>Chelan Co. Fire Marshall</li> <li>Fire Districts</li> </ul>	\$\$\$: Program development and ongoing implementation
Air quality: education, training, and responses to protect people and communities during and after wildfire	Early/Limited	<ul style="list-style-type: none"> <li>Washington Department of Ecology Central Regional Office</li> <li>Chelan-Douglas Health District</li> <li>Organizations serving vulnerable populations</li> </ul>	\$\$: Staff resources to plan and respond

1 This appears to be a proposal for Zone F Entiat in the Chelan County Community Wildfire Protection Plan 2018 Update. Here it is meant to be broader in application across county.

2 This is proposed as a business incentive for offering discounted materials in Zone G Fire Adapted Communities near Lake Wenatchee in the Chelan County Community Wildfire Protection Plan 2018 Update. Here it is meant to be broader in application across county.





# Snowpack & Streamflow

## Community Feedback Highlights from Strategy Development Outreach

*We need "...prioritization of water use as snow packs decrease, and to investigate ways water can be stored near the source to hopefully utilize when runoff is low."*

*Support "...well-developed watershed planning groups in key watersheds and combined interagency long-term vision."*

*"I would like to see more urgency and recognition that declining snowpack and instream flow and seasonal changes in temperature and runoff are a major threat to our economy and quality of life."*

## Observed / Current

Washington's snowpack and glaciers are in decline due to rising temperatures. These changes will have consequences for streamflow across the state.

While snowpack varies year-to-year, spring snowpack in the Washington Cascades declined by about 30%, on average, between 1955 and 2016.<sup>15</sup> This decline in snowpack is primarily driven by rising temperatures, but also reflects natural variability in the climate over that period.

Glaciers in the North Cascades are also losing mass. Between 1900 and 2009, glacier area in the North Cascades decreased approximately 56% (+/-3%).<sup>16</sup> Glacier meltwater contributes to streamflow particularly in summer months when runoff<sup>17</sup> from precipitation and snowmelt are low.<sup>18</sup> In the Stehekin River watershed between 1993 and 2009, an average of 11% of total summer runoff originated from meltwater contributions from the three glaciers within the watershed.<sup>19</sup>

## Expected Changes

Snowpack is expected to further decline with warming in the future. In Chelan County, average spring snowpack is projected to decline 26.9% and 33.5% by the 2050s and 36.2% and 53.5% by the 2080s under a low and high greenhouse gas scenario, respectively (Exhibit 5).

15 Mote et al. 2018. Dramatic declines in snowpack in the western US. *Nature Climate and Atmospheric Sciences*.

16 Dick, K. Glacier Change in the North Cascades, Washington: 1900-2009. *Dissertations and Theses* (2013) doi:[10.15760/etd.1062](https://doi.org/10.15760/etd.1062).

17 Runoff is all water originating from precipitation and snow and glacier melt that flows over land, subsurface, and into shallow groundwater.

18 Granshaw, F. D. & Fountain, A. G. Glacier change (1958–1998) in the North Cascades National Park Complex, Washington, USA. *Journal of Glaciology* 52, 251–256 (2006).

19 Riedel, J., and M. A. Larrabee. 2011. North Cascades National Park Complex glacier mass balance monitoring annual report, Water year 2009: North Coast and Cascades Network. Natural Resource Technical Report NPS/NCCN/NRTR—2011/483. National Park Service, Fort Collins, Colorado.



Wenatchee River

Photo: David Seibold, 2016





## Winter Orchard

Photo: Pictoscribe, 2019



## Impacts Due to Less Snowpack & Altered Streamflow

Impacts listed here are potential consequences of changes in snowpack and streamflow described in the section on expected changes. Consequences will vary locally and are likely to intensify with time as climate change intensifies unless adaptation actions are taken.

### Health & Well-being

- Greater risk of waterborne diseases in drinking water due to pathogens in flood waters & high runoff events.

### Fish, Wildlife, & Habitat

- Warmer stream temperatures during low flow periods.
- Reduced habitat quantity due to lower summer flows.
- Reduced aquatic habitat quality.
- More favorable conditions for invasive fish & aquatic species.

### Recreation

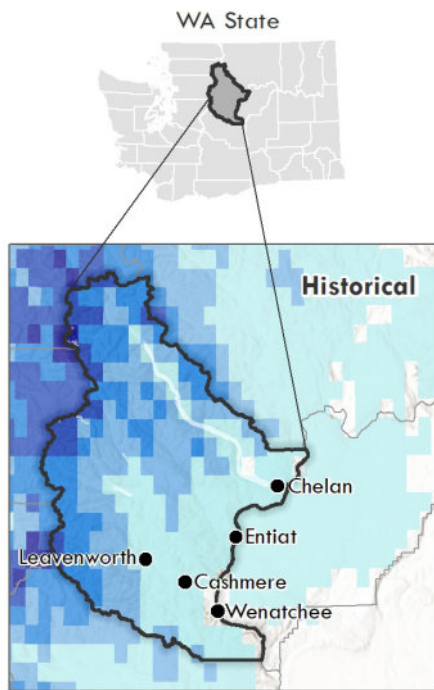
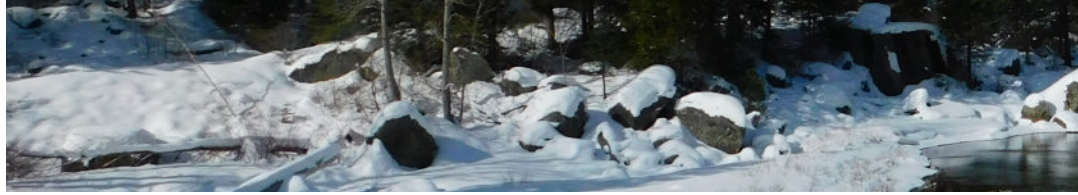
- Less summer water availability for river recreation.
- Shorter & more limited winter recreation season.
- Less winter recreation tourism and revenue for businesses.
- Changes in inflows and reservoir elevations.

### Energy & Communications

- More winter & less summer hydropower generation.



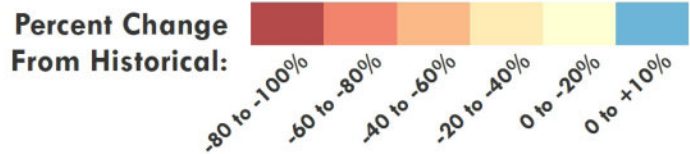
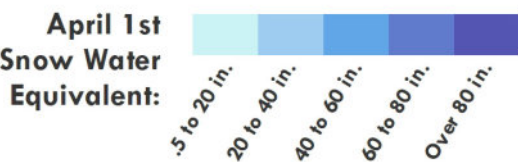
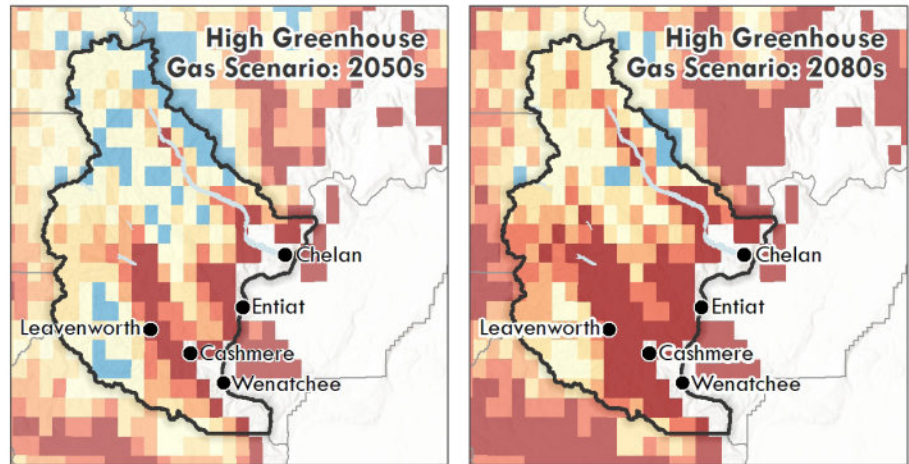
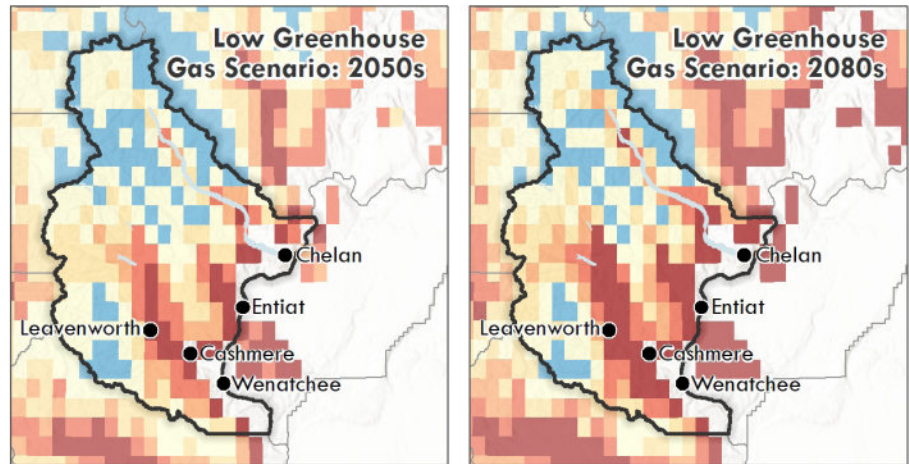
# SNOWPACK & STREAMFLOW



## Exhibit 5. April 1st Snow Water Equivalent, Chelan County

Snow water equivalent is the total amount of water stored in the snowpack. This value on April 1st is a critical indicator of water availability for the upcoming dry season. April 1st snow water equivalent is expected to decrease across Chelan county (except at the highest elevations) by 2050s, with larger decreases for the high greenhouse gas scenario and by the 2080s.

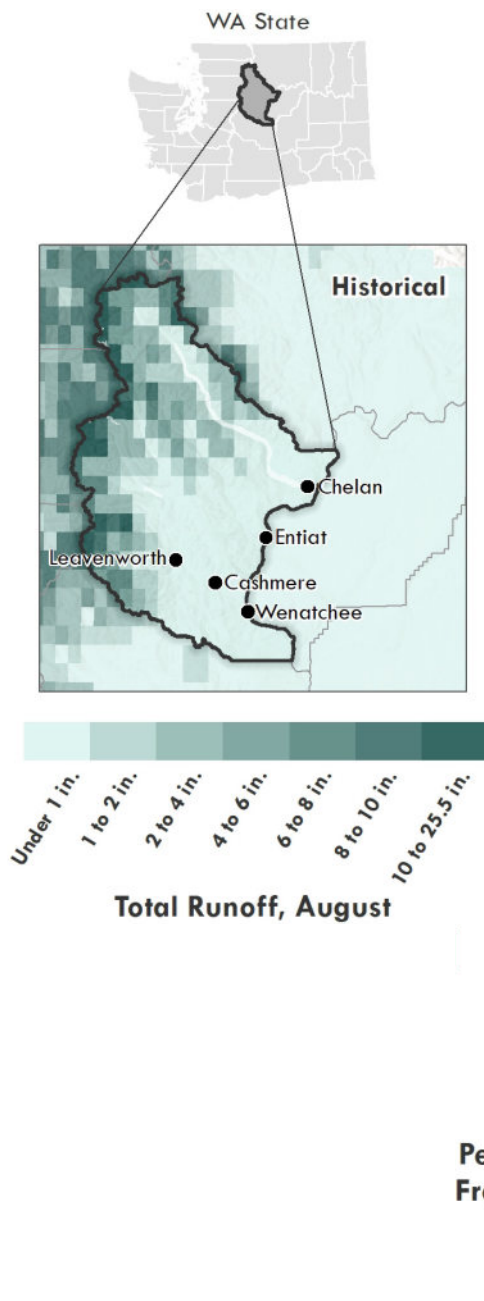
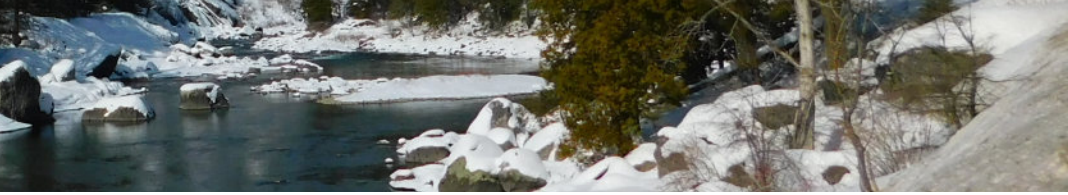
Sources: Integrated Scenarios, 2015; BERK, 2020.



Streamflows are typically lowest and present the greatest challenges for competing instream and out of stream uses in late summer. Higher temperatures, less snowpack, earlier snowmelt, declining glacier mass, and less

summer rain are all expected to contribute to lower streamflows in summer months. Total runoff in August, which includes any surface water flows in addition to subsurface runoff in shallow groundwater, is projected to

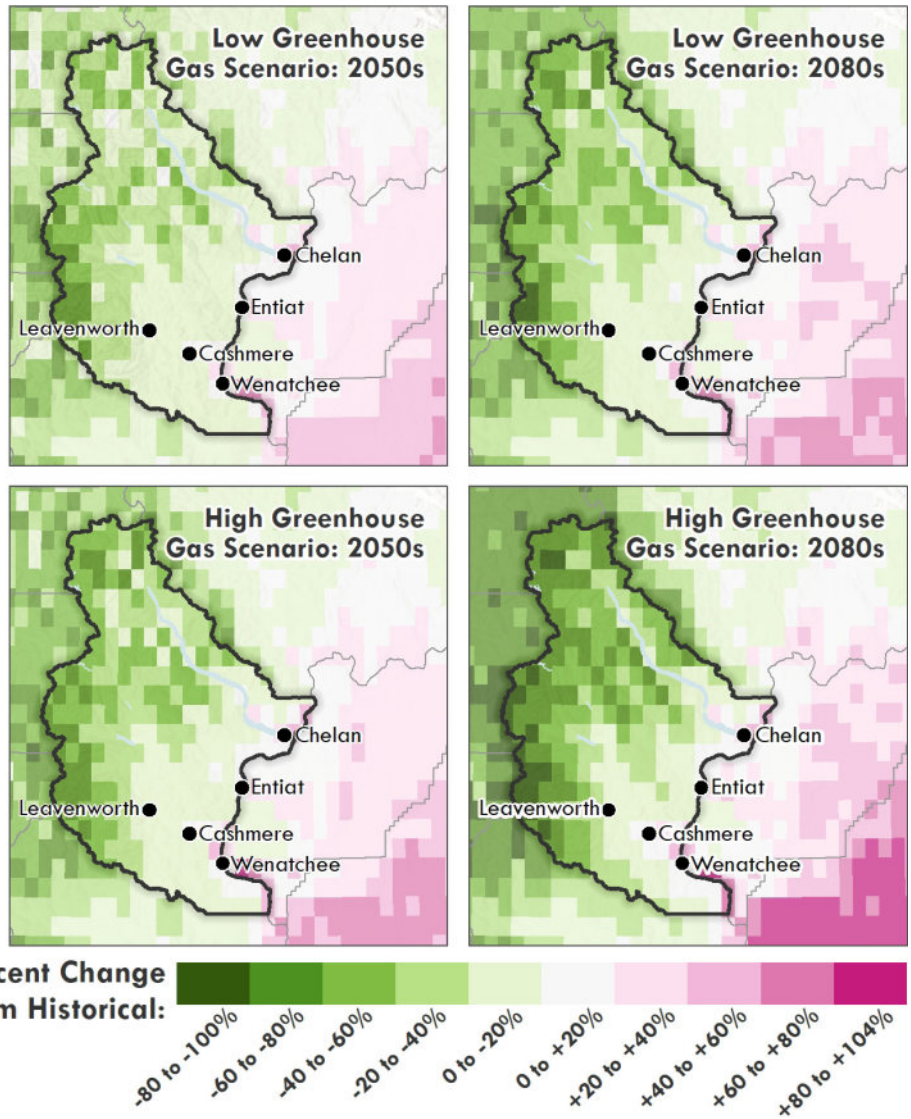
decline 20.4 % and 26.1% by the 2050s and 27.2% and 36.1% by the 2080s, under a low and high greenhouse gas scenario, respectively (Exhibit 6).



### Exhibit 6. Total Runoff, August, Chelan County

Total runoff in August is an indicator of water availability during the driest time of the year. Total runoff in August is expected to decrease across Chelan county by 2050s, with larger decreases expected for a high greenhouse gas scenario and by the 2080s.

Sources: Integrated Scenarios, 2015; BERK, 2020.

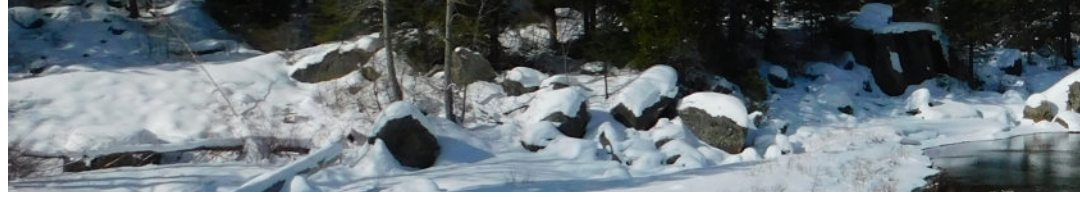


In the Entiat River (near the City of Entiat) average summer streamflow (June - August) is projected to decline by 38% by the 2040s and 54% by the 2080s under a moderate greenhouse gas scenario, relative to the 1916-2006

average. The 7Q10 streamflow (the lowest 7-day average streamflow with a 10-year return interval) provides an indication of water quantity and habitat quality for fish and aquatic species. The 7Q10 flows are projected to decline in

the Entiat River. For a moderate greenhouse gas scenario, 7Q10 flows are projected to decline 3% by the 2040s and 7% by the 2080s, relative to 1916-2006.





## Current Initiatives

**Icicle Work Group:** A joint effort between Chelan County and the Washington State Department of Ecology, this group seeks to find collaborative solutions for water management within the Icicle Creek Watershed. They are developing a water resource management strategy comprised of projects that, among other goals, protects streamflow that provides healthy habitat, meets water quality objectives, and is resilient to climate change. Asking the question, how do we hold back water in absence of snowpack to benefit streamflow and water supply?

**City of Leavenworth Water Improvement Project:** The City received grant funding to install widespread advanced metering

infrastructure, so customers can remotely detect leaks and monitor water usage in real time. One goal of this project is to reduce water demand as snowpack and streamflow changes.

**WDFW Culvert Sizing Guidance:**

The Washington Department of Fish and Wildlife is working with UW CIG to develop climate resilient culvert guidelines, which will help guide installation of new culverts and bridges in Chelan County (and statewide) in order to accommodate changing streamflow.

**Mission Ridge Ongoing Snowpack Monitoring and Snow**

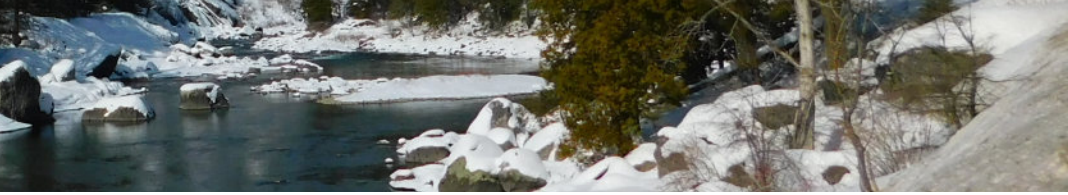
**Creation:** As a recreation-based business based on snowpack, Mission Ridge is preparing for long-term changes by keeping

a close eye on year-to-year snowpack. While some recent years have had record snowfall, inconsistency is the consistency here, and they are seeing high variability in snowpack between seasons.

**Stemilt-Squilchuck Water**

**Storage:** This effort explores using water storage as streamflow shifts to capture water when it is more available.

**Watershed Plans:** Watershed plans are approved for Lake Chelan, Entiat, Wenatchee and Stemilt-Squilchuck with water quality and quantity and fish and wildlife habitat measures. Implementation strategies include streamflow monitoring and community water metering.



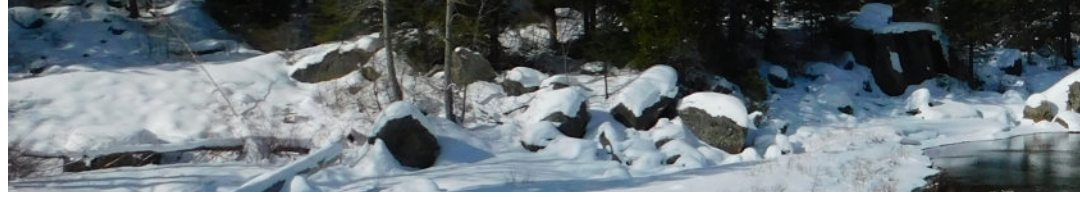
# SNOWPACK & STREAMFLOW



Winter on the White River

*Photo: Pictoscribe, 2008*

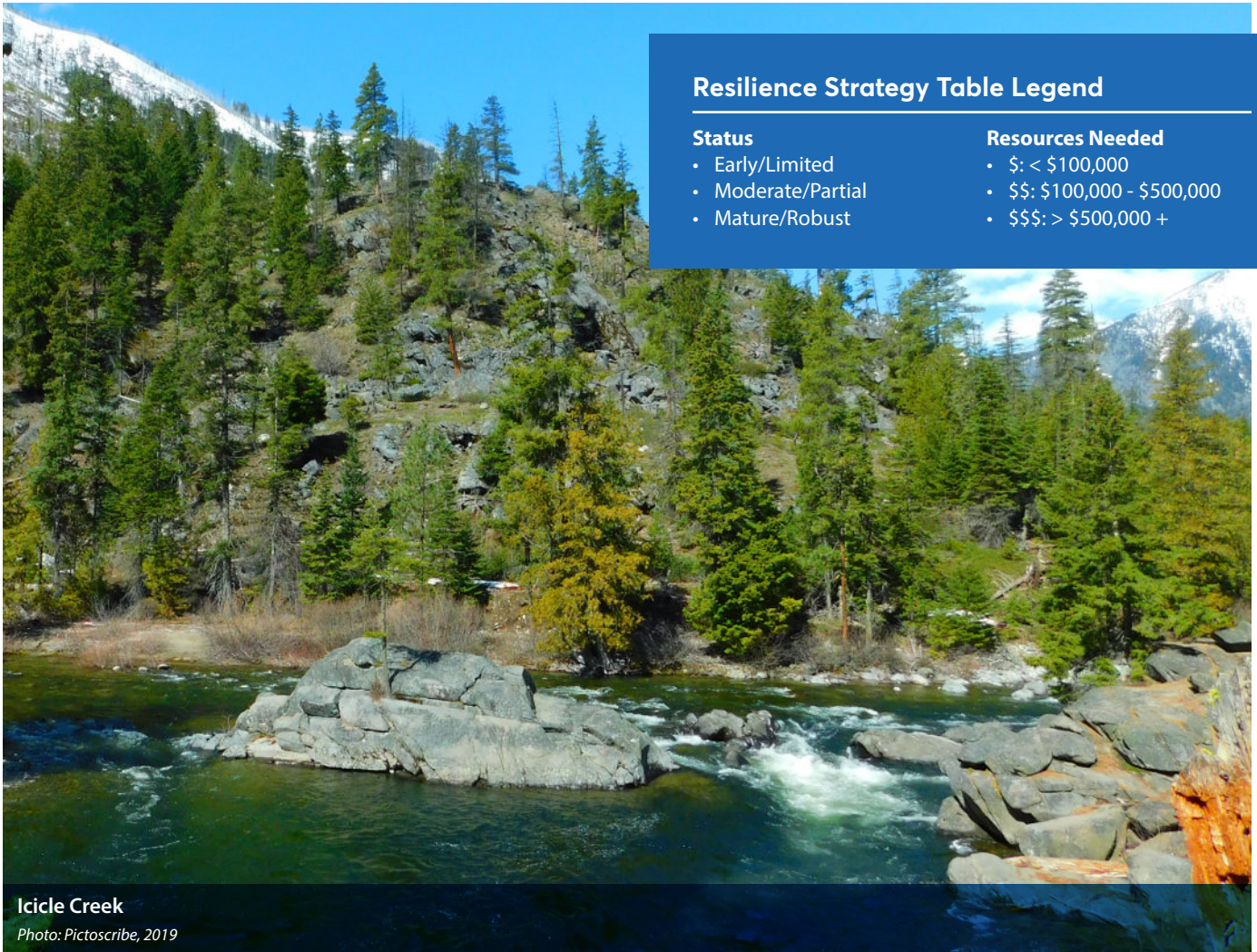




## Resilience Strategies

The strategies in this section build upon policy and efforts already adopted throughout the county. Specifically, the Icicle Creek Work Group Vision & Guiding Principles provide a framework for thinking about building resilience to changing snowpack and streamflow. As stated in the vision, The Icicle Creek Work Group seeks to find collaborative solutions for

water management within the Icicle Creek drainage to provide a suite of balanced benefits for existing and new domestic and agricultural uses, non-consumptive uses, fish, wildlife, and habitat while protecting treaty and non-treaty fishing interests. This vision is largely in alignment with building climate resilience, and helped to frame the development of the below strategies.



### Resilience Strategy Table Legend

**Status**

- Early/Limited
- Moderate/Partial
- Mature/Robust

**Resources Needed**

- \$: < \$100,000
- \$\$: \$100,000 - \$500,000
- \$\$\$: > \$500,000 +

Icicle Creek

Photo: Pictoscribe, 2019



**Exhibit 7. Snowpack & Streamflow Climate Resilience Strategies**

Strategy	Status	Leads and Partners	Resources Needed
Collect local data to support climate resiliency including weather stations/ SNOTEL, seasonal wind patterns, etc.	Early/Limited	<ul style="list-style-type: none"> <li>Natural Resources Conservation Service (NRCS)</li> </ul>	\$\$: Funding for infrastructure improvements
Identify and support data collection opportunities to quantify forest management effects on snowpack in order to support development of forest-snow-streamflow model.	Early/Limited	<ul style="list-style-type: none"> <li>Chelan Co. Natural Resources Department</li> <li>WDFW</li> <li>USFS (and other fed. Agencies)</li> </ul>	\$: Initial funding for identifying data needs; \$\$: Funding to implement data collection
Encourage watershed-scale community building to adapt to changing streamflow and snowpack within the watershed. For example: <ul style="list-style-type: none"> <li>Irrigation efficiencies and returning diverted water back into streams during critical flow periods.</li> <li>Forestry practices and riparian enhancement that improve water-holding capacity and reduce stream temperatures.</li> <li>Critical areas restoration to maintain or reduce stream temperatures, and restore flow patterns.</li> <li>Management of invasive or non-native aquatic species that thrive in warmer waters.</li> <li>Prioritization of water use as snowpack decreases</li> </ul>	Early/Limited Limited watershed-scale community building implementation in Icicle Creek Watershed— extend to other priority areas of Chelan County.	<ul style="list-style-type: none"> <li>Chelan County</li> <li>Chelan PUD</li> <li>UWCIG</li> <li>WDNR</li> </ul>	\$\$\$: Funding to develop climate resilience strategies that leverage watershed plans
Promote and encourage water efficiency and conservation	Moderate/Partial Ongoing	<ul style="list-style-type: none"> <li>Chelan Co. Natural Resources Department</li> <li>Chelan PUD</li> <li>Conservation District</li> <li>Irrigation Districts</li> <li>Municipal Service Providers</li> <li>Agricultural Producers</li> </ul>	\$\$\$: Funding for infrastructure improvements \$\$: Funding for agricultural conservation practices
Reduce impacts of climate change to aquatic systems through stream-habitat improvement and connectivity	Moderate/Partial In progress Implementation of watershed plans	<ul style="list-style-type: none"> <li>Chelan Co. Natural Resources Department</li> <li>Chelan PUD</li> <li>Conservation District</li> <li>WDNR</li> <li>WDFW</li> <li>Non-Governmental Organizations</li> </ul>	\$\$\$: Funding to implement watershed and habitat plans





# Flooding

## Community Feedback Highlights from Strategy Development Outreach

*“Rebuild riparian plant communities, active floodplains, and buffer zones-- these all help ameliorate effects of floods.”*

*“The cascading effects that climate induced flood events could have on our environment could have cascading impacts to key ecosystem function and services.”*

*We need “...mechanisms for rapid-response to damaged areas and ability to leverage government resources at an accelerated rate to reduce the overall impacts.”*

## Observed / Current

In central Washington, floods often occur in the foothills of the Cascade Range as the snowpack rapidly melts in late spring and early summer. In some areas, flooding can also occur during winter when high temperatures cause heavy winter rainfall that also melts existing snowpack.<sup>20</sup> Small watersheds in central Washington can experience small-scale flash floods during summer thunderstorms or cloudburst events.

The convergence of Icicle Creek and the Wenatchee River in Leavenworth, the reach of the Wenatchee River between Cashmere and Wenatchee, and the Wenatchee River headwaters are areas particularly vulnerable to flooding in Chelan County.<sup>21</sup>

## Expected Changes

Climate change is expected to increase both the frequency and magnitude of floods in and around Chelan County. A shift from snow to rain at mid-elevations, increasing cool season precipitation, greater sediment transport, and heavier rainfall will work in combination to increase the frequency of floods and volume of flood water. As warming continues, a greater fraction of winter precipitation will fall as rain rather than snow, increasing winter runoff<sup>22</sup> and streamflow volumes. In Chelan County, total cool season (October to March) runoff is projected to increase 27% and 39% by the 2050s and 43% and 74% by the 2080s for a low and high greenhouse gas scenario, respectively.

At the Entiat River near the City of Entiat, natural streamflow volume associated with the 100-year flood event is projected to increase 41% by the 2040s and 88% by the 2080s under a moderate greenhouse gas scenario, relative to the 1916-2006 average.<sup>23</sup>

20 What causes floods in Washington State? Fact Sheet 228-96. By: David L. Kresch and Karen Dinicola. <https://doi.org/10.3133/fs22896>.

21 Chelan County Flood Control Zone District. 2017. Chelan County Comprehensive Flood Hazard Management Plan. Chelan County Flood Control Zone District, Public Works Department. Wenatchee, Washington.

22 Runoff is all water originating from precipitation and snow and glacier melt that flows over land, subsurface, and into shallow groundwater.

23 Hamlet, A.F. et al., 2013. An overview of the Columbia Basin Climate Change Scenarios Project: Approach, methods, and summary of key results. Atmosphere-Ocean 51(4): 392-415, doi: 10.1080/07055900.2013.819555.



Turn Around, Don't Drown Outreach

Photo: WSDOT, 2020





## Landslide and Highway Closure

Photo: WSDOT, 2020



# Impacts Due to More Frequent & Larger Floods

Impacts listed here are potential consequences of changes in flooding described in the section on expected changes. Consequences will vary locally and are likely to intensify with time as climate change intensifies unless adaptation actions are taken.

### Health & Well-being

- Greater flood risks to communities & homes.
- More road closures & reduced access.

### Fish & Habitat

- Greater mortality of juvenile fish & eggs.
- Reduced slow-water habitat.

### Recreation

- Reduced access to trails & other recreation facilities.
- Relocation of trails, campgrounds, & other recreation facilities.

### Energy & Communications

- More frequent spilling at hydroelectric projects.
- Loss of potential hydropower generation.

### Infrastructure

- More flood damage to roads & utility infrastructure.
- Greater need for emergency response & flood mitigation resources.
- Decreased effectiveness of existing flood protection infrastructure.
- Greater risk of landslides.
- More road, culvert, & bridge maintenance & replacement.

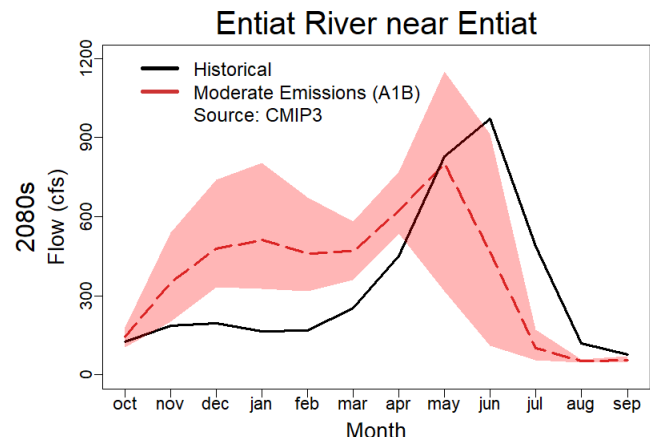
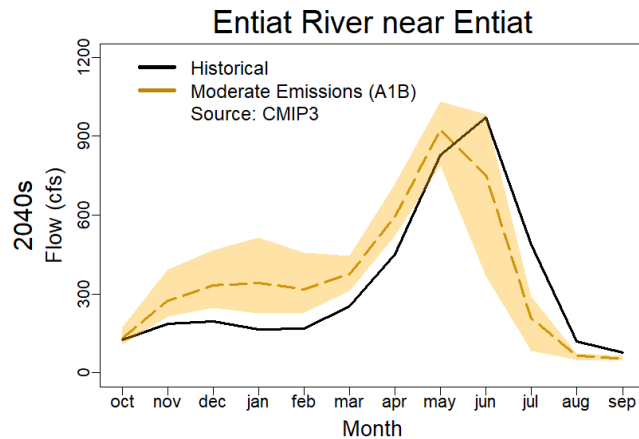




## Exhibit 8. Average Monthly Streamflow of Entiat River

Hydrographs describe the change in streamflow behavior throughout the water year. The x-axis represents time, months of the year, and the y-axis shows streamflow in cubic feet per second. These hydrographs illustrate an increase in winter streamflow and a shift in timing of peak streamflow to earlier in the year.

Source: Hamlet et al., 2013, hydrographs developed by UW CIG.



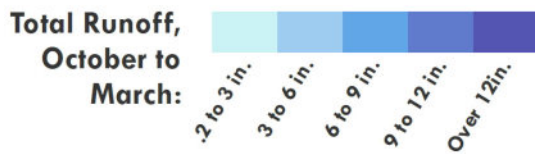
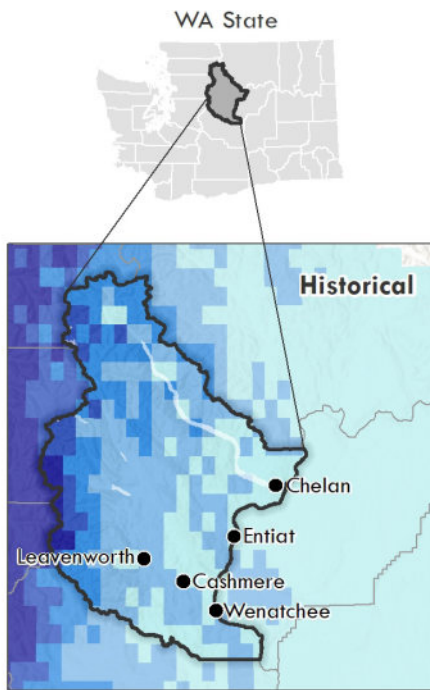
**US 97 Washout**  
Photo: Randy Sears, 2009

Exhibit 8 shows hydrographs of the average monthly streamflow at the Entiat River near Entiat (left) for the 2040s and (right) the 2080s under a moderate greenhouse gas scenario. The black line on each graph represents the average monthly historical streamflow (1916–2006) at this location. The shaded areas show the range of projected changes in average monthly streamflow.

Monthly hydrographs illustrate projected changes in streamflow of the Entiat River, which include higher winter streamflow and earlier peak streamflow (Exhibit 9). These projected increases in winter and spring streamflow are expected to increase flooding.

## Current Initiatives

**Chelan County Comprehensive Flood Management Plan:** This 2017 plan provides mitigation measures and actions around a wide range of alternatives, all aimed at protecting life and property within Chelan County. While limited in budget, it does address climate change specifically. Some objectives that build climate resilience are minimizing new development in high-risk areas, working cooperatively with public



agencies and stakeholders, and considering flood hazard management policies that promote resiliency and sustainable operations of critical facilities.

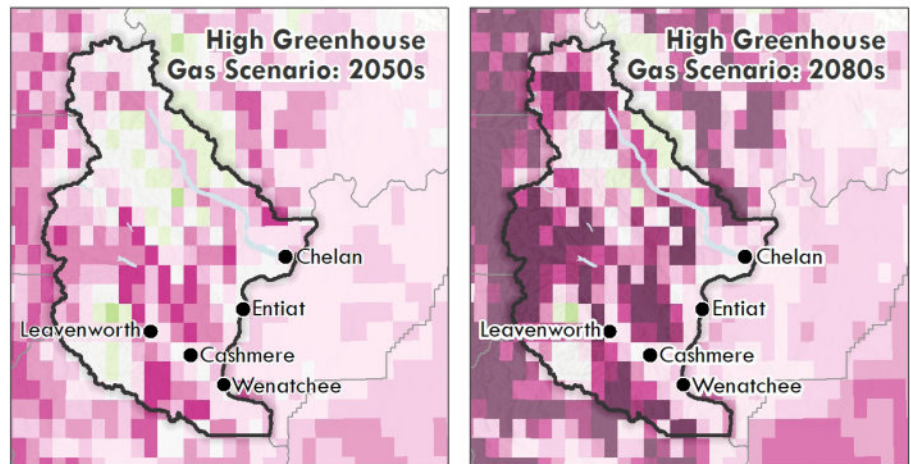
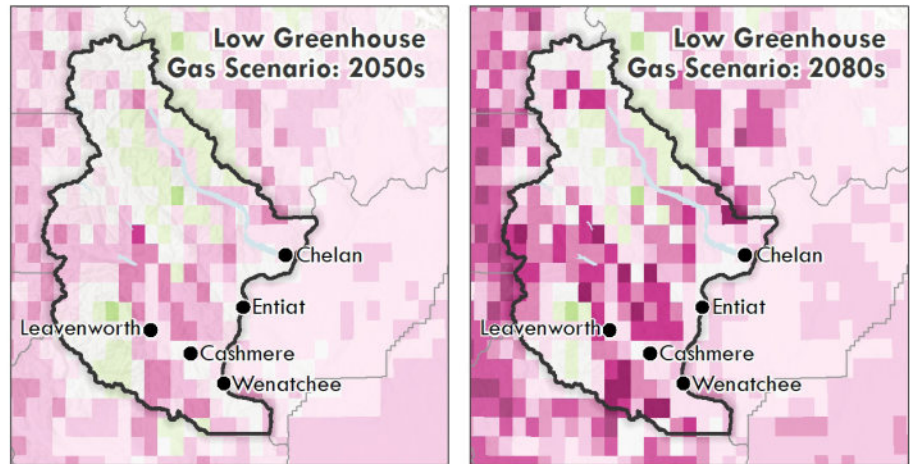
**Culvert Sizing Guidance:** Both WDFW and UW CIG are working on climate change adapted culvert design. The new culvert sizing guidance aims to better accommodate flood events which may be more extreme as a result of climate change impacts.

**City of Cashmere Levee Management Plan:** There are three major levees that protect

### Exhibit 9. Total Runoff, 6-month October-March, Chelan County

Total runoff in the cool season is an indicator of the amount of water that can contribute to high stream flows and flooding during autumn and winter. Total cool season runoff is expected to increase in some areas of Chelan county by the 2050s, with larger and more widespread increases expected for a high greenhouse gas scenario and by the 2080s.

Sources: Integrated Scenarios, 2015; BERK, 2020.



Cashmere from major flood events. This is a joint project between Chelan County and Cashmere, this plan provides a maintenance, vegetation management, and capital improvement plan that balances the need of flood risk

reduction with aquatic species living in the Wenatchee River.

### WDFW Emergency Hydraulic Project Approval (HPA) Permitting:

This is an effort by WDFW to streamline the





emergency HPA permitting process, which are needed for all building or other work related activities that divert or change the flow of water. In cases where flooding is happening or water diversion is quickly needed, WDFW can issue a verbal approval of a project.

**WSDOT Climate Impacts Assessment:** This statewide project assesses critical transportation routes and infrastructure within Chelan County in terms of vulnerability to climate impacts. WSDOT considers future climate risks during project design and when preparing long-term plans. They document how climate change and extreme weather variability are considered and propose ways to improve resilience.

## Resilience Strategies

In 2017, the County adopted the Chelan County Comprehensive Flood Management Plan. The strategies below seek to build upon the goals already adopted within the Flood Management Plan. That plan aims to protect life, protect property, maintain operation of critical facilities, increase awareness of flood risk, and protect/restore the natural and beneficial functions of floodplains. All of these goals support building climate resilience, and the strategies below build upon those goals and put them in the context of climate resilience.



**Rocky Reach Dam**  
Photo: Chelan PUD, 2016

### Resilience Strategy Table Legend

#### Status

- Early/Limited
- Moderate/Partial
- Mature/Robust

#### Resources Needed

- \$: < \$100,000
- \$\$: \$100,000 - \$500,000
- \$\$\$: > \$500,000 +



**Exhibit 10. Flood Resilience Strategies**

Strategy	Status	Leads and Partners	Resources Needed
Improve flood warning and information dissemination.	Early/Limited Multi-jurisdiction coordination underway and continued dialogue needed	<ul style="list-style-type: none"> <li>Chelan Co. Flood Control District</li> <li>Chelan PUD</li> <li>USACE</li> <li>USFS</li> <li>Washington Dept. of Ecology</li> <li>WDFW</li> <li>Irrigation and Reclamation Districts</li> </ul>	\$\$: Expanded regional funding among partners \$\$\$: Local and countywide grant funding
Assess risk management, and prepare for rapid response during the flood event.	Early/Limited Multi-jurisdiction coordination underway and continued dialogue needed	<ul style="list-style-type: none"> <li>Chelan Co. Flood Control District</li> <li>Fire Districts</li> <li>Chelan Co. Public Works</li> <li>Cities Public Works</li> </ul>	\$\$\$: Local and countywide grant funding
Evaluate and improve stormwater management and infrastructure for high-intensity rainfall events	Moderate/Partial Variable based on stormwater management plans	<ul style="list-style-type: none"> <li>Chelan Co. Public Works Departments</li> <li>Cities' Public Works Departments</li> <li>Chelan PUD</li> <li>WSDOT</li> <li>WDFW</li> </ul>	\$\$\$: Funding to implement improvements \$: Staff
Protect and upgrading or relocation of vulnerable critical facilities locations vulnerable to flooding <sup>1</sup>	Early/Limited Mapping has been prepared	<ul style="list-style-type: none"> <li>Chelan County</li> <li>Cities</li> <li>Chelan PUD</li> <li>School Districts</li> <li>Fire Districts</li> <li>Telecommunication Providers</li> </ul>	\$\$\$: Funding to implement improvements
Revise transportation infrastructure: <ul style="list-style-type: none"> <li>Improve transportation infrastructure where needed, e.g., enlarging road crossings</li> <li>Remove or redesign roads that disrupt floodplain function or intercept precipitation and ground water and accelerate its movement into stream systems.</li> </ul>	Early/Limited WSDOT Climate Smart Design initiated	<ul style="list-style-type: none"> <li>Chelan Co. Public Works</li> <li>Cities Public Works</li> <li>WSDOT</li> </ul>	\$\$\$: Funding to implement improvements
Plan for post-flood restoration. Replant bare, disturbed, and recently burned areas to increase infiltration and slow movement of water. Provide restoration to stabilize ecosystems.	Moderate/Partial Watershed plans and riparian plantings in selected areas Conservation practices funded in some burned areas (e.g., NRCS)	<ul style="list-style-type: none"> <li>Chelan Co. Natural Resources Department</li> <li>Conservation District</li> <li>USFS</li> <li>WDFW</li> <li>WDNR</li> </ul>	\$\$: Planning, and Reserve funding

<sup>1</sup> An objective in Chelan County Multi-Jurisdiction Natural Hazard Mitigation Plan.





# Water Supply

## Community Feedback Highlights from Strategy Development Outreach

*Success looks like "...a county that uses water very efficiently so that even when the climate changes are in full force, we can have a high quality of life, strong economy, and great environment that supports fish, wildlife, and the rest of our ecosystem."*

*"Conservation and efficient use of water resources should be an explicit, high priority in all strategies and work regarding water resources."*

*"Chelan County has a good head start on developing water budgets and water banks. This strategy integrates increased planning efforts, leveraging resources to promote water storage solutions, and building public awareness around drought risk and mitigation."*

## Observed / Current

Significant changes in average annual streamflow have not been observed in rivers of central Washington including Stehekin River and the Wenatchee River in Chelan County. However, substantial declines in streamflow have been observed in the driest years. Between 1948 and 2006, streamflow declined in dry years by about 22% and 38% in these Chelan County rivers. These declines suggest that since mid-century, dry years have been getting drier.<sup>24</sup>

Peak streamflow in spring is shifting earlier in the year in response to declines in snowpack. Between 1948 and 2002, the timing of peak spring streamflow advanced 16 days in response to warming and associated declines in snowpack.<sup>25</sup>

## Expected Changes

Total annual precipitation is not expected to change substantially, with only a marginal increase in average precipitation projected by most models. The most consequential change to water supply will be a shift in the timing of natural water availability throughout the year.<sup>26</sup> If unmitigated, this shift in the timing of water availability may create challenges for adequate water supply when water demand is greatest.

## Water Supply

Higher winter temperatures are projected to increase the fraction of winter precipitation that falls as rain rather than snow, decreasing snowpack and shifting snowmelt earlier in spring (See [Snowpack and Streamflow](#) & [Floods](#) sections). Due to these changes in the climate, winter water supply is projected to increase and summer

<sup>24</sup> Luce, C. H. & Holden, Z. A. Declining annual streamflow distributions in the Pacific Northwest United States, 1948–2006. *Geophys. Res. Lett.* **36**, L16401 (2009).

<sup>25</sup> Stewart, I. T., Cayan, D. R. & Dettinger, M. D. Changes toward Earlier Streamflow Timing across Western North America. *J. Climate* **18**, 1136–1155 (2005).

<sup>26</sup> Snover et al. 2013. Climate Change Impacts and Adaptation in Washington State: Technical Summaries for Decision Makers.



Lake Wenatchee

Photo: Pictoscribe, 2009



water supply is projected to decrease throughout the Columbia River Basin and in the watersheds of Chelan County specifically.

Based on the 2016 Columbia River Basin Long-term Water Supply and Demand Forecast, unregulated surface water supply in the Columbia River Basin for the wet season, November through May, is expected to increase by 31% (+/- 9%) by the 2030s (relative to the 1981-2011 average).<sup>27</sup> Conversely, unregulated surface water supply for the dry season, June through October, is expected to decrease by -10% (+/- 8%) for the same time period due to earlier spring runoff and drier summers.<sup>28</sup> The Columbia River Basin Long-term Water Supply and Demand Forecast will be updated in 2021; the specific numbers for these projections may change, but the seasonal pattern is unlikely to change.

The expected change in seasonal water supply for any watershed within the Columbia Basin, including the Wenatchee, Entiat, and Chelan watersheds, varies depending on local conditions and the elevation of the watershed.<sup>29</sup> Mid-elevation watersheds near the current snowline where snowmelt is a major contributor to streamflow are expected to experience the largest changes in streamflow timing and seasonal supply. The Wenatchee and Chelan watersheds are expected to see increases in surface water supply in October to March and decreases in June and July. The Entiat watershed shows more change in monthly average flows and slightly different timing, with increases in November to March and decreases in May to July.

## Impacts Due to More Winter, Less Summer Water

Impacts listed here are potential consequences of changes in water supply described in the section on expected changes. Consequences will vary locally and are likely to intensify with time as climate change intensifies unless adaptation actions are taken.

### Health & Well-being

- Less summer water availability for drinking water systems.
- Increases in municipal water demand.

### Energy & Communications

- Greater demand for water to meet increasing hydropower demand with population growth.

### Fish & Habitat

- Greater challenges to meeting instream flows for fish.

### Agriculture

- Less summer water availability for irrigation.
- More frequent and higher magnitude water curtailments, especially in spring and summer.
- Seasonal changes in irrigation demand.

27 Columbia River Basin Long-term Water Supply and Demand Forecast. 2016. Publication No. 16-12-001.

28 Runoff is all water originating from precipitation and snow and glacier melt that flows over land, subsurface, and into shallow groundwater.

29 Columbia River Basin Long-term Water Supply and Demand Forecast. 2016. Publication No. 16-12-001.





Lake Chelan and Columbia River  
Photo: Doc Searls, 2010

Across Chelan County specifically, total runoff during the cool season (October to March) is expected to increase 27% and 39% for the 2050s and 43% and 74% by the 2080s for a low and high greenhouse gas scenario, respectively. In contrast, total runoff during the warm season (April to September) is expected to decrease 8% and 11% for the 2050s and 12% and 22% by the 2080s for a low and high greenhouse gas scenario, respectively.

## Water Demand

For Chelan County, maximum air temperatures in summer (June to August) are expected to increase by 6.3° F and 8.1°F by the 2050s, and by 7.5°F and 12.8°F under a low and high greenhouse gas scenario. Most climate models also show decreases in summer precipitation, although summer precipitation in this region is already low and is

difficult to project because much of it comes in convective storms which are challenging for climate models to simulate.

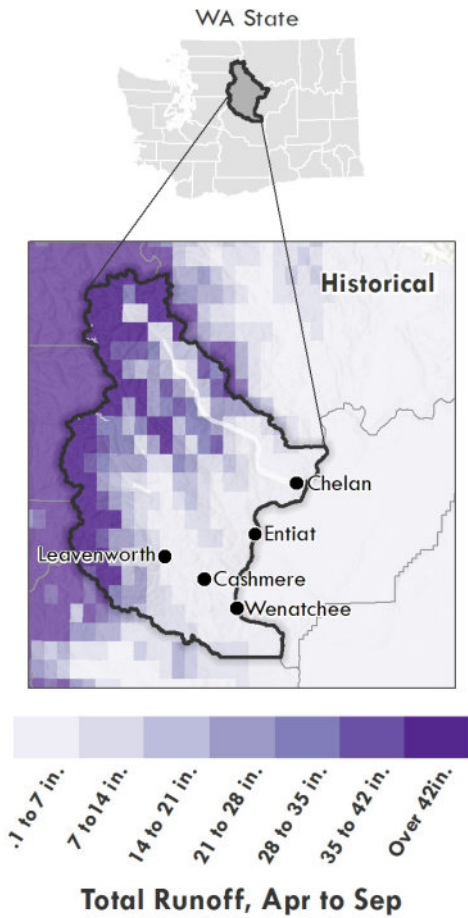
In the near-term (through the 2030s) agricultural water demand for the Columbia River Basin, which makes up about 80% of the water demand in the region, is forecasted to decrease slightly.<sup>30</sup> This decrease is primarily due to warmer and wetter conditions in spring that lead to an earlier and shorter growing season, with a resulting shift in the timing of water demand. Expected changes in the crop mix towards crops that require less water also contribute to this slight decrease. As temperatures continue to increase, this decline in water demand for irrigation may not continue as the gains made by shifting to lower-water-use crops diminish.

For Chelan County specifically and the watersheds within the

county, future changes in water demand for irrigation are less clear. The crop mix of Chelan County is dominated by fruit trees, rather than the mix of annual crops, fruit trees, and pasture seen across the Columbia River Basin as a whole. In addition, development pressures in Chelan County may lead to shifts in land use rather than shifts in crop mix in the future. Land use changes are not captured in the Long-Term Water Supply and Demand Forecast, yet could affect agricultural and municipal water demands in the future. Irrigation timing for fruit trees is also less flexible relative to annual crop mixes, as trees continue to need water after harvest so decreases in irrigation demand in response to changes in growing season and seasonal water supply are not as obvious. These changes in water supply and demand could lead to increased frequency of curtailment to water rights holders, particularly in the early irrigation season.<sup>31</sup>

30 Columbia River Basin Long-term Water Supply and Demand Forecast. 2016. Publication No. 16-12-001.

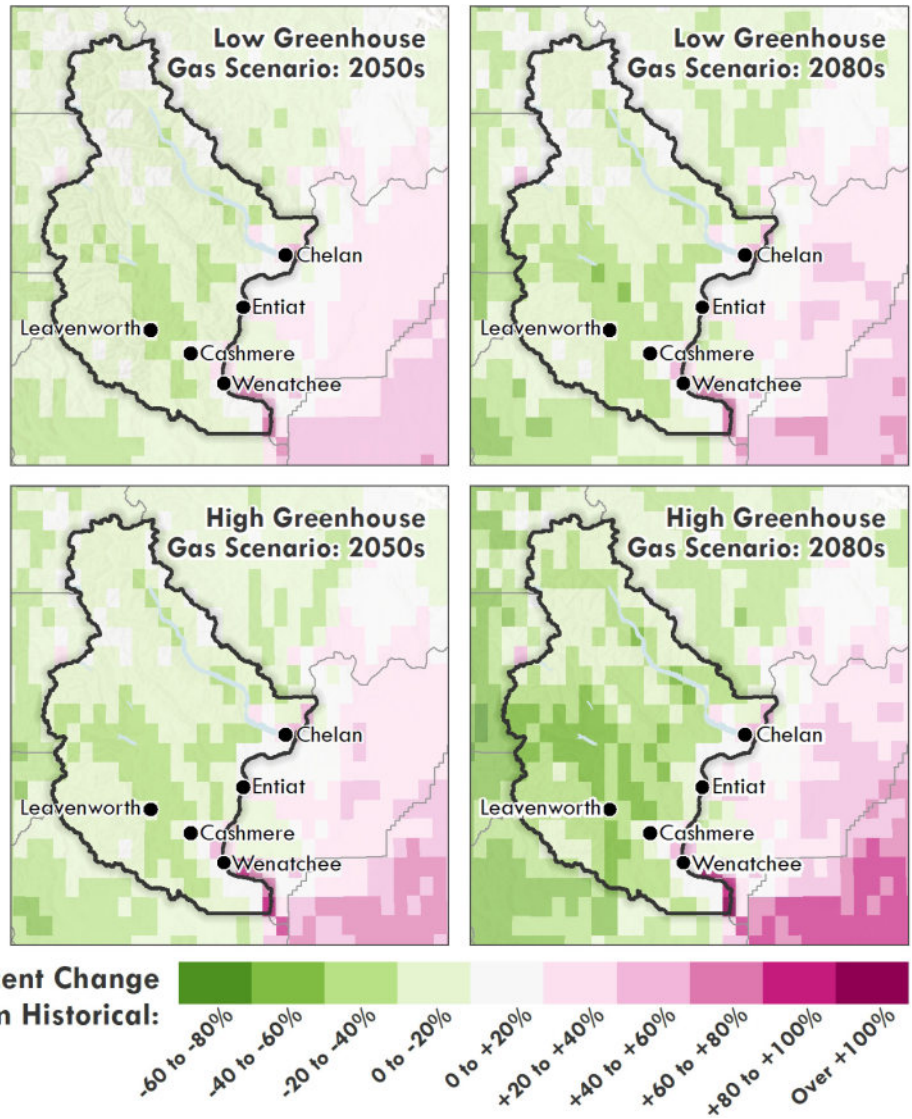
31 Columbia River Basin Long-term Water Supply and Demand Forecast. 2016. Publication No. 16-12-001.



**Exhibit 11. Total Runoff, 6-month April-September, Chelan County**

Total runoff in the warm season is an indicator of the water supply available for instream and out of stream uses. Total warm season runoff is expected to decrease across Chelan county by the 2050s, with larger decreases expected for a high greenhouse gas scenario and for the 2080s.

Sources: Integrated Scenarios, 2015; BERK, 2020.



Communities and resources most vulnerable to the altered timing of water supply and demand will be those that depend on surface water from

mid-elevation watersheds, which are most susceptible to the effects of warmer temperatures on snowpack and streamflows. Additional vulnerability to the

altered timing of water supply and demand may be enhanced or mitigated depending on options for changing season of use in current water rights.





## Current Initiatives

**Icicle Work Group:** As mentioned above, this is joint effort between Chelan County and the Washington State Department of Ecology, in addition to what is listed in the Snowpack and Streamflow section, the work group is also addressing water storage and supply. They are considering high-elevation small scale storage, groundwater recharge (flooding), and run-of-river dams to create hydroelectricity to reduce the costs of pumping.

**City of Leavenworth Water Improvement Project:** See [Snowpack and Streamflow](#).

**Chumstick and Mission Creek Alluvial Storage:** This is a series of projects to increase stream complexity in key watershed areas to slow flow and increase infiltration. The project is underway with county funding, and monitoring is in place to evaluate the goal of water conservation through stream restoration.

**Chelan Natural Resources Department Wenatchee Basin Modeling:** This alluvial water system model was implemented to determine the amount and severity of stream incision across the watershed, and to model the

potential benefit that could accrue to water supply from reducing stream incision.

**Chelan County Voluntary Stewardship Program:**

Agriculture producers in Chelan County can participate in an alternative approach to address critical area protection and promote viable agriculture. The producers have implemented a number of conservation practices including irrigation efficiencies, opting for less water intensive irrigation, and upgrading/ maintaining systems to minimize water waste.



**Rock Island Dam**  
Photo: Chelan PUD, 2016

## Resilience Strategies

The strategies for building a climate resilient water supply are in alignment with Water Supply Policy 3.1 of the Chelan County Comprehensive Plan (2017). This policy supports data collection for water quality and quantity which can be used to evaluate land uses and development, including improving county tracking and coordination efforts with public water providers, supporting varying regulations on a WRIA (Water Resource Inventory Area—watershed planning areas) or sub basin level, encouraging the development of

### Resilience Strategy Table Legend

Status	Resources Needed
• Early/Limited	• \$: < \$100,000
• Moderate/Partial	• \$\$: \$100,000 - \$500,000
• Mature/Robust	• \$\$\$: > \$500,000 +

outreach/education materials, and analyzing water banks and other alternatives for areas where physical availability of water is at risk.

**Exhibit 12. Water Supply Resilience Strategies**

Strategy	Status	Leads and Partners	Resources Needed
Develop rural water management through water budgets, exempt well tracking, voluntary metering, water banks, water markets, or other measures	Moderate/Partial Partial tracking in various basins (e.g. WRIA 45 and 46); partial establishment of reserve quantities; no water banks.	<ul style="list-style-type: none"> <li>• Chelan County</li> <li>• Chelan PUD</li> <li>• Irrigation Districts</li> </ul>	\$\$\$: Funding to implement watershed plans, well tracking program, and water bank
Promote increased water storage solutions that help agricultural producers adapt to changing conditions and decrease production losses due to lack of water availability	Moderate/Partial Watershed Plans, ongoing	<ul style="list-style-type: none"> <li>• Chelan County</li> <li>• Irrigation Districts</li> </ul>	\$\$\$: Funding to implement watershed plans
Consider greywater systems and water re-use	Early/limited	<ul style="list-style-type: none"> <li>• Chelan PUD</li> <li>• Municipal Water Providers</li> <li>• Irrigation Districts</li> </ul>	\$\$\$: Funding to implement
Agricultural and municipal water conservation and efficiency efforts in watersheds where these conservations efforts can lead to overall decreases in water demand	Moderate/Partial Awareness and information by special districts	<ul style="list-style-type: none"> <li>• Municipal Water Providers</li> <li>• Irrigation Districts</li> </ul>	\$\$: Incentives, conservation practices
Drought planning to increase water conservation, plant drought-tolerant species, and build awareness around individual risk from drought	Moderate/Partial Multi-Jurisdiction Natural Hazard Mitigation Plan addresses Awareness and information by special districts	<ul style="list-style-type: none"> <li>• Chelan County</li> <li>• Cascadia Conservation District</li> <li>• Chelan PUD</li> <li>• Municipal Water Providers</li> <li>• Irrigation Districts</li> <li>• Agricultural producers</li> <li>• Residents</li> <li>• Organizations serving vulnerable populations</li> </ul>	\$: Coordinator/staff \$\$: Incentives, conservation practices



# Cross-Sector Strategies

## Community Feedback Highlights from Strategy Development Outreach

*"Build capacity to help the members of our community that are the most vulnerable."*

*We need to develop "...priorities for vulnerable populations, holistic measures for ecosystems and environment resilience, sustainable farming practices, and multi-lingual education and outreach."*

*This strategy "...will give clear expectations to all in the county as to how they can be a part in dealing with the Climate Crisis. Chelan County can become a leader in this goal being carried out throughout the region."*

Following are strategies that cut across the subjects addressed in this Climate Resilience Strategy. These strategies would address multiple hazards or expected climate conditions. Because they address multiple needs and communities, they have the potential to be the most sustainable and cost-effective efforts.

Three activities stand out in terms of potential effectiveness and stakeholder interest:

1. Forest health as advancing water processes and fire resilience;
2. Water storage as a response to extreme low flow and flood water, fire response, and water supply; and
3. Community engagement and awareness efforts to advance all strategies and empower individuals and organizations.



**Benson Vineyards, Mason**  
Photo: Unsplash, 2020



**2015 Chelan Complex Fire**  
Photo: Ben Brooks



**Exhibit 13. Cross-Sector Climate Resilience Strategies**

Strategy	Status	Leads and Partners	Resources Needed
<b>Coordinated Water Resources, Wildfire, and Flood Resilience Efforts</b>			
Conduct research and modeling to understand relationship between snowpack, forest health, and water supply	Early/Limited	<ul style="list-style-type: none"> <li>• USFS</li> <li>• WDNR</li> <li>• WDFW</li> <li>• Chelan Co. Natural Resources Department</li> </ul>	\$\$: Model and implementation strategy
Seek funding for measures to protect and restore fish and wildlife habitats and ecosystem function to support resilience in response to fire and flood events	Moderate/Partial	<ul style="list-style-type: none"> <li>• USFS</li> <li>• WDNR</li> <li>• WDFW</li> <li>• Conservation District</li> <li>• Chelan Co. Natural Resources Department</li> </ul>	\$\$: Funding to implement improvements
Provide for water storage near sources to address low stream flow, flooding, fire-fighting, and water supply needs	Early/Limited	<ul style="list-style-type: none"> <li>• Chelan Co. Natural Resources Department</li> <li>• Conservation District</li> <li>• Irrigation Districts</li> <li>• Municipal Service Providers</li> </ul>	\$\$\$: Funding for infrastructure improvements
Refine and leverage previously developed hydrologic model (DHSVM) for Chelan County to test relevant forest management scenarios to understand combined benefits for fire fuels reduction, snowpack retention, and summer streamflow	Moderate/Partial	<ul style="list-style-type: none"> <li>• Chelan Co. Natural Resources Department</li> </ul>	\$\$: Ongoing funding needed to refine and produce test scenarios
Convene a panel of experts to review recent and on-going initiatives related to forest management effects on snowpack and water supply to synthesize current efforts and findings, identify critical data gaps, and prioritize next steps to transition from research efforts to forest management applications	Early/Limited	<ul style="list-style-type: none"> <li>• Chelan Co. Natural Resources Department</li> <li>• USFS</li> <li>• WDNR</li> <li>• WDFW</li> <li>• UW CIG</li> </ul>	\$: Funding to coordinate expert panel





**Exhibit 13. Cross-Sector Climate Resilience Strategies (cont.)**

Strategy	Status	Leads and Partners	Resources Needed
<b>Public Health and Safety</b>			
Assess the capacity of health systems to respond to emerging health and safety threats and to integrate climate preparedness into their hazard response plans and daily operations	Early/limited	<ul style="list-style-type: none"> <li>Chelan-Douglas Health District</li> </ul>	\$\$: Planning and education
Develop priorities and strategies to proactively implement climate change adaptation measures for the most vulnerable and underserved populations	Early/Limited	<ul style="list-style-type: none"> <li>Chelan-Douglas Health District</li> <li>Organizations serving vulnerable populations</li> </ul>	\$: Staff resources to coordinate and engage
Build capacity to assist the most vulnerable people and communities to prepare and respond to threats such as wildfires and flooding.	Early/Limited Multi-jurisdiction coordination underway and continued dialogue needed	<ul style="list-style-type: none"> <li>Chelan Co. Flood Control District</li> <li>Fire Districts</li> <li>Chelan County Public Works</li> <li>Cities Public Works</li> <li>Organizations serving vulnerable populations</li> </ul>	\$\$: Planning and education
Identify locations where changes in surface and groundwater flow due to climate change (e.g., larger floods, erosion, fire) could result in new or greater releases of toxic substances to the environment	Early/Limited Multi-jurisdiction coordination underway and continued dialogue needed	<ul style="list-style-type: none"> <li>Chelan Co. Flood Control District</li> <li>Fire Districts</li> </ul>	\$\$: Planning and education
<b>Sustainable Business</b>			
Partner with agricultural producers to encourage sustainable farming practices that are aligned with future climate conditions to address adequate water supply and conservation, opportunities for voluntary ecological enhancements in climate vulnerable areas, and other strategies	Moderate/Partial Awareness and information by special districts	<ul style="list-style-type: none"> <li>Irrigation Districts</li> <li>NRCS</li> <li>Conservation District</li> <li>Chelan Co. Natural Resources Department</li> </ul>	\$\$: Incentives, conservation practices
Improve and promote the range of weather-independent and all-season tourism and recreation opportunities.	Early/Limited	<ul style="list-style-type: none"> <li>Chelan County</li> <li>Cities</li> <li>Wenatchee Valley Chamber of Commerce</li> <li>Chelan Douglas Regional Port Authority</li> <li>Recreation Providers</li> </ul>	\$\$: Evaluation, incentives

**Exhibit 13. Cross-Sector Climate Resilience Strategies (cont.)**

Strategy	Status	Leads and Partners	Resources Needed
<b>Community Engagement and Awareness</b>			
Education and outreach on collective and individual efforts to address water conservation, energy conservation, and fire and flood preparedness	Early/Limited	<ul style="list-style-type: none"> <li>• Chelan PUD</li> <li>• Irrigation Districts</li> <li>• Municipal Water Providers</li> <li>• Chelan Co. Flood Control District</li> <li>• Fire Districts</li> <li>• Chelan County</li> <li>• Cities</li> <li>• Organizations serving vulnerable populations</li> </ul>	\$: Staff resources to coordinate and engage
Ensure climate resilience outreach and education efforts are multi-lingual to engage all members of the community	Early/Limited	<ul style="list-style-type: none"> <li>• Chelan-Douglas Health District</li> <li>• Organizations serving vulnerable populations</li> </ul>	\$: Staff resources to coordinate and engage







# Next Steps: Implementation & Coordination

This Climate Resilience Strategy depends on multiple entities anticipating, managing, and responding to climate change in a coordinated fashion. Implemented effectively, this climate resilience strategy will sustain the community, economy, and environment.

For the greatest chance at success, an inclusive and adaptive “Climate Round Table” would be formed to move this Climate Resilience Strategy forward. The Climate Round Table will be open to anyone with an interest in climate resilience. Governmental and non-governmental agencies and community stakeholders can take part. Exhibit 14 presents a possible structure for organizing implementation of this strategy and the Round Table moving forward.

## Exhibit 14. Implementation Round Table Organizational Structure

Source: BERK, 2020.

### Science Advisory Committee

Provide technical advice to the Round Table and Executive Committee

## Climate Round Table

Broad & Inclusive Participation

### Executive Committee

Multiagency—includes support from County Administration and an Outreach Team

Action-Oriented

Carry Out Priorities



Wenatchee Open House

Photo: Chelan PUD, 2019





The Climate Round Table will help prioritize and coordinate strategies and actions, and leverage existing resources. The Round Table will phase near-term and long-term activities, develop order of magnitude costs, identify lead entities, and develop metrics for evaluation and adaptive management. A “Science Advisory Committee” will provide technical advice to the Round Table and Executive Committee. An Executive Committee made up of a core group of the Round Table will be nimble and help carry out the Round Table direction.

The Round Table and Executive Committee will be supported by an Administrator and an Outreach Team. An early action of the Round Table would be to prioritize strategies within this document and delegate actions to members of the Round Table in order to build ownership over different strategic actions for building climate resilience.



## For more information:

Chelan County Natural Resources · (509) 667-6533 · [Mike.Kaputa@co.chelan.wa.us](mailto:Mike.Kaputa@co.chelan.wa.us) ·

<https://co.chelan.wa.us/natural-resources/pages/county-wide-climate-resilience-planning>

# Chelan County Climate Policy Integration

## Deliverable 2 Comprehensive Plan Audit Matrix and Summary

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### INTRODUCTION

Chelan County has developed an interagency climate resiliency strategy and brought it to stakeholders for review over 2019 and 2020. The Commerce GMA-Climate Change Planning-Grant is a unique opportunity for Chelan County to jump-start the integration of its climate resiliency strategy into its Comprehensive Plan, with the added consideration of greenhouse gas (GHG) reduction efforts where suited to a rural county.

This document is designed to meet the following Commerce Grant steps and deliverable – to consider the trends and conditions in Step 1, and audit the Comprehensive Plan for potential ways in which the policies could be augmented or amended:

- Step 2.1 Based on Action 1, we will prepare an audit of the Chelan County 2017-2037 Comprehensive Plan. For each Plan Element, we will develop a matrix summarizing climate impacts, policy implications, relevant initiatives (see Step 1), current Comprehensive Plan policies (e.g. energy conservation and fire management), and alternative Comprehensive Plan policies for each element including: land use, rural, resource, housing, capital facilities, utilities, economic development, parks and recreation, shoreline, and transportation.
- Step 2.2 We will identify options for alternative policies considering their potential effectiveness for relative emission reductions and climate adaptation. For example, by considering resiliency measures and incentives for greenhouse gas reduction, the County can advance its economic development goals to diversify the existing economic base to focus on long-term sustainable economic development throughout the County and advance a multijurisdictional approach to economic development.

The result is an audit matrix and summary. The matrix appears on pages 3 and following. The summary appears below.

## SUMMARY OF AUDIT

Exhibit 1 and Exhibit 2 audit the 2017 Comprehensive Plan regarding how well the Plan addresses the draft climate resilience strategy and existing County code addressing greenhouse gas reduction.

Through the audit some recommendations are made to add, amend, or augment Comprehensive Plan policies or text. Many of the added or amended policies would not represent a change in County policy but rather synthesize policies in existing system plans that were prepared after adoption of the County's Comprehensive Plan. These relevant plans include:

- Chelan County Community Wildfire Protection Plan 2019
- Chelan County Comprehensive Flood Hazard Management Plan 2017
- Chelan County Natural Hazard Mitigation Plan 2019
- Chelan County Solid Waste Management Plan 2017
- Comprehensive Emergency Management Plan (CEMP) 2020

Some climate resilience strategies would benefit from added or amended policies, such as forest and shrub-steppe enhancement; drought tolerant development and landscaping; watershed scale community building; building data networks for snowpack and streamflow; increasing community awareness and education about wildfire, flooding, and resilience; enhancing agriculture and recreation sustainability; and others. These concepts would build off of existing policies and planning efforts (e.g. watershed plans) but provide more guidance and direction.

**Exhibit 1. Draft Resilience Strategy Matrix**

Draft Resilience Strategy	Addressed in Comprehensive Plan?	Affect Large or Particular Geographies?	County Departments Involved	Discussion
<b>Wildfire Strategies</b>				
Build awareness of increasing wildfire risk and preparedness of Chelan County Communities	Partial: Park & Recreation Element, Goal PR1, Policy PR 1.4	Countywide forests, agriculture, rural, urban. County focus on resource lands and unincorporated communities (Plain, Peshastin, Manson, Malaga, etc.).	Community Development Fire Prevention and Investigation Natural Resources Emergency Management	The County could include a policy about building awareness, working in partnership, and reference to <a href="#">Chelan County Community Wildfire Protection Plan 2019</a> that was developed post 2017 Comprehensive Plan.  See Proposed: Policy FL 3.1.
Coordinate and improve emergency preparedness systems, particularly early detection	Not in Comprehensive Plan	Countywide	Emergency Management Fire Prevention and Investigation Public Works	This strategy is not addressed in the Comprehensive Plan; however, it is referenced in the 2020 <a href="#">Comprehensive Emergency Management Plan (CEMP)</a> . The County could include a policy to improve emergency preparedness systems and reference the CEMP adopted in 2020.  See Proposed: Policy FL 3.3.
Develop fire safe places in fire prone areas with wildland urban interface policies and codes	Partial, Policy FL 1.7, Policy RE 3.6, RE 3.7	Countywide	Community Development Fire Prevention and Investigation Natural Resources Emergency Management	The County has adopted some wildland urban interface codes though last amended in the Year 2000. There are newer model codes. (CCC 15.40.050)  See Proposed: Policy FL 3.2.



Draft Resilience Strategy	Addressed in Comprehensive Plan?	Affect Large or Particular Geographies?	County Departments Involved	Discussion
Create fire adapted communities	Incremental permit review: Policy FL 1.7, CF 1.20	Countywide, focus on unincorporated areas	Community Development Fire Prevention and Investigation Emergency Management	Chelan County Community Wildfire Protection Plan highlights fire adapted communities as a goal. See Proposed: Policy FL 3.1.
Protect critical facilities	Comprehensive Plan (Capital Facilities Element) references Flood Hazard Management Plan in text but does not identify policies about flooding or other hazards and critical facilities.	Countywide, focus on unincorporated areas	Community Development Emergency Management Fire Prevention and Investigation Public Works	Mapping of critical facilities has been prepared in the 2019 <a href="#">Natural Hazard Mitigation Plan</a> and the 2017 <a href="#">Comprehensive Flood Hazard Management Plan</a> . A more explicit policy consistent with these resource plans could be added to the Comprehensive Plan. See Proposed: Policy CL 1.4.4.
Coordinate ecological recovery programs for areas subject to fire in forested and shrub-steppe lands	Partial: Park and Recreation Element Vision and Conservation/acquisition Goal PR1, Policy 1.4	Countywide federal and state forest land, and shrub-steppe in Stemilt-Squilchuck basin and other predominantly agricultural or rural areas.	Natural Resources Fire Prevention and Investigation	Adding a policy in the Land Use or Resource Element would highlight the strategy and it would apply to private and public lands. See Proposed: Policy CL 1.18.
Monitor exotic and invasive species on resource and natural lands and prioritize protection and enhancement of such areas	Reference to invasive species is found in the Park and Recreation Element, though there is no policy.	Countywide, unincorporated	Natural Resources Fire Prevention and Investigation	Suggest adding a policy in the Resource or Parks and Recreation elements. See Proposed: Policy CL 1.18.

Draft Resilience Strategy	Addressed in Comprehensive Plan?	Affect Large or Particular Geographies?	County Departments Involved	Discussion
Continue to build partnerships across agencies to monitor and respond to climate changes and vulnerabilities in forested and shrub-steppe lands	Not addressed.	Countywide federal and state forest land, and shrub-steppe in Stemilt-Squilchuck basin and other predominantly agricultural or rural areas.	Natural Resources Fire Prevention and Investigation Emergency Management Community Development Public Works	Add policy in Land Use or Resource Element focused on interagency and cross-sector strategies and partnerships. Leverage expertise of agencies to address climate changes in forested and shrub-steppe lands.  See Proposed: Policy CL 1.18.
Proactively address fire resiliency through activities such as: pre-fire monitoring, maintenance/forest treatment, thinning, prescribed fire, and managed natural fire	Partial, Policy FL 1.7, Policy RE 3.6, RE 3.7. Policies focus on private development. Monitoring, prescribed fire, and other aspects not addressed.	Countywide	Community Development Fire Prevention and Investigation Natural Resources	The landscape level approach is not addressed in the Comprehensive Plan, and a policy could be added such as to the Resource Element. Concepts in the strategy are in the <a href="#">Community Wildfire Protection Plan 2019</a> . Coordination with other state and federal entities could be part of the policy.  See Proposed: Amended Policy FL 1.7.
Air quality: education, training, and responses to protect people and communities during and after wildfire	Policy NSL 1.1 and Policy NS 1.3	Countywide	Community Development Emergency Management Fire Prevention and Investigation Natural Resources	Policies are sufficient. Some added rationale text could help highlight air quality associated with wildfire.  See Draft Rationale Text: under Policy NSL 1.1.
Collect local data to support climate resiliency including weather stations/SNOTEL, seasonal wind patterns, etc.	Policy 3.1, generally	Countywide	Natural Resources Public Works	Could address issue in policy and text of Capital Facilities Element and Resource Element. Focus on being a support (e.g. facilitate placement, leverage funding) to entities that are responsible for these facilities.  See Proposed: Policy NS 1.4.

Draft Resilience Strategy	Addressed in Comprehensive Plan?	Affect Large or Particular Geographies?	County Departments Involved	Discussion
Identify and support data collection opportunities to quantify forest management effects on snowpack in order to support development of forest-snow-streamflow model.	No	Countywide	Natural Resources Emergency Management Fire Prevention and Investigation	Same as above. Covered by Proposed: Policy NS 1.4 and Policy FL 3.5.
<p>Encourage watershed-scale community building to adapt to changing streamflow and snowpack within the watershed. For example:</p> <ul style="list-style-type: none"> <li>▪ Irrigation efficiencies and returning diverted water back into streams during critical flow periods.</li> <li>▪ Forestry practices and riparian enhancement that improve water-holding capacity and reduce stream temperatures.</li> <li>▪ Critical areas restoration to maintain or reduce stream temperatures, and restore flow patterns.</li> <li>▪ Management of invasive or non-native aquatic species that thrive in warmer waters.</li> <li>▪ Prioritization of water use as snowpack decreases.</li> </ul>	Policy CL 1.17	Countywide	Natural Resources Community Development Public Works	<p>Watershed planning is highlighted in the Comprehensive Plan as a way to address issues relating to endangered and threatened species listings and water quantity issues. The Comprehensive Plan Resource Element could highlight watershed plans and focused community building efforts in Icicle Creek and propose long-term efforts in other basins, e.g. Entiat.</p> <p>See Proposed: Policy CL 1.19.</p>

Draft Resilience Strategy	Addressed in Comprehensive Plan?	Affect Large or Particular Geographies?	County Departments Involved	Discussion
Promote and encourage water efficiency and conservation	Policy CF 1.6	Countywide	Natural Resources Public Works Community Development	The Comprehensive Plan specifically highlights this and emphasize education of users on methods to conserve water. No additional policy edits are needed.
Reduce impacts of climate change to aquatic systems through stream-habitat improvement and connectivity	Partial – through watershed planning efforts; Resource Element also highlights policies related to aquatic systems and critical areas	Countywide	Natural Resources	This is partially addressed in the Comprehensive Plan and will required adequate funding for implementation of watershed plans and habitat plans.  See Proposed: Policy CL 1.20.
<b>Flood Resilience</b>				
Improve flood warning and information dissemination.	No	Countywide	Emergency Management Public Works	Not explicitly discussed in the Comprehensive Plan, although there are multi-jurisdictional efforts underway. The Flood Control Zone District is tasked with flood warning and emergency response.  See Proposed: Policy CL 1.4.1.
Assess risk management, and prepare for rapid response during the flood event.  Evaluate and improve stormwater management and infrastructure for high-intensity rainfall events	Partial – Capital Facilities Element references Flood Hazard Management Plan in text but does not identify policies about flooding or other hazards and critical facilities.	Countywide, focus on unincorporated area	Community Development Emergency Management Public Works	Chelan can leverage plans including the 2017 <a href="#">Comprehensive Flood Hazard Management Plan</a> and 2019 <a href="#">Natural Hazard Mitigation Plan</a> . A more explicit policy consistent with these resource plans could be added to the Comprehensive Plan.  See Proposed: Policy CL 1.4.1.
Protect and upgrading or relocation of vulnerable critical facilities locations vulnerable to flooding	See above.	Countywide; County infrastructure	Community Development Emergency Management Public Works	This is referenced in the Chelan County 2017 <a href="#">Comprehensive Flood Hazard Management Plan</a> . See above.  See Proposed: Policy CL 1.4.4.



Draft Resilience Strategy	Addressed in Comprehensive Plan?	Affect Large or Particular Geographies?	County Departments Involved	Discussion
<p>Revise transportation infrastructure:</p> <ul style="list-style-type: none"> <li>▪ Improve transportation infrastructure where needed, e.g., enlarging road crossings.</li> <li>▪ Remove or redesign roads that disrupt floodplain function or intercept precipitation and ground water and accelerate its movement into stream systems.</li> </ul>	<p>Partial – Transportation Element (Policy 5.4) addresses improving infrastructure to minimize impacts to hydrologic systems and water quality, though not necessarily due to flooding /floodplain management.</p>	<p>Countywide</p>	<p>Public Works Emergency Management Natural Resources</p>	<p>Improvements to transportation infrastructure is referenced in the Comprehensive Plan, although there is not a specific mention on redesign of roads related to disruption of floodplain function, etc. A policy or text in the Transportation Element or Capital Facilities Element could help highlight this strategy.</p> <p>Broad design standards for consideration could be made (e.g. WDFW Water Crossing Design guidelines and the UWCIG Climate Robust Culvert Design project and Culvert Design Tool).</p> <p>See Proposed: Transportation Element Policy 5.4.</p>
<p>Plan for post-flood restoration. Replant bare, disturbed, and recently burned areas to increase infiltration and slow movement of water. Provide restoration to stabilize ecosystems.</p>	<p>Partial – Policy CL 1.12 &amp; reference to Flood Hazard Management Plan</p>	<p>Countywide</p>	<p>Emergency Management Natural Resources Public Works</p>	<p>Restoration of critical areas is referenced in the Comprehensive Plan, which would include any frequently flooded areas, wildlife habitat, etc.</p> <p>The Comprehensive Flood Hazard Management Plan touches on ecological restoration and floodplain restoration, etc. Addressing post-flood restoration in the Resource Element could support this strategy.</p> <p>See Proposed: Policy CL 1.4.3.</p>
<p><b>Water Supply</b></p>				
<p>Develop rural water management through water budgets, exempt well tracking, voluntary metering, water banks, water markets, or other measures</p>	<p>Capital Facilities Element &amp; Land Use Element/Policy 3.1</p>	<p>Countywide</p>	<p>Natural Resources Public Works</p>	<p>Policy appears sufficient, and the County is implementing the policy with codes. The County can continue to leverage existing efforts and watershed plans, etc.</p>

Draft Resilience Strategy	Addressed in Comprehensive Plan?	Affect Large or Particular Geographies?	County Departments Involved	Discussion
Promote increased water storage solutions that help agricultural producers adapt to changing conditions and decrease production losses due to lack of water availability	Partial – Capital Facilities Element; Policy CF 1.6 (water conservation/watersheds)	Countywide; agricultural and rural areas	Natural Resources	Reference watershed plans in Resource and Capital Facilities Elements. The watershed plans identify water storage for agricultural and other uses. WSDA, USDA, Conservation District, WSU, and Irrigation Districts may be other sources of policy or implementation.  See Proposed: Policy LU 3.8.
Consider greywater systems and water re-use	No	Countywide	Natural Resources Community Development	Consider referencing greywater/water re-use in a policy and text. Reference watershed plans. WA State Department of Health for more information on greywater reuse. Chapter 246-274 WAC is specific to greywater reuse for subsurface irrigation.  See Proposed: Policy LU 3.9.
Agricultural and municipal water conservation and efficiency efforts in watersheds where these conservations efforts can lead to overall decreases in water demand	Yes – Policy CF 1.6 (Capital Facilities Element); Goal LU 3/Policy 3.1 (Land Use Element)	Countywide	Natural Resources Public Works Community Development	Policy CF 1.6 supports and encourages water conservation measures by local purveyors and educates users on methods to conserve water. Agricultural water conservation is not addressed.  See Proposed: Policy LU 3.7.
Drought planning to increase water conservation, plant drought-tolerant species, and build awareness around individual risk from drought	Partial – water conservation generally addressed. Drought-tolerant plants not addressed.	Countywide	Community Development Facility Maintenance	Water conservation methods, education on conservation, and policies aimed at protecting water quantity are addressed in the Comprehensive Plan. Other resources include the Natural Hazard Mitigation Plan, which also contains drought maps. Reference to the Natural Hazard Mitigation Plan could be made in text and in policies.  See Proposed: Policy CF 1.6.1.

Draft Resilience Strategy	Addressed in Comprehensive Plan?	Affect Large or Particular Geographies?	County Departments Involved	Discussion
<b>Cross-Sector Strategies</b>				
Conduct research and modeling to understand relationship between snowpack, forest health, and water supply	No	Countywide	Natural Resources	Address in Resource Element policies and text. See Proposed: Policy FL 3.5.
Seek funding for measures to protect and restore fish and wildlife habitats and ecosystem function to support resilience in response to fire and flood events	Partial – fish and wildlife habitat protection, Policy CL 1.3.	Countywide; natural habitat areas, critical areas, etc.	Natural Resources	Protection of fish and wildlife habitat, and critical areas are referenced in the Comprehensive Plan. This is a good starting point to address habitat resilience to fire and flood events.  See Proposed: Policy CL 1.4.3.
Provide for water storage near sources to address low stream flow, flooding, fire-fighting, and water supply needs	Partial – Land Use Element; Resource Element; Capital Facilities Element (CF 1.6)	Countywide	Community Development  Natural Resources	Resources on watershed planning, and water systems may be helpful.  Leverage efforts by the Chelan Co. PUD. See Proposed: Policy LU 3.8.
Refine and leverage previously developed hydrologic model (DHSVM) for Chelan County to test relevant forest management scenarios to understand combined benefits for fire fuels reduction, snowpack retention, and summer streamflow	No	Countywide	Natural Resources	This specific strategy can be supported by a general policy about collecting data for forest management and snowpack, which would also address other similar strategies.  See Proposed: Policy FL 3.5.

Draft Resilience Strategy	Addressed in Comprehensive Plan?	Affect Large or Particular Geographies?	County Departments Involved	Discussion
Convene a panel of experts to review recent and on-going initiatives related to forest management effects on snowpack and water supply to synthesize current efforts and findings, identify critical data gaps, and prioritize next steps to transition from research efforts to forest management applications	No	Countywide	Natural Resources	Address as part of a policy to support ongoing data collection and stakeholder engagement in resilience.  See Proposed: Policy FL 3.5.
Assess the capacity of health systems to respond to emerging health and safety threats and to integrate climate preparedness into their hazard response plans and daily operations	No	Countywide	Emergency Management	Refer to Emergency Management Plan and build off strategies identified, including relying on partners like Chelan-Douglas Health District. Apply specific strategies on health systems/infrastructure to assess capacity.  Funding resources needed for planning and education.  See Proposed: Policy FL 3.3.
Develop priorities and strategies to proactively implement climate change adaptation measures for the most vulnerable and underserved populations	No	Countywide	To be determined liaison Department to other entities that would do the work	Could reference priorities in Comprehensive Plan text in relation to policies supporting adaptation and partnerships.  See Proposed: Policy FL 3.3 and text associated with Policy CL 1.19.
Build capacity to assist the most vulnerable people and communities to prepare and respond to threats such as wildfires and flooding.	No	Countywide	Emergency Management  Flood Control Zone District  Natural Resources	Reference in Comprehensive Plan in text supporting policies on adaptation and preparation for wildfire and flooding.  See Proposed: Policy FL 3.3.

Draft Resilience Strategy	Addressed in Comprehensive Plan?	Affect Large or Particular Geographies?	County Departments Involved	Discussion
Identify locations where changes in surface and groundwater flow due to climate change (e.g., larger floods, erosion, fire) could result in new or greater releases of toxic substances to the environment	No	Countywide	Flood Control Zone District Fire Prevention and Investigation Emergency Management	Add as a policy, e.g. in Resource Element. See Proposed: Policy CL 1.21.
Partner with agricultural producers to encourage sustainable farming practices that are aligned with future climate conditions to address adequate water supply and conservation, opportunities for voluntary ecological enhancements in climate vulnerable areas, and other strategies	Partial – Resource Element	Countywide; agricultural areas	Natural Resources	Add policies encouraging incentives for sustainable farming practices and encouraging farmers/agricultural producers to address issues related to changing climate conditions. This policy could also reference support for the Voluntary Stewardship Program that also is a voluntary incentive based program addressing sustainable practices.  See Proposed: Policy AL 1.10.
Improve and promote the range of weather-independent and all-season tourism and recreation opportunities.	Partial – Policy ED 2.1	Countywide	No	Tourism is encouraged year-round and is referenced in the Comprehensive Plan. As part of the Comprehensive Plan text, the rationale could be augmented with a discussion of the potential trends of climate change and the potential for all-season tourism and recreation opportunities.  See Proposed: Policy LU 12.4.



**Exhibit 2. Chelan County Code Greenhouse Gas Reduction Policies, Chapter 13.20**

Chelan County Code Section	Addressed in Comprehensive Plan?	Affect Large or Particular Geographies?	County Departments Involved	Discussion
13.20.010 (1) Public Education and Outreach Policy Details. Promote and expand recycling programs, purchasing policies, and employee education to reduce the amount of waste produced.	Policy CF 1.12 addresses coordination of recycling.	Countywide	Solid Waste Management	Greater reference could be made to relevant policies or strategies or Comprehensive Plan text addressing recycling and waste reduction in Chapter 4 of the <a href="#">Solid Waste Management Plan, 2017</a> .  See Proposed: Rationale text under CF 1.12.
13.20.010 (2) Transportation-Oriented Policy Details. Provide safe and convenient access for pedestrians and bicyclists to, across and along major transit priority streets.	Transportation element addresses all referenced modes.	Countywide, unincorporated	Public Works	No added policies appear to be needed.
13.20.010 (3) Land Use Policy Details. Evaluate local plans to align with, support, and enhance any regional plans that have been developed consistent with Chelan County's efforts to achieve reductions in GHG emissions when practicable.	GHG reductions not addressed.	Countywide, unincorporated	Community Development	Potential strategies for rural county addressed under separate cover (Action 1 of Grant).
13.20.010 (4) Other Policy Details. (A) Coordinate with other agencies in the region to develop and implement effective waste-to-energy technologies and other innovative GHG reduction options.	Not addressed.	Countywide	Public Works	Energy recovery is addressed in the <a href="#">Solid Waste Management Plan, 2017</a> . Consider adding it in the Capital Facility Element.  See Proposed: Policy CF 1.14.1.

Chelan County Code Section	Addressed in Comprehensive Plan?	Affect Large or Particular Geographies?	County Departments Involved	Discussion
(B) Chelan County is a region with an abundance of renewable hydroelectric energy sources. It is our policy to promote development which recognizes and efficiently utilizes this renewable source of energy.	Partial – Policy UE 3.5 regarding Stehekin	Countywide, unincorporated	Public Works	Could expand Policy UE 3.5. Likely need to partner with Chelan PUD. See Proposed: Policy UE 3.6 below UE 3.5.
(C) Recognize that Chelan County is the beneficiary of state and national forest lands in addition to significant developed orchard lands which accommodate carbon sequestration, having a positive effect on carbon emissions in the region. (Res. 2010-103, 11/9/10).	Not addressed	Countywide, forestlands and agricultural lands	Natural Resources	Add policy in Resource Element. See Proposed: Policy FL 1.8.
13.20.020 Publicly owned buildings.  The board of Chelan County commissioners hereby adopts the following policies and/or procedures that will benefit its natural resources: (1) All new publicly funded county-owned buildings shall be of energy-efficient design if cost effective.	Policy CF 1.27	County facilities, public buildings	Facility Maintenance	No policy needed.

Chelan County Code Section	Addressed in Comprehensive Plan?	Affect Large or Particular Geographies?	County Departments Involved	Discussion
13.20.020 (2) When deemed necessary by the board of county commissioners, the county may conduct energy audits of its publicly owned buildings, evaluate potential conservation measures, and then carry out those measures if appropriate and cost effective.	Policy CF 1.27	County facilities, public buildings	Facility Maintenance	<p>Could add concept of energy audits as a means to encourage energy conservation to rationale associated with Policy CF 1.27.</p> <p>See Proposed: Amendments to Policy CF 1.27.</p>

Draft

# Chelan County Climate Policy Integration

## Deliverable 3 Draft Comprehensive Plan Amendments

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### Introduction

Chelan County has developed a climate resiliency strategy with federal, state, and local partners, and brought it to stakeholders for review over 2019 and 2020. The Commerce GMA-Climate Change Planning-Grant allows the County to start the integration of its climate resiliency strategy into its Comprehensive Plan. The County can also incorporate greenhouse gas (GHG) reduction efforts where suited to a rural county, such as Chelan County Code Greenhouse Gas Reduction Policies, Chapter 13.20.

The proposed policy and text changes to the Comprehensive Plan are based on a Comprehensive Plan audit matrix in Deliverable 2. This document accomplishes the following grant step:

- Step 3.1 Following the Plan audit in Action 2, under Action 3 we will develop a complete draft of amendments to the Chelan County 2017-2037 Comprehensive Plan integrating climate change goals, objectives and policies into Growth Management Act required elements.

The document will be part of a docket application and evaluated in 2021, to accomplish the following:

- Step 3.2 Share the draft with County officials and the public (see Action 4).
- Step 3.3 Develop revisions to the proposed goals, objectives and policies for a public hearing and adoption process (see Action 4).

The final Deliverable 3 consists of draft and revised amendments.

The document is organized in the order of Comprehensive Plan Elements. Track changes show additions and deletions to text and policies. Consultant editorial notes are in blue text.

# Proposed Policy Amendments

## CHAPTER 2 LAND USE ELEMENT

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

Rationale: The protection of water quality and quantity is important for the public health, the local economy, the environment, and helps to maintain the high quality of life.

Policy 3.1: Support data collection for water quality and quantity which can be used to evaluate land uses and development. Including but not limited to:

- Support the implementation of watershed plans to address water quantity and quality including instream flows. Continue to plan reserves for future population growth and track exempt well use.
- Improve County tracking and coordination efforts with public water providers.
- Evaluate the existing exempt well and reserve tracking system for expansion Countywide.
- Consider varying regulations for each WIRA or sub-basin based on water quantity and quality concerns.
- For areas where physical availability is potentially limiting, support studies on safe sustaining yield of water in relation to planned growth.
- Support mitigation measures including infrastructure projects.
- Support analysis of water bank options, or other alternatives, where instream flow reserves are exhausted, or where there are concerns over legal or physical availability.
- Support development of outreach/educational materials to residents, interest groups and developers.
- Amend the County Comprehensive Plan to reflect new data and revise land uses as appropriate.
- Water source priorities are as follows, in order of priority:
  1. Connection to an existing public water system where available;
  2. Where a public water system is not available, implementation of a new public water system consistent with DOH and CDHD requirements; and
  3. Individual well outside the service of a public water system.

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Policy LU 3.7: Promote municipal and agricultural water conservation and efficiency efforts in watersheds to manage water demand.

Rationale: Due to climate change, the most consequential change to water supply will be a shift in the timing of natural water availability throughout the year, which may create challenges for adequate water supply when water demand is greatest.

Policy LU 3.8: Allow for water storage near sources to address low stream flow, flooding, firefighting, and water supply needs consistent with watershed plans and development regulations.



Rationale: Due to climate change the water availability timing may change and alter how to provide an adequate water supply when water demand is greatest. Review watershed plans and other irrigation and water district plans for potential strategies and solutions.

Policy LU 3.9: Compatible with state and health district rules, allow for greywater systems and promote water re-use.

Rationale: Greywater could be used for irrigation to conserve potable water.

**Goal LU 12: Encourage development and maintenance of recreational facilities and opportunities to meet the needs of residents and visitors.**

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Policy LU 12.4: Improve and promote the range of weather-independent and all-season tourism and recreation opportunities.

Rationale: Anticipated changes in temperature and precipitation are expected to affect availability of winter and summer recreation and tourism, e.g. shorter winter recreation periods and less summer water availability. Adaptation to seasonal conditions would be important to the local economy.

## CHAPTER 4 RESOURCE ELEMENT

### III. Chelan County Agricultural Lands

Chelan County contains agricultural lands that are important to the economy of the area. It must be recognized that in order to continue to exist, orchards must remain profitable. In an attempt to encourage existing and future agricultural development as a viable land use and a significant economic activity within the County, agricultural lands of long term commercial significance have been designated according to the U.S. Soil Conservation Service's classification for prime and unique farmland soils, and criteria outlined in WAC 365-190-050. These areas have been identified on the land use map designated as Commercial Agricultural Lands (AC). The Growth Management Act defines "long term commercial significance" to include the growing capacity, productivity, and soil composition of the land for long-term commercial production, in consideration with the land's proximity to population areas, and the possibility of more intense uses of the land. \*\*\*

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

Goal Rationale: The County benefits from a commercially significant and viable agricultural industry.

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Policy AL 1.6: Support public and private programs and efforts to ensure the viability of the agricultural industry.

Rationale: Strong agricultural markets and a supportive regulatory environment are two of the necessary components of a healthy agricultural industry. Attempts to secure these will be beneficial to the general welfare of the County.

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Policy AL 1.10: Through the Voluntary Stewardship Program and other programs, encourage agricultural producers to implement sustainable farming practices anticipating future climate conditions, address

adequate water supply and conservation, voluntarily implement ecological enhancements in climate vulnerable areas, and other strategies.

Rationale: Soil health strategies, water conservation, cover crops and no till farming, and other conservation practices can improve resilience to climate change.

## V. Chelan County Forest/Timber Lands

Forestland is defined as “land primarily devoted to growing trees for long-term commercial timber production on land that can be economically and practically managed for such production...and has long-term commercial significance,” RCW 36.70A.030.

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### *Land Use Designation/Siting Criteria: Commercial Forest Lands*

The growth management process requires identification of forest lands of long-term commercial significance as part of the growth management process. The identification of these lands is an attempt to conserve and encourage existing and future forest practice land uses as a viable, permanent land use and a significant economic activity within the County. Forest land also provides recreational opportunities, scenic value and wildlife habitat. In addition, the identification and land use regulations of the commercially significant forest lands will provide protection for forest lands from encroachment and incompatible land uses. The Growth Management Act defines "long term commercial significance" to include the growing capacity, productivity, and soil composition of the land for long-term commercial production, in consideration with the land's proximity to population areas, and the possibility of more intense uses of the land.

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*Comment: New subsection to be added to support new goal and policies.*

### Wildfire and Resilience

Washington and Chelan County specifically have experienced several large wildfires in recent years uncharacteristic in terms of the acreage that burned at high severity, and significant in terms of impacts to the livelihoods and resources of affected communities. -Trends of increasing wildfire activity are due to a combination of factors including population growth and development in the wildland-urban interface, a legacy of forest management, and warmer and drier summers that lead to drier fuels (i.e., live and dead vegetation). Wildfire activity is expected to increase across central and eastern Washington as temperatures continue to increase.

Fire-adapted communities are defined as “a knowledgeable, engaged community where actions of residents and agencies in relation to infrastructure, buildings, landscaping and the surrounding ecosystem lessen the need for extensive protection actions and enable the community to safely accept fire as part of the surrounding landscape.”<sup>1</sup>

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<sup>1</sup> See Fire Adapted Communities Learning Network, Frequently Asked Questions: <https://fireadaptednetwork.org/about/frequently-asked-questions/>.

The County, State, and Special Districts are working to build resilience to a changing wildfire season and more wildfires with plans and activities including:

- Chelan County Comprehensive Emergency Management Plan, 2020
- Chelan County Multi-Jurisdictional Natural Hazard Mitigation Plan, 2020
- Chelan County Community Wildfire Protection Plan, 2018-2019
- Chelan County and cities' Wildland Urban Interface Codes addressing roofs, vegetation, etc.
- Chelan County Public Utility District, fire hardening efforts (pole materials, vegetation management, paint, etc.)
- Fire Districts education and support for community and homeowner wildfire preparedness
- Cascadia Conservation District Wildfire Preparedness & FirewiseUSA® education materials, wildfire risk assessments, etc. to help build homeowner and community resilience to wildfire
- Washington State Department of Natural Resources (DNR), Wildland Fire Protection 10-Year Strategic Plan
- Washington State DNR, 20-Year Forest Health Strategic Plan for Eastern Washington

From these plans and efforts, this Comprehensive Plan includes a goal and policies to address the County's role in coordinating emergency management, managing land use, and partnering with other entities to promote forest conservation and management to protect and respond to wildfires.

#### *Forest/Timber Resource Lands: Goals & Policies*

**Goal FL 1: Conserve forest lands of long term commercial significance. Encourage sustainable timber production in rural and resource lands as a viable, permanent land use and a significant economic activity within the community.**

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Policy FL 1.7: Use the permit review process to promote implementation of forest management practices that minimize the potential for catastrophic wildfires. In partnership with state and federal agencies and property owners, proactively address fire resiliency through activities such as: pre-fire monitoring, forest treatment, thinning, prescribed fire, and managed natural fire.

Rationale: The potential for catastrophic forest fires ~~as in 1994~~ should be reduced. Coordination with other state and federal entities is necessary as most forest land is in federal or state hands. The Community Wildfire Protection Plan addresses several resiliency efforts.

Policy FL 1.8: Recognize state and national forest lands and orchard lands accommodate carbon sequestration, having a positive effect on carbon emissions in the region.

Rationale: Chelan County contains extensive forest lands and agricultural lands that can absorb carbon emissions.

**Goal FL 2: Icicle River Valley: Where appropriate, encourage sustainable timber production in the Icicle Valley.**

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**Goal FL 3: Build community resilience and support forest management that reduces and responds to wildfire risk.**

Policy FL 3.1: In partnership with state and local entities, build awareness of increasing wildfire risk, encourage wildfire preparedness, and create fire adapted communities.

Rationale: Chelan County can play a role in sharing information and coordinating strategies to prepare communities for resilience to wildfires. The Chelan County Community Wildfire Protection Plan identifies area-specific wildfire preparation and protection strategies.

Policy FL 3.2: Develop fire safe places in fire prone areas through wildland urban interface policies and codes.

Rationale: Chelan County implements fire and building standards as new or altered development is proposed, and continues to monitor and apply newer codes to development in hazard areas.

Policy FL 3.3: Work with partners to integrate climate preparedness into hazard response plans. Coordinate emergency preparedness systems, increase early detection capabilities and communication. Respond to emerging health and safety threats. Assist the most vulnerable people and communities to prepare and respond to threats such as wildfires and flooding.

Rationale: The County Sherriff's Emergency Management Office produces the Comprehensive Emergency Management Plan (CEMP) providing mitigation, preparedness, response, and recovery activities for wildfire and other emergencies and provides it to a range of state, regional, and local agencies. The County develops the CEMP on behalf of the cities of Cashmere, Chelan, Entiat, Leavenworth, and Wenatchee through an interlocal agreement.

Policy FL 3.5: Work in partnership with federal, state, and local entities to test relevant forest management scenarios to understand combined benefits for fire fuels reduction, snowpack retention, summer streamflow, and water supply.

Rationale: Snowpack accumulation and melt rates are related to forest structure as well as climate. Forest management practices could increase snow water storage, change the timing of snowmelt, and support stream flow and fish habitat.<sup>2</sup>

## VI. Chelan County Natural Systems/Critical Areas

The Growth Management Act states that counties should “protect critical area.” Critical areas include the following areas and ecosystems: (a) wetland; (b) areas with a critical recharging effect on aquifers used for potable water; (c) fish and wildlife habitat conservation areas; (d) frequently flooded areas; and (e) geologically hazardous areas.

The County has completed the planning process for developing these goals and policies and corresponding regulations following an extensive citizen participation process.

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<sup>2</sup> See Goeking, Sara and Tarboton, David, Forests and Water Yield: A Synthesis of Disturbance Effects on Streamflow and Snowpack in Western Coniferous Forests, Journal of Forestry, 2020: [https://www.fs.fed.us/rm/pubs\\_journals/2020/rmrs\\_2020\\_goeking\\_s001.pdf](https://www.fs.fed.us/rm/pubs_journals/2020/rmrs_2020_goeking_s001.pdf).

*Natural Systems: Critical Area Goals & Policies*

**GOAL CL 1: Identify and protect critical areas from adverse environmental impacts while providing for reasonable use of private property.**

Goal Rationale: Preservation of critical areas will help protect the environment and maintain and enhance the quality of life. Implementation regulations should provide for reasonable use of private property.

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Policy CL 1.4: Regulate development in floodplains to protect property and mitigate the loss of floodplain storage capacity.

Rationale: The loss of floodwater storage results in a potentially greater level of destruction to downstream properties from the resultant higher flood elevations and water flow velocities.

Policy CL 1.4.1: Improve flood warning and information dissemination. Assess risk management, and prepare for rapid response during the flood event.

Rationale: Climate change is expected to increase both the frequency and magnitude of floods in and around Chelan County. The Flood Control Zone District is tasked with flood warning and emergency response, but other agencies also support.

Policy CL 1.4.2: Evaluate and improve stormwater management and infrastructure for high-intensity rainfall events.

Rationale: As warming continues, a greater fraction of winter precipitation will fall as rain rather than snow, increasing winter runoff and streamflow volumes.

Policy CL 1.4.3: Seek funding for measures to protect and restore fish and wildlife habitats and ecosystem function to support resilience in response to flood events. Plan for post-flood replanting and restoration to increase infiltration and slow movement of water and to stabilize ecosystems.

Rationale: As a result of increased flooding, effects on habitat could include greater mortality of juvenile fish and eggs and reduced slow-water habitat.

Policy CL 1.4.4: Relocate, upgrade, or protect critical facilities from wildfire and flooding.

Rationale: Wildfire and floods can affect facilities and services important to emergency response. The County has mapped critical facilities in its Natural Hazard Mitigation Plan and Comprehensive Flood Hazard Management Plan.

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Policy CL 1.12: Encourage the restoration and enhancement of critical areas.

Rationale: The enhancement and restoration of critical areas improves the functions and values they provide.

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Policy CL 1.17: Support ongoing watershed planning efforts.

Rationale: Watershed planning is essential to address a variety of issues including endangered and threatened species listings and water quantity issues.



Policy CL 1.18: Continue to build partnerships across state, federal, and local agencies to monitor and respond to climate changes and vulnerabilities in forested and shrub-steppe lands. Monitor exotic and invasive species and prioritize protection and enhancement. Coordinate ecological recovery programs for public and private areas subject to fire in forested and shrub-steppe lands.

Rationale: The effects of climate change could include habitat loss and more invasive species, especially in shrub-steppe ecosystems. Climate change also includes a higher risk of wildfire, and with that natural hazard, a need to recover habitat, reduce erosion, and restore ecological conditions.

Policy CL 1.19: Encourage watershed-scale community building to adapt to changing streamflow and snowpack within the watershed.

Rationale: Spring snowpack in the Washington Cascades has declined in recent decades and is expected to further decline with warming in the future. Watershed scale community building efforts can help local communities understand and respond to the effects of changes to streamflow and snow pack. Community-building could address a range of resiliency measures such as: forest practices, riparian enhancement, restoration addressing stream temperatures and flow patterns, management of invasive or non-native aquatic species, irrigation efficiencies, and prioritization of water use as snowpack decreases. An example of community building is the Icicle Work Group, a joint effort between Chelan County and the Washington State Department of Ecology. Within these community building efforts, the County could develop priorities and strategies to proactively implement climate change adaptation measures for the most vulnerable and underserved populations.

Policy CL 1.20: Reduce impacts of climate change to aquatic systems through improvement of in-stream-habitats and floodplain connectivity.

Rationale: The effects of climate change on aquatic systems include warmer stream temperatures during low flow periods, reduced habitat quantity due to lower summer flows, reduced aquatic habitat quality, and more favorable conditions for invasive fish and other aquatic species.

Policy CL 1.21: Identify locations where changes in surface and groundwater flow due to climate change could result in new or greater releases of toxic substances to the environment.

Rationale: Through hazard management planning the County can identify locations at risk of toxic release due to larger floods, erosion, or fire.

### *Natural Systems: Air Goals & Policies*

#### **GOAL NS 1: Protect and maintain air quality.**

Goal Rationale: The protection of air quality is important for the public health, the local economy, the environment, and helps to maintain the high quality of life enjoyed by County residents and visitors alike.

Policy NSL 1.1: Support future and ongoing air quality monitoring programs.

Rationale: Monitoring of air quality helps to determine the impacts of growth and development to air quality. Should air quality problems arise, determining the sources of air quality degradation, and educational and regulatory tools to maintain or improve air quality would be necessary. The State of Washington Department of Ecology monitors and track emissions to make sure levels of outdoor air pollutants meet federal and state air quality standards. Ongoing sources of emissions can include

transportation, industry, commercial, agriculture, residential, and others. Air quality can also be affected during and after natural hazards like wildfire.

Policy NS 1.2: Promote industrial development that meets air quality standards and is compatible with adjacent property.

Rationale: Air pollution can cause health problems, obscure visibility, create unpleasant odors and damage animal and plant life.

Policy NS 1.3: Support public awareness of air quality, including wood stove standards and burning restrictions as adopted by the Department of Ecology.

Rationale: Federal and state agencies set air quality standards for outdoor air. The purpose of these standards is to prevent air pollution from reaching levels that hurt human health. When an area does not meet an air quality standard, the state must develop a plan to clean up the air.

Policy NS 1.4: Leverage funding with partners and facilitate proper placement of facilities that collect local climate data including precipitation, wind velocity, temperature, humidity, sunshine, etc.

Rationale: To support an understanding of snowpack, stream flows, wildfire risk, and other conditions important for climate resiliency, watershed planning, emergency management, etc. the County could support federal and state agencies adding stream gages, weather stations, SNOTEL, and other facilities on public lands including forest lands.

#### *Natural Systems: Icicle Valley Goals & Policies*

**Goal NS 2: ICICLE RIVER VALLEY: Encourage retention of the scenic character and environmental quality of the Icicle Valley.**

Goal Rationale: The preservation of the scenic and environmental qualities of the Icicle Valley, ensures the retention of significant open space and recreational opportunities, and critical areas.

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## CHAPTER 6 CAPITAL FACILITIES ELEMENT

Policy CF 1.5 Water Systems: Ensure water plans are consistent with the County's Comprehensive plan and the Growth Management Act.

Rationale: Effective comprehensive planning requires consistency among plan elements and plans.

Policy CF 1.6 Water Systems: Support and encourage water conservation measures by local purveyors and educate users on methods to conserve water.

Rationale: Water is a limited resource. Coordination of water use on a watershed basis is encouraged.

Policy CF 1.6.1: Water Systems: Support drought planning to increase water conservation, plant drought-tolerant species, and build awareness around individual risk from drought.

Rationale: The County's Natural Hazard Mitigation Plan addresses drought. The County can implement incentives for development to incorporate drought tolerant landscaping or other design features that conserve water.

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

Rationale: Seeking domestic water without respect to existing septic/drain field systems, wells and stormwater systems to reduce potential of contamination of the domestic water or negatively impacting existing wells.

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

Rationale: Storm water discharges are necessary but must be accomplished in an environmentally safe manner.

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Policy CF 1.12 Solid Waste: Coordinate with other jurisdictions in the development of recycling programs to reduce waste and to protect the environment.

Rationale: Staff works closely with all regions of the state, particularly the central and eastern counties. Forming a coalition for a voice of continued state support allows all the Chelan County to provide innovative approaches to solid waste disposal. Consistent with Chelan County Code, Chapter 13.20 promoting and expanding recycling programs, purchasing policies, and employee education can reduce the amount of waste produced and support climate goals.

Policy CF 1.13 Solid Waste: Support a multi-jurisdictional approach to disposal of moderate-risk hazardous waste.

Rationale: This policy urges governmental entities in the region to give a high priority to instituting a medium hazardous waste collection program for appropriate disposal at a designated facility.

Policy CF 1.14 Solid Waste: Provide opportunities for the community to regularly and efficiently dispose of household moderate-risk waste and agricultural hazardous waste material.

Rationale: Funding of hazardous waste disposal is critical due to the nature of the material and dangerous handling requirements. Continuous funding assistance is needed by the State, due to the taxes collected on hazardous waste for prevention. Ongoing outreach to the state continues for the needs to fund the collection of hazardous waste. Currently, a facility is under construction and plans for operations where hazardous waste is prevented from contaminating our environment. This policy is intended to stress the importance of providing opportunities for disposal of household hazardous waste and agricultural industry generated hazardous waste.

Policy CF 1.14.1 Solid Waste: Within the priorities of the Chelan Solid Waste Management Plan allow for effective waste-to-energy technologies.

Rationale: Per the County's Solid Waste Management Plan, when used with an energy recovery system, incineration can also produce steam and/or electricity for sale. This can help the County meet its climate policies in Chelan County Code Chapter 13.20.

Policy CF 1.15 Solid Waste: Maintain and update the Chelan Solid Waste Management Plan.

Rationale: Solid Waste management planning and implementation is individual to the County and its source of funding. Programs will be coordinated with other jurisdictions for the success, efficiency and necessity to solve regional waste disposal problems.

Policy CF 1.27 Public Buildings and Facilities: Encourage energy audits and the use of energy conservation design strategies in new construction and the rehabilitation of public facility structures.

Rationale: Energy conservation design strategies for public facilities will help to conserve resources and maintain budgets within anticipated available funding capacities.

## CHAPTER 7 UTILITY ELEMENT

Policy UE 3.5: Stehekin Area: Enhance the County's hydroelectric power generation capabilities through improvements to system efficiency, maintenance of hydroelectric facilities, and protection of facilities from erosion and flooding.

Policy UE 3.6 Countywide: Promote development which recognizes and efficiently utilizes renewable sources of energy like hydropower.

Rationale: Chelan County is a region with an abundance of renewable hydroelectric energy sources.

## CHAPTER 11 TRANSPORTATION ELEMENT

### V. Goal 5 – Environmental Stewardship

***Avoid and minimize negative environmental and societal impacts from the transportation system and enhance the natural and social environment when possible.***

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

5.2 Encourage the development and implementation of transportation demand management programs appropriate for the various communities in the County.

5.3 Coordinate with and adhere to regional, State, and Federal agencies on reducing air quality impacts.

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

- Improve transportation infrastructure where needed, e.g., enlarging bridge crossings.
- Remove or redesign roads that disrupt floodplain function or intercept precipitation and ground water and accelerate its movement into stream systems.
- Consider applying culvert design standards that address fish passage, stream functions and processes, floodplain function, and climate change effects.

5.5 Provide flexibility on the width of pavement and lanes to allow for narrower lanes while still assuring that roadways function safely for cars and trucks, public transportation, bikes, pedestrians, and other service vehicles. The use of alternatives to impervious surface materials, wherever possible, should also be considered.

5.6 Develop alternatives to transportation improvement projects when significant adverse environmental impacts have been identified.

5.7 Develop and apply mitigation strategies to reduce unavoidable adverse environmental impacts of transportation improvements.

DRAFT



# Chelan County Climate Grant: Public Participation Plan

## Introduction

Chelan County is a rural county of over 77,000 people experiencing the effects of climate change including warming winters, lower snowpack, and increasing temperatures that exacerbates wildfire season and affects in-stream flows, flood severity, and water use. County landscapes, habitats, homes, and businesses are at risk from wildfire and floods. The County is facing tension around water use, interface of development in fire prone areas, changes to agricultural and forestry practices, and changes to winter and summer tourism and recreation.

To meet these needs and concerns, Chelan County has been collaborating with Washington Department of Natural Resources, the Chelan County Public Utilities District, and the University of Washington Climate Impacts Group towards the development of the Chelan County Climate Resiliency Strategy. A draft was developed in fall 2020, drawing from community engagement in 2019 and 2020 (See [County-Wide Climate Resilience Planning](#)).

Chelan County received a Commerce GMA-Climate Change Planning-Grant to integrate its Climate Resiliency Strategy into its Comprehensive Plan. The grant steps include:

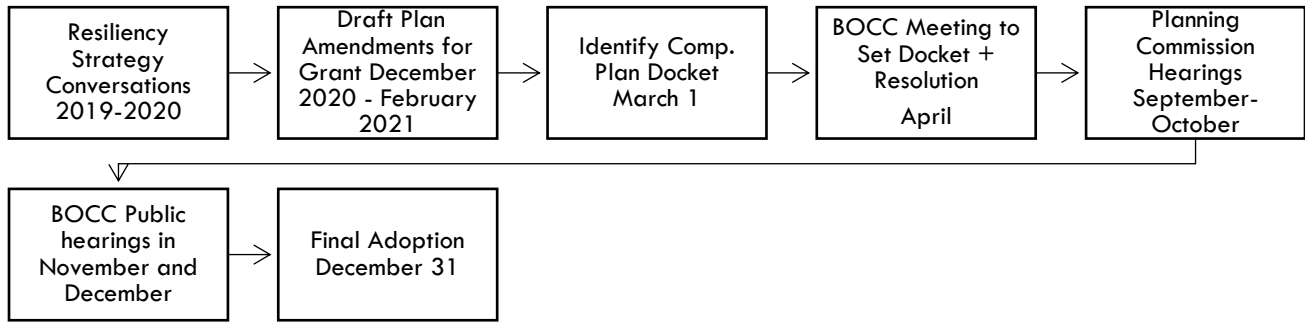
- Action 1: Identify Trends and Conditions
- Action 2: Audit Comprehensive Plan
- Action 3: Prepare Comprehensive Plan Policies
- Action 4: Conduct Public and Legislative Process

The result of the process will be Comprehensive Plan goals, objectives, and policies integrated across plan elements to incorporate strategies and incentives to increase resiliency and reduce greenhouse gas emissions in the context of a rural county. The completion of the grant will include submittal of the draft Comprehensive Plan amendments as part of the County's docket process in spring 2021 for consideration and final adoption in late 2021. This document presents a public participation process to develop draft Comprehensive Plan amendments and share them with the public, stakeholders, and decision makers (Deliverable 4.1).

## Docket Process and Schedule

Chelan County provides a process to amend its Comprehensive Plan annually through Chapter 14.14 Comprehensive Plan Amendments (Figure 1).

**Figure 1. Comprehensive Plan Docket 2021 – Process Chapter 14.14 Comprehensive Plan Amendments**



The grant includes developing draft amendments and adding them to the docket in spring 2021. The resolution setting the grant and proposed draft goals and policies will be provided to the Washington State Department of Commerce in spring 2021, with more review following through the legislative process per County Code.

### Public Participation Methods

This Public Participation Plan includes several methods to build awareness of climate change impacts and gain input on the integration of climate resiliency goals, objectives, and policies into the Comprehensive Plan. The steps and anticipated schedule are identified below.

Activity	Anticipated Schedule
Awareness: Add Text and Fact Sheet for County website	February-March 2021
Information Sharing: Story Map*	February-March 2021
Draft Policy Development: Share Draft Text with Stakeholders	<ul style="list-style-type: none"> <li>County Departments and Climate Resiliency Strategy Partners Review: February 2021</li> <li>Submit Draft for Docket Review by March 1, 2021</li> </ul>
Docket Review: Board of County Commissioners	<ul style="list-style-type: none"> <li>Possible Board of County Commissioner work session to share docket items submitted in March.</li> <li>Board of County Commissioner Public Meeting to set docket in April.</li> <li>Board of County Commissioner approve Resolution setting docket in April.</li> </ul>
Docket Legislative Hearings: Planning Commission and Board of County Commissioners	<ul style="list-style-type: none"> <li>Planning Commission public hearing and deliberation through September/October 2021.*</li> <li>Board of County Commissioner public hearing and deliberation through November/December 2021.</li> </ul>

\* Optional method of obtaining feedback on the topic of climate resiliency or draft goals, objectives, and policies include a survey as part of the story map or in early Planning Commission review phases.



# 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; November 17, 2021  
**FILE NUMBER:** CPA 21-071, Henderson

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#### RECOMMENDED MOTION

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

- A. Move to recommend **denial** of the Comprehensive Plan Amendment to change the land use designation for the subject properties (461.68 acres) from Rural Residential/Recreational 10 acres (RR10), Rural Residential/Recreational 20 acres (RR20), and Commercial Agricultural Lands (AC) to Rural Residential/Recreational 5 acres (RR5), given file number CPA 21-071, based upon the findings of fact and conclusions of law contained within the November 17, 2021 staff report.

#### GENERAL INFORMATION

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

#### SEPA Environmental Review

A Determination of Non-Significance (DNS) was issued under WAC 197-11-355 for CPA 21-071 on September 20, 2021 (Attachment 1). The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). The decision was made after review of a completed environmental checklist and other information on file with the lead agency.

#### Agency Comments:

Washington State Department of Commerce provided comments, dated August 11, 2021, expressing concerns for the proposed increased density in fire-prone areas with steep slopes, and access and water availability issues. Additional concerns include view-shed impacts from the City of Chelan. As adopted, the

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

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

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

Refer to Attachment 2 for full agency comment letters.

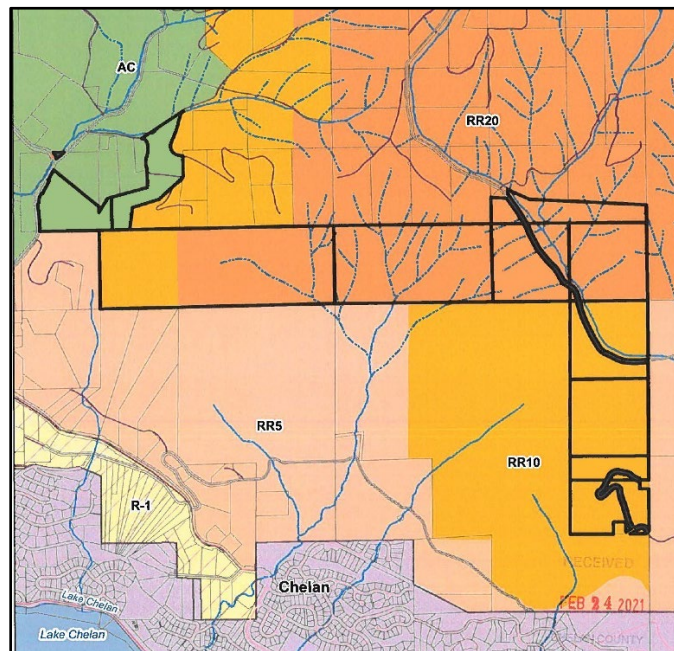
### **Public Comment:**

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

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

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

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



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

## COMPREHENSIVE PLAN

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

The following Comprehensive Plan goals and policies are relevant to the request for CPA 21-071:

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

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

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

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

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

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

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

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

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

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

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

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

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

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



## REVIEW CRITERIA

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

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

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

Finding of Fact: The Growth Management Act under RCW 36.70A.020 contains planning goals that include, but are not limited to, 1) Reduce Sprawl, 2) Housing, 3) Natural Resource Industries, and 4) Environment. These particular goals focus on: 1) reducing the inappropriate conversion of undeveloped land into sprawling, low-density development; 2) promoting a variety of residential densities and housing types; 3) encouraging the conservation of productive agricultural lands; and 4) enhancing the state's high quality of life. The proposed land use change serves to add housing opportunities by increasing the rural density of vacant, hilly lands.

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

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

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

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

Finding of Fact: The proposed land use change would support Policy H 1.1 and H 2.1 by promoting a fair share of affordable housing and a diversity of housing unit types and densities. An adequate supply of appropriately designated land will ensure that the GMA plan does not artificially create inflation in housing prices by restricting competition in the land market.

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

Conclusion: The proposed amendment would not consistent with and does not support the goals and policies of the Chelan County Comprehensive Plan.

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

Finding of Fact: The applicant is requesting to change the 461.68 acres to the Rural Residential/Resource 5 (RR5) land use designation. All of the properties are vacant. The areas surrounding the subject properties are vacant or sparsely developed with residential and agricultural uses.

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

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

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

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

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

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

Finding of Fact: The areas surrounding the subject properties are vacant or sparsely developed with residential and agricultural uses. The properties to the north are zoned Commercial Agricultural (AC), Rural Residential/Resource 10 (RR10), and Rural Residential/Resource 20 (RR20). Properties to the east are zoned Rural Residential/Resource 5 (RR5). Properties to the south are zoned RR10 and RR5. Properties to the west are zoned RR5 and AC. The subject properties are not located within the Chelan UGA. The Chelan UGA and city limits are farther south.

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

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

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

Conclusion: The proposed amendment would intensify land uses in a rural, hilly area where suitable density transitions to higher elevation areas already exist and would adversely affect the neighboring commercial agriculture land uses.

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

Finding of Fact: The subject properties are located in a fire-prone area that is significantly hilly with the steepest slopes about 45 percent. All the properties are vacant. The land includes areas shown to have erosive soils, drainageways, and Class II mule deer habitat.

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

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

Conclusion: The proposed land use change would result in a loss of AC lands that are considered to have long term commercial significance. The proposed amendment does not adversely affect lands designated critical areas in ways that cannot be mitigated.

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

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

The potential development of 92 lots would modestly contribute to the projected growth of the Comprehensive Plan and would therefore not result in an adverse impact.

Conclusion: The proposed amendment would be unlikely to have an adverse impact on projected growth.

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

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

The proposed amendment is not anticipated to impact the general public negatively in regards to public health, safety, or welfare.

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

## FINDINGS OF FACT

1. Chelan County adopted Title 14, Development Permit Procedures and Administration outlining provisions relating to the amendment of the Comprehensive Plan consistent with RCW 36.70A. The County followed the procedures required for amendment of the Comprehensive Plan.
2. Growth Management Act (RCW 36.70A), Chelan County Comprehensive Plan and Chelan County Code outline provisions relating to the adoption and amendments to the Comprehensive Plan. The County used the applicable guidelines and regulatory review criteria for each amendment.
3. RCW 36.70A.210 requires that the Comprehensive Plan be consistent with the provisions of the adopted County-Wide Planning Policies.
4. The requirements of RCW 43.21C, the State Environmental Policy Act, and WAC 197-11, SEPA Rules, have been satisfied. To comply with the requirements of the State Environmental Policy Act for environmental review of a non-project action, the County, as lead agency issued a Determination of Non-significance for the properties on September 20, 2021.
5. The required State agency review with the Department of Commerce (COM) and other State agencies initiated on June 9, 2021, submittal ID No. 2021-S-2765 (Attachment 3), pursuant to RCW 36.70A.106.
6. A request for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject properties (461.68 acres) from Rural Residential/Recreational 10 acres (RR10), Rural Residential/Recreational 20 acres (RR20), and Commercial Agricultural Lands (AC) to Rural Residential/Recreational 5 acres (RR5). The subject property is located at NNA, Chelan, WA; and identified by Assessor's Parcel No(s): 28-22-34-440-050, 28-22-35-330-000, d,28-2235-420-050, 28-22-35-440-000, 27-22-02-110-000, 27-22-02-140-000, 27-22-02-410-050, 27-22-02-410-060, 28-22-34-320-150, 28-22-34-320-075 and 28-22-34-310-050.
  - a. The location and characteristics are not consistent with Chelan County Comprehensive Plan designation for Rural Residential/Recreational 5 acres (RR5), as outlined in this staff report.

## CONCLUSIONS OF LAW

1. The amendment to the Chelan County Comprehensive Plan is not consistent with the requirements of the Growth Management Act (RCW 36.70A), Chelan County Comprehensive Plan and County-Wide Planning Policies.
2. The amendment does not comply with the Comprehensive Plan designation/siting criteria.
3. The amendment does adversely affect the surrounding land uses.
4. The amendment does adversely affect designated resource lands of long-term commercial significance but does not adversely affect designated critical areas in ways that cannot be mitigated.
5. The amendment does not adversely affect the supply of land for various purposes available to accommodate projected growth over the twenty-year planning period covered by the Comprehensive Plan.
6. Reviewing agencies and the general public were given an opportunity to comment on the proposed amendments.
7. The amendments are consistent with Chelan County Code Title 14 Development Permit Procedures and Administration.
8. The requirements of RCW 43.21C, the State Environmental Policy Act and WAC 197-11, SEPA Rules have been satisfied.

## STAFF RECOMMENDATION

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

- A. Move to recommend **denial** of the Comprehensive Plan Amendment to change the land use designation for the subject properties (461.68 acres) from Rural Residential/Recreational 10 acres (RR10), Rural Residential/Recreational 20 acres (RR20), and Commercial Agricultural Lands (AC) to

Rural Residential/Recreational 5 acres (RR5), given file number CPA 21-071, based upon the findings of fact and conclusions of law contained within the November 17, 2021 staff report.

## **ATTACHMENTS**

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





# CHELAN COUNTY

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

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

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

**File Number:** PL 21-071

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

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

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

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

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

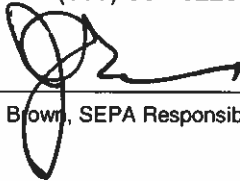
**Lead Agency:** Chelan County Department of Community Development

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

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

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

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

**Signature:**   
Jim Brown, SEPA Responsible Official

**Date:** 9/20/2021



STATE OF WASHINGTON  
DEPARTMENT OF COMMERCE  
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



STATE OF WASHINGTON

DEPARTMENT OF COMMERCE

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

November 5, 2020

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

Sent Via Electronic Mail

Re: Annual Comprehensive Plan Amendments

Dear Ms. Lorbeer:

Thank you for sending Growth Management Services Chelan County's proposed 2020 Comprehensive Plan amendments. We appreciate the opportunity to provide the following comments.

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

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

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

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

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

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

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

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

### **CPA 2020-003**

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Ms. Catherine Lorbeer

November 5, 2020

Page 5

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

Sincerely,

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

Scott Kuhta, AICP

Senior Planner

Growth Management Services

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

**Jamie A. Strother**

---

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

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

To Whom It May Concern:

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

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

Best regards,

**Shane Early**

Forest Practices Coordinator  
Southeast Region

Washington State Department of Natural Resources (DNR)

☎ (509) 925-0948

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

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

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



WASHINGTON STATE DEPARTMENT OF  
**NATURAL RESOURCES**

## Wendy Lane

---

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

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

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

---

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

Good Morning,

Chelan County has a **Comprehensive Plan Amendment** application in which we are requesting comments from agencies and special districts. Attached are all the materials for your review and the Notice of Application. Please respond by **5:00 pm on April 14, 2021.**

**Project File No.:** File # CPA 21-071  
**Project Location:** Address and Parcel Number: NNA, Chelan, WA; and identified by Assessor's Parcel No(s): 28-22-34-440-050, 28-22-35-330-000, 28-22-35-430-000, 28-22-35-420-050, 28-22-35-440-000, 27-22-02-110-000, 27-22-02-140-000, 27-22-02-410-050, 27-22-02-410-060, 28-22-34-320-150, 28-22-34-320-075 and 28-22-34-310-050  
**Applicant/Owner:** Name: Henderson Highlands INC - Carol Henderson  
**Agent:** Name: Dave Dormier - Erlandsen  
**Application Date:** Date: February 24, 2021  
**Determination of Complete Date:** Date: March 22, 2021  
**Notice of Application Date:** Date: March 31, 2021

**Proposed Project Description:** An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject properties from Rural Residential/Recreational 10 acres (RR10) and Rural Residential/Recreational 20 acres (RR20) to Rural Residential/Recreational 5 acres (RR5) and to change the land use designation for the subject properties from Commercial Agricultural Lands (AC) to Rural Residential/Recreational 5 acres (RR5).

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



measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for the specific proposal may be obtained upon request.

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

**Return Comments To:     **Jamie Strother****

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

Sincerely,

**Wendy Lane**

**Permit Clerk**  
Community Development Department



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

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

## Jamie A. Strother

---

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

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

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

April 6, 2021

Re: CPA 21-071

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

Some specific concerns are listed below.

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

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

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

Sincerely,

Bruce Hurst

MarieAlice Hurst

178 Chelan Ranch Road  
Chelan, Wa. 98816

PO Box 1206

Cell phone: 509-630-7788

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

April 6, 2021

Re: CPA 21-071

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

Some specific concerns are listed below.

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

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

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

Sincerely,

Bruce Hurst



MarieAlice Hurst



178 Chelan Ranch Road  
Chelan, Wa. 98816



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



From: David Domicer  
To: Wendy Lane  
Cc: Gal Ward, Michelle A. Stassen  
Subject: CPA 21-071 expert consultant rebuttal to staff report.  
Date: Sunday, October 24, 2021 10:06:45 PM  
Attachments: image002.png  
image003.png  
image004.png  
image005.png  
image007.png  
image008.png  
image012.png  
image013.png  
image016.png  
image015.png  
image017.png  
image018.png  
image020.png  
image006.png  
image010.png  
image019.png  
image021.png

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

This is the expert consultants rebuttal to the CPA 21-071 staff report. Please confirm to me that this email report is shared with the planning commission members 24 hour before the meeting.

Here following are our comments to Review Criteria comments made by the staff, these reviews go along with staff comments A through H on report pages 4, 5, and 6.

A. **The proposal is consistent with the goals of the GMA and any applicable county planning policies.**

**Staff comment is the current land use map transitions to lower densities in higher elevation areas.**

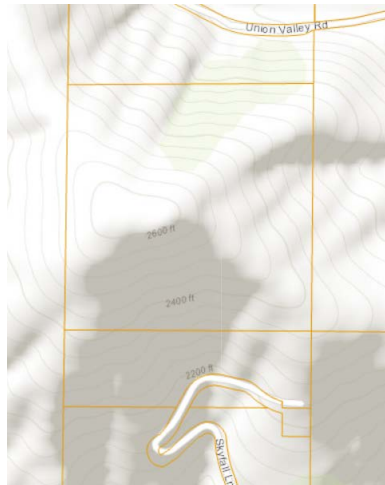
The current RR 5 zone lots south and east of the parcels in question have elevations of an elevation of 2419 feet and



The property being requested to be rezoned to RR5 is mostly below the elevation of 2400 feet, which is close and lower than the current RR5 zoning in the area.



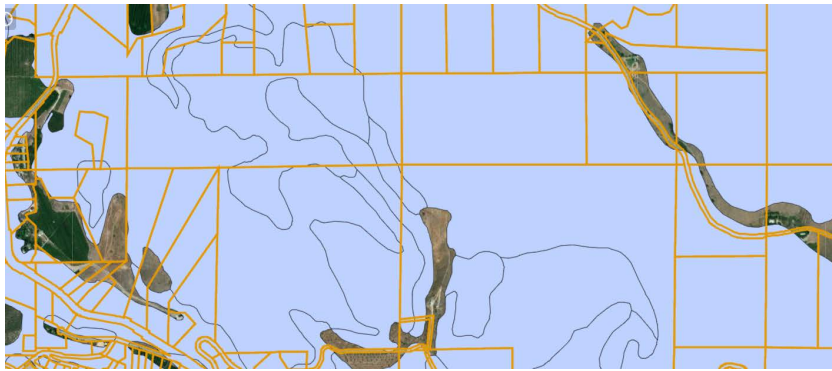
There is one small portion of a peak between union valley and Skyfall that peaks at 2600, this is an insignificant area for the argument.



Therefore the land requesting the change is equal to or less than the current land elevations as adjacent RR5 elevations of 2419 feet so the change does match the current land use map transitions to lower densities in higher elevation areas -and **consistent with the GMA goals and County-wide planning goals.**

**Staff comment – Agency express concern for the proposed increased density in a fire-prone area with steep slopes.**

From the county GIS map, all areas surrounding the site in RR 5 zoning are all in an Erosion Hazard area which means the area has steep slopes. The erosion area is all in blue in the map below with is all the surrounding areas in question.



All building permits in Chelan county are recommended to follow the 2018 international wildland-urban interface code, along with all new home development in the RR-5 zone area.

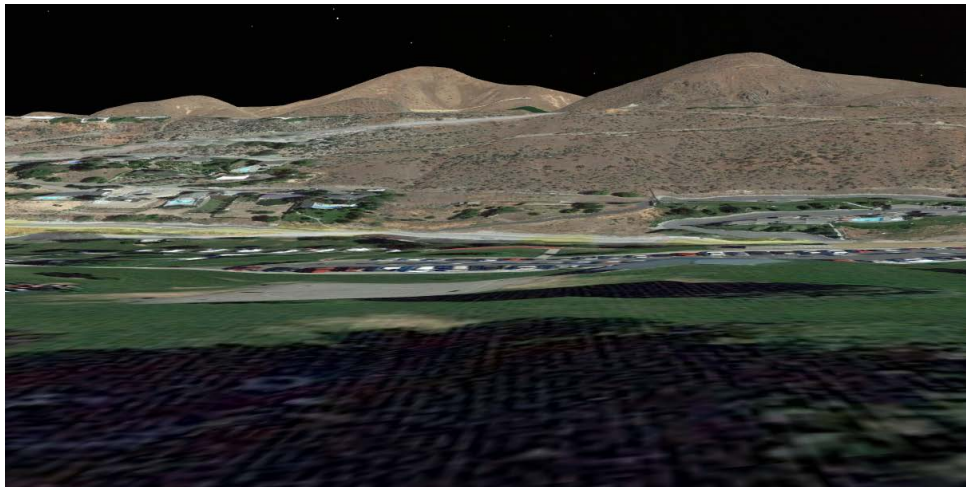
Therefore the land requesting the change is equal to or less in steep slope as adjacent RRS lands based on county code designated similar hazards and the buildings will meet code as all property in Chelan county -and **consistent with the GMA goals and County-wide planning goals;**

**Staff comment – access and water availability issues;**

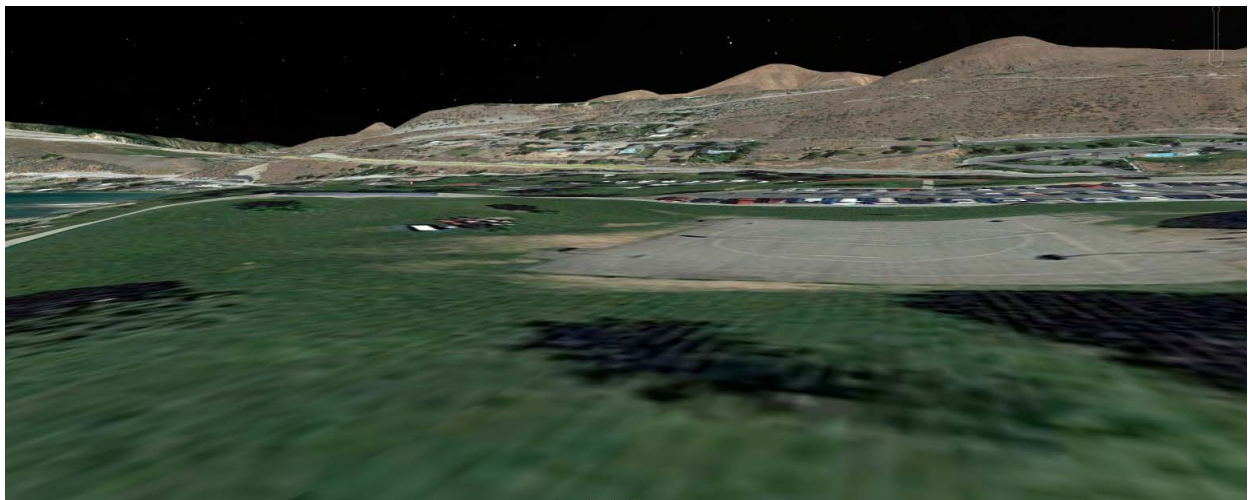
Access to water and availability issues. The Chelan basin is an open basin, and each legal lot or each "project" as defined by Washington state law and court decisions have a right to a 5000 gallon per day exempt well. The RR-5 rezoning proposed amendment does not have water access or availability issues and therefore is **consistent with the GMA goals and County-wide planning goals.**

Staff comment – state there are concerns include view-shed impacts from the City of Chelan.

Viewsheds tend to be areas of particular scenic or historic value that are deemed worthy of preservation against development or other change. Viewsheds are often public areas from public roadways, public parks. The preservation of viewsheds is frequently a goal in the designation of comprehensive plan goal RE 2.4 encourages the preservation and protection of unique, rare, and fragile natural features, scenic vistas, unstable bluffs, and culturally significant features. The map below looks at the proposed R-55 areas at an eye height of 1000 feet above the ground surface of the Chelan city park. The person from the park would never see this vista even if they climbed a tree but this example is good for this example.



Looking north from the park one might see the existing water tank on the hillside. There are no rare and fragile natural features, scenic vistas, or culturally significant features to protect so RE – 2.4 does not apply here.



Looking northwest at 1000 feet one does not even see the proposed amendment R-55 zone area. Yet one could see the current RR-5 zoned hill at 2400 feet in elevation talked above for parcel 272203100000

The proposal is not incompatible with comprehensive plan goal RE 2.4 encourages the preservation and protection of unique, rare, and fragile natural features, scenic vistas, unstable bluffs, and culturally significant features. Because the site views are of an existing water tank and existing RR-5 zoning and the concerns of view-shed impacts from the City of Chelan from a park do not apply so, therefore, the proposed amendment is **consistent with the GMA goals and County-wide planning goals.**

**Staff comment – de-designate Agricultural land, which is not supported on a parcel by parcel basis.**

Comprehensive goals and policies area

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

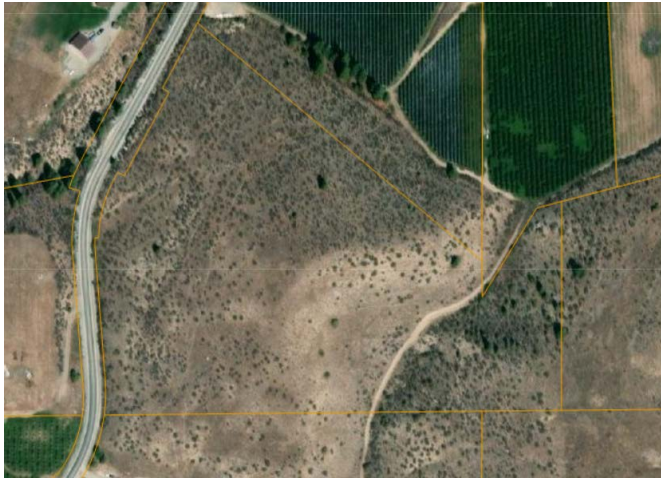
RE 2.3: Ensure that rural development (residential, commercial, and industrial) near designated resource lands occurs in a manner that minimizes potential conflicts and reduces the conversion of farm and forest land to non-resource uses. Develop mitigating measures to provide adequate protection against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

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

Keywords in the comprehensive plan are

- B. preclude the use of rural lands for agriculture – this proposed amendment does not do this for the lots are not used for Agriculture
- C. avoid or mitigate impacts on existing agriculture or timber operations - this proposed amendment does not do this for the lots that are not under commercial Agriculture use.
- D. reduces the conversion of farm and forest land - this proposed amendment does not do this for the lots that are not under commercial Agriculture use or forest use.
- E. Support the viability of agriculture – this site topography and landowners have seen no value in the lands being viable for agriculture

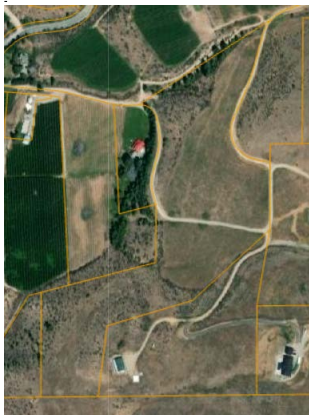
Parcel 282234320150 has never been used for agricultural use.



Parcel 282234320075 has never been used for agricultural use.



Parcel 282234310050 at one time years ago might have been a grass field that has not been under production for years, and 50% of this parcel has never been under production. This lot has SFR lots adjacent to it of 1.87 acres, 5 acres, and 10 acres. Photos below show the once grass field area from 2 years ago from the access road. As you can observe from the photos the site is not a commercial agricultural operation.







The proposed amendment is not requesting a parcel by parcel change of AC zoning change. All three AC parcels are adjoining and adjacent to the existing RR-5 zoning.

The proposed amendment does not preclude the use of rural lands for agriculture for the proposed amendment lots are not used for Agriculture. The proposed amendment avoids and does not need to mitigate impacts on existing agriculture or timber operations for this proposed amendment lots are not under commercial Agriculture use. The request to RR-5 does not reduce the conversion of farm and forest land because none of the 3 proposed amendment RR AC lots are under commercial Agriculture use or forest use. The proposed amendment does not impact the GMA support for the viability of agriculture because of site topography and landowners have seen no value in the lands being viable for agriculture which is clear by the land aerial photos and site photos above. therefore, the proposed amendment is consistent with the GMA goals and County-wide planning goals

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

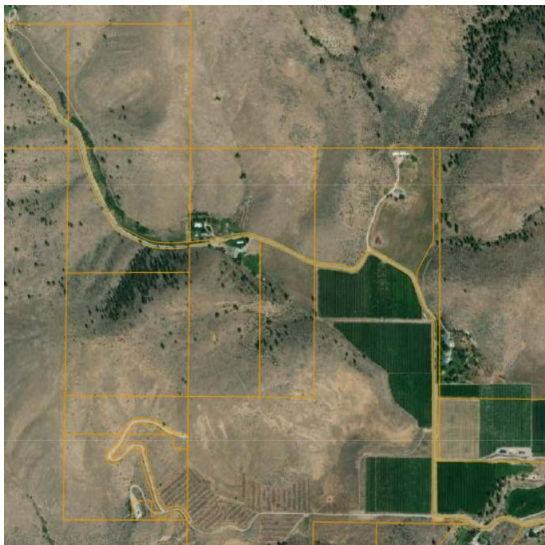
Staff stated - The proposed land-use change would not support Goal RE 1 and Policy RE 2.4, which focus on maintaining a balance between human activity and the natural environment.

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

On the east side of the proposed amendment there exist human uses all along the east side of Boyd road and along the entire north side of the proposed amendment line at the minimum side zoning setbacks next to the proposed amendment area to peek views of the available vistas. There is no natural environment left to the north and east and the west is all zoned RR-5 now. It is developed.



On the west side of the proposed amendment along and around union valley road and Skyfall lane also is already zoned RR-5 and has human use all around the area. There is no significant natural environment in the area.



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

The site proposed amendment area does not have any areas that are:

- Rare and Fragile natural features.
- Scenic Vistas,
- Unstable Bluffs
- Culturally Significant features.

State DAHP WISAARD map Much of the current RR-5 zoning around Henderson lane, Boyd road, and Union valley road is at Very high risk of Archeological significants. The area of this proposed amendment is in light brown and dark brown which is a low

risk of Archeological significants. Some of the western proposed amendment area is a High risk and any SEPA work it would be recommended current standard practice for an Archeological survey.



Since the surrounding RR-5 zoning and UGA areas are designated at a very High Risk for cultural resources and the proposed amendment area has some high and mostly low risk of cultural resources the site is compatible with the current Chelan County GMA zone, designation, and implementation of Goals RE 1 and Policy RE 2.4, which focus on maintaining a balance between human activity and the natural environment. therefore, the proposed amendment is **consistent with the GMA goals and County-wide planning goals**

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

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

There is not a buffer between the current RR-5 zone that exists in the parcel along the south and east of the proposed amendment parcels along the north side of the project. For what would be the RR-20 zone to the north of the proposed amendment there exist SFR lots adjacent to it of 1.87 acres, 5 acres, and 10 acres. The SFR lots surrounding the site are not being used for small-scale agricultural activities based on my years of driving and working in the proposed amendment area and driving in Chelan at least every other week.

From the discussion above in comment A, The proposed amendment does not preclude the use of rural lands for agriculture for the proposed amendment lots are not used for Agriculture. the proposed amendment avoids and does not need to mitigate impacts on existing agriculture or timber operations for this proposed amendment lost are not under commercial Agriculture use. The request to RR-5 does not reduce the conversion of farm and forest land because none of the 3 proposed amendment AC lots are under commercial Agriculture use or forest use. The proposed amendment does not impact the GMA support for the viability of agriculture because of site topography and landowners have seen no value in the lands being viable for agriculture which is clear by the land aerial photos and site photos above.

therefore, the proposed amendment is consistent with current Chelan County development in the area of the RR-5 and RR-20 zoning around it "rural development consistent with the rural character" and the proposed amendment would result in zero loss of Commercial Agricultural lands per GMA goals RE 2.2, RE 2.3, and AL 1 - therefore the proposed amendment is **consistent with the GMA goals and County-wide planning goals**

**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.**

No comment

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

Public comments expressed concern that the proposed density would **significantly change the visual landscape** as the property is developed. Here we reiterate There is not a buffer between the current RR-5 zone that exists in the parcel along the south and east of the proposed amendment parcels for along the north side of the project. For what would be the RR-20 zone to the north of the proposed amendment there exist SFR lots adjacent to it of 1.87 acres, 5 acres, and 10 acres. The SFR lots surrounding the site are not being used for small-scale agricultural activities. Lots in view to the north or around this proposed amendment are all in view of current RR-5 land. There is not going to be any significant change in the visual landscape or the current built and developed rural character of the area.

Agency comments noted view-shed impacts from the City of Chelan – we discussed this above and there is no viewshed issue from the city of Chelan for one would be looking at the current RR-5 zoning area and an existing water tank.

Staff commented the proposed amendment would intensify land uses in a rural, hilly area where suitable density transitions to higher elevation areas already exist – here we will reiterate the current RR 5 zone lots south and east of the parcels in question have elevations of 2419 feet and The property being requested to be rezoned to RRS is mostly below the elevation of 2400 feet, which is close and lower than the current RRS zoning in the area. There is one small portion of a peak between union valley and Skyfall that peaks at 2600, this is an insignificant area for the argument. See the Maps in the comments to question A above.

Staff commented the proposed amendment would adversely affect the neighboring commercial agriculture land uses – the remaining AC area to the west and northwest of the proposed amendment is separated from the proposed amendment by Boyd Road and Putteman Gulch Road, and the entrance of Chelan Ranch Road. The proposed amendment is also separated by being that the proposed amendment boundaries are around 20 feet higher than the land under commercial agriculture use. This statement is and provides no factual basis.

From the discussions above the "project", **The amendment does not adversely affect the surrounding land uses**

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

The staff stated The proposed land-use change would result in a loss of **AC lands that are considered to have long-term commercial significance**

Not sure where staff came up with where these three parcels have conservable long-term commercial significance. They must have never seen the parcels that are part of this project.

Comprehensive goals and policies area

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

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

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

Keywords in the comprehensive plan are

G. **preclude use of rural lands for agriculture – this proposed amendment does not do this for the lots are not used for Agriculture**

H. **avoid or mitigate impacts on existing agriculture or timber operations - this proposed amendment does not do this for the lots that are not under commercial Agriculture use.**

I. **reduces conversion of farm and forest land - this proposed amendment does not do this for the lots that are not under commercial Agriculture use or forest use.**

J. **Support the viability of agriculture – this site topography and landowners have seen no value in the lands being viable for agriculture**

**Parcel 282234320150 has never been used for agricultural use.**





Parcel 282234320075 has never been used for agricultural use.



Parcel 282234310050 at one time years ago might have been a grass field that has not been under production for years, and 50% of this parcel has never been under production. This lot has SFR lots adjacent to it of 1.87 acres, 5 acres, and 10 acres. Photos below show the once grass field area from 2 years ago from the access road. As you can observe from the photos the site is not a commercial agricultural operation.



The proposed amendment is not requesting a parcel by parcel change of AC zoning change. All three AC parcels are adjoining and adjacent to the existing RR-5 zoning.

The proposed amendment does not preclude use of rural lands for agriculture for the proposed amendment lots are not used for Agriculture. The proposed amendment avoids and does not need to mitigate impacts on existing agriculture or timber operations for this proposed amendment lots are not under commercial Agriculture use. The request to RR-5 does not reduce conversion of farm and forest land because none of the 3 proposed amendment AC lots are under commercial Agriculture use or forest use. The proposed amendment does not impact the GMA support for the viability of agriculture because of site topography and landowners have seen no value in the lands being viable for agriculture which is clear by the land aerial photos and site photos above. therefore, the proposed amendment is **The amendment does not adversely affect lands designated as resource lands of long-term commercial significance**

**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.**

No comment

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

No comment

#### **Findings of Facts error.**

The statement made in item 6 is not a finding of fact.

- a. The location and characteristics are not consistent with Chelan County Comprehensive Plan designation for Rural Residential/Recreational 5 acres (RR5), as outlined in this staff report. – **statement should be removed for this a subjective opinion and not a finding of fact.**

#### **Conclusions of Law**

**Based on our review above of the staff comments we recommend the following changes to the Conclusion 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 **not** adversely affect the surrounding land uses.
4. The amendment does **not** adversely affect designated resource lands of long-term commercial significance but does not adversely affect designated critical areas in ways that cannot be mitigated.
5. The amendment does not adversely affect the supply of land for various purposes available to accommodate projected growth over the twenty-year planning period covered by the Comprehensive Plan.
6. Reviewing agencies and the general public was allowed 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.

#### **Expert Consultant 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 comment report.

#### **Expert Consultant recommends:**

A. Move to recommend approval based on present facts and provided visualizations, the Comprehensive Plan Amendment to change the land use designation for the subject properties (461.68 acres) from Rural Residential/Recreational 10 acres (RR10), Rural Residential/Recreational 20 acres (RR20), and Commercial Agricultural Lands (AC) to Rural Residential/Recreational 5 acres (RR5), given file number CPA 21-071

**Dave Dormier, PE**  
Senior Engineer  
East Wenatchee Manager  
Office (509) 841-2562 ext 224  
Cell (253) 222-3133



## Catherine Lorbeer

---

**From:** Gail Ward <gghward@gmail.com>  
**Sent:** Wednesday, October 20, 2021 9:17 PM  
**To:** Catherine Lorbeer  
**Cc:** David Dormier  
**Subject:** Henderson Highlands on 11.17.21.

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

Hello Catherine,

Thank you for retuning my call this afternoon.

This email is to confirm my request to move the Henderson Highlands item, on the October 27th meeting agenda, to the following meeting on November 17th.

This should give me sufficient time to seek legal counsel regarding the denial of my CPA application.

Thanks so much!

Gail Ward.



## Wendy Lane

---

**From:** Wendy Lane  
**Sent:** Monday, September 20, 2021 2:10 PM  
**To:** gghward@gmail.com; davidd@erlandsen.com; Peggy Fenhaus; Bob Plumb; Chris Young; EHSsupport@cdhd.wa.gov; Cindy Grubb; Alicia.Hankins@chelanpud.org; timl@cfr7.org; depaolib@chelanschools.org; 'cgildroy@cityofchelan.us'; 'SEPA (DAHP)'; enviroreview@yakama.com; 'Corrine Camuso'; Casey\_Barney@Yakama.com; 'Jessica Lally'; Noah\_Oliver@Yakama.com; guy.moura@colvilletribes.com; Scott.Kuhta@commerce.wa.gov  
**Subject:** SEPA Determination regarding [FILE NUMBER] ([APPLICANT NAME]) - Chelan County Dept. of Community Development  
**Attachments:** CPA 21-071 Henderson DNS.pdf

Greetings,

Please see the attached SEPA Determination of Non-significance regarding Henderson Highlands Inc's application, File# CPA 21-071. No action is required of you regarding this determination; this is a notification of a decision that was made regarding the application.

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

Sincerely,

**Wendy Lane**

**Permit Clerk**

Community Development Department



316 Washington Street, Suite 301,

Wenatchee, WA 98801

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

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

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

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

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



## SEPA record details

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

[Edit](#)

[Delete](#)

### Agency information

**Agency name:**  
Chelan County

**Lead agency file number:**  
CPA 21-071

**Contact name:**  
Jamie Strother

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

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

### Project location information

**County:**  
CHELAN

**Region:**  
Central

**Address:**  
WA

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

**Coordinates (Lat, Long):**

**Section/Township/Range:**

**Other identifying location information:**

### Project documentation

**Proposal type:**  
Nonproject

**Related SEPA numbers:**  
202101591  
**SEPA Number: 202101591**

**Applicant name:**  
Henderson Highlands Inc

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

**Document type:**  
ODNS

**Document sub type:**

**Proposal name:**  
Comprehensive Plan Amendment

**Proposal description:**

### Important dates

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

**There is no comment period**

**Published date:**

### Attached files

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

Files

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

Project website:

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

SEPA record creator:

SEPA record submitter:

Wendy Lane

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

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

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



# CHELAN COUNTY

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

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

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

**File Number:** PL 21-071

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

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

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

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

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

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

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

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

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

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

**Signature:**   
Jim Brown, SEPA Responsible Official

**Date:** 9/20/2021

# Affidavit of Publication

STATE OF WASHINGTON } SS  
COUNTY OF CHELAN }

## NOTICE OF APPLICATION AND ENVIRONMENTAL REVIEW

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

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

*jamie*

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

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

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

March 31, 2021

On March 31, 2021 this application was noticed to the public and no action will be taken on the project until the Agency comment period ends April 30, 2021  
All reports and file of record are available at 316 Washington St., Suite 301 Wenatchee, WA 98801 for review. Public comments will be accepted at any time prior to the close of the public record on project permits. Chelan County welcomes written public comment on all proposed land use actions. Comments must include your name, current address, original signature, should be as specific as possible and may be mailed or personally delivered at the address listed above. Any person has the right to receive notice, participate in any hearings, request a copy of the final decision and appeal the decision as provided by law.

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

Chris Gerber, Notary Public, Chelan County, Washington

My commission expires: March 07, 2022

00002552 00101300 509-667-6475

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

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

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

STATE OF WASHINGTON        )  
                                          )  
COUNTY OF CHELAN        )        CPA 21-071

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

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

That the general notice of land use action containing the permit #, applicant name and a description of the proposal for a **Comprehensive Plan Map Amendment, CPA 21-071**, was maintained on the subject property, in accordance with the records of property ownership of the Chelan County Assessor, in good conditions from 03/13/2021 (date of posting the project site by the Chelan County Department of Community Development), through 4/14/2021 (the end of the public comment period), and the affidavit returned to the Chelan County Department of Community Development on May 25<sup>th</sup> 2021.


  
\_\_\_\_\_  
Signature

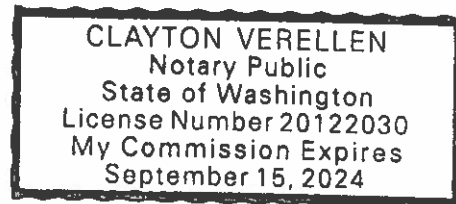
5/25/2021  
\_\_\_\_\_  
Date

**ACKNOWLEDGEMENT**

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

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

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





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

STATE OF WASHINGTON        )  
                                          )  
COUNTY OF CHELAN        )        SS

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

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

That on March 31, 2021, I personally mailed true and correct copies of the hereto attached:

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

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

Wendy Lane  
Signature

March 31, 2021  
Date

**ACKNOWLEDGEMENT**

This is to certify that on 31<sup>st</sup> day of March, 2021

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

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

My commission expires 12/14/2024



## Wendy Lane

---

**From:** Wendy Lane  
**Sent:** Tuesday, March 30, 2021 9:21 AM  
**To:** 'gghward@gmail.com'; 'daved@erlandson.com'  
**Cc:** Jamie A. Strother  
**Subject:** Notice of Application for CPA 21-071 Henderson - Chelan County Dept. of Community Development  
**Attachments:** CPA 21-071 Henderson NOA Optional.pdf; CPA 21-071 Henderson NOA AoP.pdf

Greetings,

Please find the attached Notice of Application for a Comprehensive Plan Amendment regarding Henderson Highlands, INC's property, File# CPA 21-071. This notice should be posted on the subject property by March 31, 2021, or as soon as possible. Please place in a prominent position on site and maintain it for 14 days starting from the first day of posting. If you need a sign for posting, you may pick one up at our office. Also attached is the Affidavit of Posting that needs to be filled out with the appropriate information after the 14 days of comment period, signed before a notary and the original returned to this office. If your affidavit of posting is found not to be in the file, it may place a hold on the processing of the file.

If you have any questions pertaining to your application please contact the Chelan County Planner associated with this file, Jamie Strother at 509-667-6225 or [Jamie.Strother@co.chelan.wa.us](mailto:Jamie.Strother@co.chelan.wa.us)

Sincerely,

**Wendy Lane**

Permit Clerk  
Community Development Department



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

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

## Wendy Lane

---

**From:** Wendy Lane  
**Sent:** Tuesday, March 30, 2021 9:25 AM  
**To:** 'davidd@erlandsen.com'  
**Subject:** Notice of Application for CPA 21-071 Henderson - Chelan County Dept. of Community Development  
**Attachments:** CPA 21-071 Henderson NOA Optional.pdf; CPA 21-071 Henderson NOA AoP.pdf

Greetings,

Please find the attached Notice of Application for a Comprehensive Plan Amendment regarding Henderson Highlands, INC's property, File# CPA 21-071. This notice should be posted on the subject property by March 31, 2021, or as soon as possible. Please place in a prominent position on site and maintain it for 14 days starting from the first day of posting. If you need a sign for posting, you may pick one up at our office. Also attached is the Affidavit of Posting that needs to be filled out with the appropriate information after the 14 days of comment period, signed before a notary and the original returned to this office. If your affidavit of posting is found not to be in the file, it may place a hold on the processing of the file.

If you have any questions pertaining to your application please contact the Chelan County Planner associated with this file, Jamie Strother at 509-667-6225 or [Jamie.Strother@co.chelan.wa.us](mailto:Jamie.Strother@co.chelan.wa.us)

Sincerely,

**Wendy Lane**

Permit Clerk  
Community Development Department



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

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

Name	Address_1	Address_2	City	State	County	Zip Code	PINCEL
WA STATE DEPT FISH & WILDLIFE	REAL ESTATE SERVICES	PO BOX 43158	OLYMPIA	WA	USA	98504	212016000000
HARRIS DAVID	PO BOX 403		CHELAN	WA	USA	98816	2722032100000
WOLFE MICHAEL L	6130 SQUACCHUCK RD		WENATCHEE	WA	USA	98801	2120811100100
MADISON PRISCILLA & GREGORY PETERSON	11111 SANTA MONICA BLVD STE 100		LOS ANGELES	CA	US	90025	2120083000200
HBBARD AMSPACH ROAR	PO BOX 5423		WENATCHEE	WA	USA	98807-5625	2120083000300
GIBSON DONALD D & KAREN F CO-TRUSTEES	402 E 154th HWY		EAST WENATCHEE	WA	USA	98807-5417	2120083000400
FEMO JEREMY K	5835 SQUACCHUCK RD		WENATCHEE	WA	USA	98801	2120083000500
ROBBINS SHANE	3187 GUDMUNDSON RD		WENATCHEE	WA	USA	98801	2120083001000
TY LEE LLC	901 NE 72ND ST		SEATTLE	WA	US	98115	2120083001100
PEARSON BEVERLY A	5780 SQUACCHUCK RD #7		WENATCHEE	WA	USA	98801	2120083002000
BULLOCK JEFFERY W ETAL	6171 SQUACCHUCK RD		WENATCHEE	WA	USA	98801	2120181100600
SANDIDGE HOLDINGS LLC	PO BOX 3090		CHELAN	WA	USA	98816	2822384101560
GALPAY JULIE A	985 BOYD RD		CHELAN	WA	USA	98816	2822384101660
SANDHU KULWANT	13989 SE 159TH PL		BENTON	WA	USA	98058	2822384101700
DONIAI ENTERPRISES LLC	5559 COQUILAM DR		BLAINE	WA	USA	98230	2822384401000
RECELELY VIRGINIA R	PO BOX 117		CHELAN	WA	USA	98816	2822384402000
WA STATE DEPT NATURAL RESOURCES	402 E 154th HWY	402 E 154th HWY	OLYMPIA	WA	USA	98504	2822384402000
PEEBLES HEROLD E	219 CRYSTAL DR		CHELAN	WA	USA	98816	2822384110050
WARREN MADELYN & UNDERMAN BRENHAM	PO BOX 2945		CHELAN	WA	USA	98816	2722032001500
HUEWE DAVID R & PIAGET G	90 HENDERSON TERRACE		CHELAN	WA	USA	98816	2722032002000
FRANZEN SCOTT B JULIE	10229 SE 304TH PL		AUBURN	WA	USA	98092	2722032201000
FRANZEN SCOTT B JULIE	10229 SE 304TH PL		AUBURN	WA	USA	98092	2722032201000
WA STATE DEPT FISH & WILDLIFE	REAL ESTATE SERVICES	PO BOX 43158	OLYMPIA	WA	USA	98504	2120181100700
HEDRMAN PETE L & PENNY H HEDRMAN	5240 SQUACCHUCK RD		WENATCHEE	WA	USA	98801	2120004300000
BARNAUD KRISTI L TRUSTEE	C/O TOP TOP ORCHARDS	1265 PITCHER CANYON RD	WENATCHEE	WA	USA	98801	2120004301000
BATCHELOR MC CLELLAN KAREN	PO BOX 177		CHELAN	WA	USA	98816-0177	2722012005000
WOLFE MICHAEL L	6130 SQUACCHUCK RD		WENATCHEE	WA	USA	98801	2120181100500
SHIMONEY WILLIAM	13550 39TH AVE NE		SEATTLE	WA	USA	98125	2722012007000
OLSON KEITH D	6138 OLD MACNAS RD		SNOHOMISH	WA	USA	98290	2722012008000
HENDERSON HIGHLANDS INC	C/O GAR WARD	83239 E REATA RD	KENNEWICK	WA	USA	99138	2722031400000
SPECTACLE RANCH INC	PO BOX 717		CHELAN	WA	USA	98816	2722031000000
WATSON THOMAS	PO BOX 761		CHELAN	WA	USA	98816	2722031000500
HEDRMAN PETE L & PENNY H	5240 SQUACCHUCK RD		WENATCHEE	WA	USA	98801	2120083400000
BARNAUD KRISTI L TRUSTEE	C/O TOP TOP ORCHARDS	1265 PITCHER CANYON RD	WENATCHEE	WA	USA	98801	2120083400000
TRIPLE S ORCHARDS LLC	4842 STEARNT CREEK RD		WENATCHEE	WA	USA	98801	2120211000500
SHIPLETT STEVEN L	4842 STEARNT CREEK RD		WENATCHEE	WA	USA	98801	2120211000500
WENATCHEE HEIGHTS RECLAMATION	380 BROADWAY ROAD		WENATCHEE	WA	USA	98801	2120211000500
SHIPLETT STEVEN L	4842 STEARNT CREEK RD		WENATCHEE	WA	USA	98801	2120211010100
HENDERSON HIGHLANDS INC	C/O GAR WARD	83239 E REATA RD	KENNEWICK	WA	USA	99138	2722031100500
BAGGENSTOS DANIEL M MARILYN TRT	BRYNMAAN LESLIE & BAGGENSTOS BRYN	329 BAGGENSTOS LN	CHELAN	WA	USA	98816	2822352005000
BILLERBECK RICHARD & SHERRY	5033 138TH ST SW		EDMUNDS	WA	US	98026	2822352400000
HENDERSON CAROL	C/O GAR WARD	83239 E REATA RD	KENNEWICK	WA	USA	99138	2822342400000
HOPSTRA ROHANNAN C	14014 ADMIRALTY HWY APT 7A		LYNNWOOD	WA	USA	98027	2822344101500
HENDERSON MARK & VERELEN L OUELLEN ETROS	C/O GAR WARD	83239 E REATA RD	KENNEWICK	WA	USA	99138	2822344200000
LOURNE DANIEL M	PO BOX 98258		DES MOINES	WA	USA	98198	2822344200500
IRIGUI ERIC M & LESLIE K NAKAGAWA	6745 24TH AVE NW UNIT B		SEATTLE	WA	USA	98117	2822344100500
SANDERSON SHAWN P & DEANNE M	172 WHITETAIL WAY		CHELAN	WA	USA	98816	2822344101000
CLARK WILLIAM G & ANGELL I	PO BOX 2072		CHELAN	WA	USA	98816	2822344101100
HELLYER DAVID R	PO BOX 481		CHELAN	WA	USA	98816-0481	2822344100600
HURST BRUCE F	PO BOX 1306		CHELAN	WA	USA	98816	2822344100700
HURST BRUCE F	905 BOYD RD		CHELAN	WA	USA	98816	2822344100800
HESLEY MICHAEL & DARLENE	PO BOX 2072		CHELAN	WA	USA	98816	2822344100900
CLARK WILLIAM G & ANGELL I	C/O GAR WARD	83239 E REATA RD	KENNEWICK	WA	USA	99138	2822344200500
HENDERSON HIGHLANDS INC	PO BOX 481		CHELAN	WA	USA	98816	2822344200600
HELLYER DAVID R & TERRIL	PO BOX 549		GOLD BAR	WA	USA	98251-0549	2822344400500
SMALL DEL	955 BOYD RD		CHELAN	WA	USA	98816-9586	2822343010170
POMEROY DOUGLAS I	955 BOYD RD		CHELAN	WA	USA	98816-9586	2822343010150
HENDERSON HIGHLANDS INC	C/O GAR WARD	83239 E REATA RD	KENNEWICK	WA	USA	99138	2822343200700
CLARK WILLIAM G & ANGELL I	PO BOX 2072		CHELAN	WA	USA	98816	2822343400500
SHIMMIGHT LAND COMPANY LLC	PO BOX 2072		CHELAN	WA	USA	98816	2822343100700
MIDNIGHT LAND COMPANY LLC	PO BOX 2072		CHELAN	WA	USA	98816	2822343100800
PEEBLES ORVILLE ET AL	C/O TRIPLE P ORCHARD	% MARRIANN L PEEBLES	CHELAN	WA	USA	98816	2822343200700
MIDNIGHT LAND COMPANY LLC	PO BOX 2072		CHELAN	WA	USA	98816	2822343100000
CASCADE ORCHARDS LLC	PO BOX 1206		CHELAN	WA	USA	98816	2822343100100
ARMENED CHELAN RANCH WATER ASSOCIATION	C/O CORNELL JOHN B ETAL	25303 OLD BURN LN	CHELAN	WA	USA	98816	2822343100500
CRIFFEN TERRANCE M & RAYSON LINDSTROM	21635 SE 253RD PL		MARIE VALLEY	WA	USA	98038	2822343100600
HENDERSON HIGHLANDS INC	C/O GAR WARD	83239 E REATA RD	KENNEWICK	WA	USA	99138	2822343400000
HENDERSON HIGHLANDS INC	C/O GAR WARD	83239 E REATA RD	KENNEWICK	WA	USA	99138	2822343400000
FORSYTH SHAWN M ETAL	10701 SW INVERNESS CT		PORTLAND	OR	USA	97219	2822351300500
COOPER JEFF & RENEE	554 DOVE HOLLOW RD		CHELAN	WA	USA	98816-1052	2822351401000
HENDERSON HIGHLANDS INC	C/O GAR WARD	83239 E REATA RD	KENNEWICK	WA	USA	99138	2822351300000
COOPER JEFF & RENEE	554 DOVE HOLLOW RD		CHELAN	WA	USA	98816-1052	2822351400500
PRELUBIT WILLIAM & TRACY	24821 147TH ST SE		BONRODE	WA	USA	98272	2822351400500
HENDERSON HIGHLANDS INC	C/O GAR WARD	83239 E REATA RD	KENNEWICK	WA	USA	99138	2822351400500
KERRILL BARRY	285 OLD BURN LN		CHELAN	WA	USA	98816	2822351300000
WHEELER RIDGE LLC	4597 STEARNT HILL RD		WENATCHEE	WA	USA	98801	2120094000200
WHEELER RIDGE LLC	4597 STEARNT HILL RD		WENATCHEE	WA	USA	98801	2120094000300
WHEELER RIDGE LLC	4597 STEARNT HILL RD		WENATCHEE	WA	USA	98801	2120094000400
TANARACK SADDLE LLC	PO BOX 1668		WENATCHEE	WA	USA	98807	2120190000000
WHEELER RIDGE LLC	4597 STEARNT HILL RD		WENATCHEE	WA	USA	98801	2120190000000
TRIPLE S ORCHARDS LLC	4842 STEARNT CREEK RD		WENATCHEE	WA	USA	98801	2120152300500
HENDERSON HIGHLANDS INC	C/O GAR WARD	83239 E REATA RD	KENNEWICK	WA	USA	99138	2822343201500
FISCHER ALEXANDER W & CHRISTINE M EVANS	2581 SE 21ND ST		MERCER ISLAND	WA	USA	98040	2822344201000
FISCHER BRADLEY J & JENNIFER	PO BOX 1148		CHELAN	WA	USA	98816	2822344200500
GILM TONY	6150 SQUACCHUCK RD		WENATCHEE	WA	USA	98801	2120181100200
GILM TONY & EVELYN	6150 SQUACCHUCK RD		WENATCHEE	WA	USA	98801	2120181100300
SHIPLETT SETH & MARY	6275 STEARNT LOOP RD		WENATCHEE	WA	USA	98801	2120152400000
SHIPLETT SETH & MARY	6275 STEARNT LOOP RD		WENATCHEE	WA	USA	98801	2120152400000
RIKE TOSHIYUKI	5990 SQUACCHUCK RD		WENATCHEE	WA	USA	98801	2120083300110
GILM TONY & EVELYN	6150 SQUACCHUCK RD		WENATCHEE	WA	USA	98801	2120181100400
REHMERS MARK & KARLA	PO BOX 2367		CHELAN	WA	USA	98816	2822341300250
HENDERSON CAROL	C/O GAR WARD	83239 E REATA RD	KENNEWICK	WA	USA	99138	2822341300500
WA STATE PARS & REC COMM	PO BOX 1218		CHELAN	WA	USA	98816	2120180000000
CHASE REID	PO BOX 2859		CHELAN	WA	USA	98816-2859	2822342005000
CORTIS LUIS MIGUEL R & MARBEL R MENDEZ ET PO BOX 806	4842 STEARNT CREEK RD		WENATCHEE	WA	USA	98801	2120152300000
SHIPLETT STEVEN L	PO BOX 2367		CHELAN	WA	USA	98816	2822341300500
REHMERS MARK & KARLA	PO BOX 1515		CHELAN	WA	USA	98816-1515	2822342005000
DAYTON CHARLES R	PO BOX 2072		CHELAN	WA	USA	98816	2822342010000
MIDNIGHT LAND COMPANY LLC	PO BOX 1221		WENATCHEE	WA	USA	98807	2120181101500
WA STATE DEPT FISH & WILDLIFE	REAL ESTATE SERVICES	PO BOX 43158	OLYMPIA	WA	USA	98504	2120160000000
WHEELER RIDGE LLC	4597 STEARNT HILL RD		WENATCHEE	WA	USA	98801	2120152300500
WHEELER RIDGE LLC	4597 STEARNT HILL RD		WENATCHEE	WA	USA	98801	2120094100100
BENSON JEFFREY M & AEGAN B	PO BOX 1775		CHELAN	WA	USA	98816-1775	2822342000700
HELLYER DAVID R & TERRIL	PO BOX 481		CHELAN	WA	USA	98816	2822345240000
ROLES MICHAEL & SARA	5898 SQUACCHUCK RD		WENATCHEE	WA	USA	98801	2120074000500
KNECHTEL WILLIAM P	PO BOX 1461		CHELAN	WA	USA	98816-1461	2822354201000
SHIPLETT STEVE B JARNE	4842 STEARNT CREEK RD		WENATCHEE	WA	USA	98801	2120152300500
ARMENED CHELAN RANCH WATER ASSOCIATION	C/O JOHN CORNELL	164 OLD BURN LN	CHELAN	WA	USA	98816	2822354201000
WHEELER RIDGE LLC	4197 STEARNT HILL RD		WENATCHEE	WA	USA	98801	2120094001000
WHEELER RIDGE LLC	4597 STEARNT HILL RD		WENATCHEE	WA	USA	98801	2120094100100
WHEELER RIDGE LLC	4597 STEARNT HILL RD		WENATCHEE	WA	USA	98801	2120094300100
WHEELER RIDGE LLC	4597 STEARNT HILL RD		WENATCHEE	WA	USA	98801	2120094300200
WHEELER RIDGE LLC	4597 STEARNT HILL RD		WENATCHEE	WA	USA	98801	2120094300300
WHEELER RIDGE LLC	4597 STEARNT HILL RD		WENATCHEE	WA	USA	98801	2120094300400
WHEELER RIDGE LLC	4597 STEARNT HILL RD		WENATCHEE	WA	USA	98801	2120094300500
SECTION 9 ORCHARD LLC	PO BOX 3765		WENATCHEE	WA	USA	98807	2120094400000
UNITED STATES OF AMERICA	U S FISH AND WILDLIFE SERVICE		WASHINGTON	DC	USA	20224	2722024101000
WA STATE DEPT NATURAL RESOURCE	C/O WYLE BAATHSON	4597 STEARNT HILL ROAD	WENATCHEE	WA	USA	98801	2120100000000
PARK ANTHONY W & ANNE S	17021 W SHOQUAIMIE VALLEY RD NE		CHELAN	WA	USA	98029	2822352400500
LOWETS CHRISTOPHER R & TRACY R	PO BOX 3457		WENATCHEE	WA	USA	98807	2120094001250
CORNELL JOHN & ETAL	164 OLD BURN LN		CHELAN	WA	USA	98816	2822353100500
EVANS JOANNA	PO BOX 416		MAAMSON	WA	US	98831	2822354201500
EMO HOLDINGS LLC	4597 STEARNT HILL ROAD		WENATCHEE	WA	USA	98801	2120094400500
LOWETS CHRISTOPHER R & TRACY R	PO BOX 3457		WENATCHEE	WA	USA	98807	2120094001130
SHIPLETT SETH & MARY ETAL	6275 STEARNT LOOP RD		WENATCHEE	WA	USA	98801	2120152400000
HENDERSON HIGHLANDS INC	C/O GAR WARD	83239 E REATA RD	KENNEWICK	WA	USA	99138	2722031100000
HENDERSON HIGHLANDS INC	C/O GAR WARD	83239 E REATA RD	KENNEWICK	WA	USA	99138	2722031100000</

**Wenatchee World / Quincy Valley Post**

# Order Invoice

PO Box 1511  
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CHELAN CO DEPT OF COMMUNITY  
DEVELOPMENT (CCDCD)  
316 WASHINGTON ST. #301  
WENATCHEE, WA 98801

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

Class: 0001

Ad Notes:

Sort Line: CPA21-071/WLane

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

**Ad Text:**

NOTICE OF APPLICATION AND ENVIRONMENTAL REVIEW

**Payment Reference:**

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

Total:	133.60
Tax:	0.00
Net:	133.60
Prepaid:	0.00

<b>Total Due</b>	<b>133.60</b>
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#### **NOTICE OF APPLICATION AND ENVIRONMENTAL REVIEW**

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

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

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

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

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

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



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

**NOTICE OF APPLICATION & ENVIRONMENTAL REVIEW**

**Project File No.:** CPA 21-071  
**Project Location:** NNA, Chelan, WA; and identified by Assessor's Parcel No(s): 28-22-34-440-050, 28-22-35-330-000, 28-22-35-430-000, 28-22-35-420-050, 28-22-35-440-000, 27-22-02-110-000, 27-22-02-140-000, 27-22-02-410-050, 27-22-02-410-060, 28-22-34-320-150, 28-22-34-320-075 and 28-22-34-310-050  
**Applicant/Owner:** Henderson Highlands INC - Carol Henderson  
**Application Date:** February 24, 2021  
**Determination of Complete:** March 22, 2021  
**Notice of Application Date:** March 31, 2021

**Proposed Project Description:** An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject properties from Rural Residential/Recreational 10 acres (RR10) and Rural Residential/Recreational 20 acres (RR20) to Rural Residential/Recreational 5 acres (RR5) and to change the land use designation for the subject properties from Commercial Agricultural Lands (AC) to Rural Residential/Recreational 5 acres (RR5).

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

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

**Permits Required:** None known.

**Public Review and Comment Period:** PUBLIC COMMENT ON THIS PROPOSAL IS ENCOURAGED and no action will be taken on the project until the Agency comment period ends on **April 14, 2021**. Agencies, tribes, and the public are encouraged to review and comment on the proposed project. Public comments will be accepted at any time prior to the close of the public record on project permits. Chelan County welcomes written public comment on all proposed land use actions. Comments must include your name, current address, original signature, and should be as specific as possible. Any person has the right to receive notice, participate in any hearings, request a copy of the final decision and appeal the decision as provided by law. Written comments must be submitted to the Department of Community Development, 316 Washington St., Suite 301 Wenatchee, WA 98801; Attention: Jamie A. Strother or email [jamie.strother@co.chelan.wa.us](mailto:jamie.strother@co.chelan.wa.us) for additional information or to review application materials.

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

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



# CHELAN COUNTY

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

## DETERMINATION OF APPLICATION STATUS

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

**Project Description:** CPA Map Amendment from RR10, RR20 & AC to RR5  
**File Number:** PL 21-071  
**Parcel Address:** ADDRESS UNKNOWN, UNKNOWN, WA 98816  
**Parcel Zoning:** RR20  
**Applicant/Owner:** HENDERSON HIGHLANDS INC  
**Mailing Address:** C/O GAIL WARD KENNEWICK, WA 99338  
**Primary Contact:** ERLANDSEN  
250 SIMON ST SE EAST WENATCHEE, WA 98802  
**Date Submitted:** February 24, 2021  
**Date Completed:** March 24, 2021

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

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

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

---

**Review Authority:** Jamie Strother  
Chelan County Department of Community Development  
316 Washington St., Suite 301, Wenatchee, WA 98801  
Email: [jamie.strother@co.chelan.wa.us](mailto:jamie.strother@co.chelan.wa.us)  
Phone: 509-667-6230 Fax: 509-667-6475

Sincerely,

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

03/24/2021

CC: HENDERSON HIGHLANDS INC  
ERLANDSEN



File(s) No. CPA 21-071

204.4

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

**GENERAL LAND USE APPLICATION FORM**

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

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

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

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

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

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

**APPLICABILITY SECTION**

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

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

The following attachments are required for a complete application:

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

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CHELAN COUNTY  
COMMUNITY DEVELOPMENT

**GENERAL INFORMATION**

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

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

Narrative attached

Please complete the following:

1. Any related files (such as Pre-Applications): \_\_\_\_\_
2. Is the subject property located within an Urban Growth Area (UGA)?  No  Yes  
If "yes", which UGA? \_\_\_\_\_
3. Please describe adjacent land uses in all directions around the subject property:  
North: RR20 with homes  
South: RR5, and RR10 with homes  
East: RR5 with homes  
West: RR5 with homes
4. What is the current use of the property? Undeveloped land and some limited orchards
5. Sanitation Disposal:  N/A  Septic Permit  Sewer District: \_\_\_\_\_
6. Water Source:  N/A  Single Private Well  Shared Private Well  Group B  
 Public Water Supplier: \_\_\_\_\_
7. Irrigation Water:  
 N/A  Yes (Private)  Yes (Public) Irrigation District/Purveyor: \_\_\_\_\_
8. Fire District: Chelan County Fire District #7 School District: Lake Chelan School District
9. Power Service: Chelan County PUD
10. Are there critical areas or critical area buffers on the property?  
 Airport Overlay: \_\_\_\_\_  
 Aquifer Recharge Area (see attached)  
 Floodplain / Floodway \_\_\_\_\_  
Geologically Hazardous Areas (11.86.020) on the site or within the specified distance of the site:  
 Alluvial Fan (250')  Known Historic Hazardous Area (250')  Slopes > 40% (250')  
 Erosive soils (on-site)  Landslide  Snow Avalanche (500')  
 Habitat/Riparian Area, protected species/area: \_\_\_\_\_  
 Streams / Waterbodies: \_\_\_\_\_  Shoreline Environment Designation: \_\_\_\_\_  
 Drainage or Seasonal Stream: Union Valley Stream  Wetland, if so what category: \_\_\_\_\_  
 Cultural or Archeological: \_\_\_\_\_
11. Will landfill be required?  No  Yes, approximate \_\_\_\_\_ (cubic yards)
12. Will excavation be required?  No  Yes, approximate \_\_\_\_\_ (cubic yards)
13. Has site preparation been started on the site? If so, to what extent?  
No
14. Are there plans for future additions, expansions, or further activity related to or connected with the proposal?  
Yes addition of homes, and road.

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COMMUNITY DEVELOPMENT





CPA  
File(s) No. 21-071

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

**GENERAL LAND USE APPLICATION FORM**

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

Applicant/Agent (if different than owner): Dave Dornier  
Company and Mailing Address: Erlandsen, 250 Simon St. SE  
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E-mail: daved@erlandsen.com

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

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

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

**APPLICABILITY SECTION**

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

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

The following attachments are required for a complete application:

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

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CHELAN COUNTY

COMMUNITY DEVELOPMENT

**GENERAL INFORMATION**

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

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

Narrative attached

Please complete the following:

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

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

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

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

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

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

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

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

9. Power Service: Chelan County PUD

10. Are there critical areas or critical area buffers on the property?  
 Airport Overlay: \_\_\_\_\_  
 Aquifer Recharge Area (see attached)  
 Floodplain / Floodway \_\_\_\_\_

Geologically Hazardous Areas (11.86.020) on the site or within the specified distance of the site:  
 Alluvial Fan (250')  Known Historic Hazardous Area (250')  Slopes > 40% (250')  
 Erosive soils (on-site)  Landslide  Snow Avalanche (500')  
 Habitat/Riparian Area, protected species/area: \_\_\_\_\_  
 Streams / Waterbodies: Purterman Gulch  Shoreline Environment Designation: \_\_\_\_\_  
 Drainage or Seasonal Stream: \_\_\_\_\_  Wetland, if so what category: \_\_\_\_\_  
 Cultural or Archeological: \_\_\_\_\_

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

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

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

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

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CHELAN COUNTY  
COMMUNITY DEVELOPMENT

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

No schedule at this time

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

Yes, re-zoning application

**AQUIFER RECHARGE AREA DISCLOSURE SECTION**

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

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

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

**EVALUATION CRITERIA**

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

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

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

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

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

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

Applies **E.** The site contains highly permeable soils, which include soil types 1a, 1b and 2a under WAC 246-272-11001, Table II; **\*\*Highly Permeable Soils:** Include soil types 1A, 1B and 2A from Table II, Soil Textural Classification, WAC 246-272-11001. 1A: Very gravely coarse sands or coarse all extremely gravely soils. 1B: Very gravely medium sand, very gravely fine sand, very gravely very fine sand, very gravely loamy sands. 2A: Coarse sands (also includes ASTM C-33 sand).

Does not Apply **F.** Within a sole source aquifer recharge area designated pursuant to the Federal Safe Drinking Water Act (**None currently designated in Chelan County**);

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

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

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

## CANNABIS DISCLOSURE SECTION

### SUB-SECTION I: Circle

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

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

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

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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.

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

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

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

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

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

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

### SITE PLAN CHECKLIST SECTION

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



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


**ACKNOWLEDGEMENT SECTION**


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


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


Initials


(Owner) and, if applicable, Applicant)

 \_\_\_\_\_

 \_\_\_\_\_

 \_\_\_\_\_

 \_\_\_\_\_

 \_\_\_\_\_

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

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

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

Owner Signature: Garl Ward Place: Chelan, WA Date: 2/22/21  
Print Name: Garl Ward

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

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

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# Washington State Growth Management Act

RCW 36.70A.020

## Planning Goals

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

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

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

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

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

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

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

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

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

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

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

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

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

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

RCW 36.70A.070

*Comprehensive plans-Mandatory elements*

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

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

## Chelan County Comprehensive Plan

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Locational Guidelines:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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## SEPA ENVIRONMENTAL CHECKLIST

### **Purpose of checklist:**

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

### **Instructions for applicants:**

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

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

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

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

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

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

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

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

Henderson Highland Properties

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

Erlandsen

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

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

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

12/17/2020

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

Chelan County

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

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

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

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

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

A stormwater plan will be prepared in the future

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

None at this time

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

Rezoning to RR5

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

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

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

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

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

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

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

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

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

About 45%

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

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muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

*Sand, and Sandy loam*

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

*No*

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

*No fill planned at this time*

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

*No*

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

*Less than 5% with roadway*

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

*None*

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

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

*No*

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

*No*

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

*No*

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

a. Surface Water:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

*No*

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

*No*

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

*No*

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

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

No

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

No

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

No

b. Ground Water:

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

*Yes for domestic water*

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

*Domestic Sewage*

c. Water runoff (including stormwater):

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

*No change*

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

No

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

No

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

*None*

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**Plants** [help]

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

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

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

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

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

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

**4. Animals** [help]

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

Examples include:

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

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

None

c. Is the site part of a migration route? If so, explain. [help]  
 No

d. Proposed measures to preserve or enhance wildlife, if any: [help]  
 None

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

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None

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

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

Electric Energy from local PUD

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

No

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

None

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

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

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

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

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)

None

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#)

None

- 4) Describe special emergency services that might be required. [\[help\]](#)

None

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

None

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b. **Noise** [help]

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

Existing traffic from Boyd Rd.

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

Construction of future roadway, and future residential noises.

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

Limit Construction Hours

7. **Land and Shoreline Use** [help]

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

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

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [help]

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

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

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

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

No known structures exist on the parcels at this time

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

No

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

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

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

Unknown at this time

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

None at this time.

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

No

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

*Unknown at this time.*

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

*None*

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

*None*

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

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

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

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

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

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

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

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

*None*

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

*None*

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

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

*Not known at this time*

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

*None*

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

*None at this time*

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

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

*None at this time*

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

*No*

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

None

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

None

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

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

None

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

None

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

None

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

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

None known at this time

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

None known at this

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

No methods at this time

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

No plans or measures at this time

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

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

Boyd Rd and Union Valley Rd.

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

No

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

None at this time.

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

No

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

No

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

No Change

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

No affect on movement

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

None

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

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

No increases in public services will be needed

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

None

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

a. Circle utilities currently available at the site: [\[help\]](#)

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,  
other \_\_\_\_\_

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COMMUNITY DEVELOPMENT

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

Water from future well. Sewage from future septic system

**C. Signature [help]**

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

Signature: Gail Ward

Name of signer Gail Ward

Position and Agency/Organization Henderson Highland, LLC.

Date Submitted: 2/22/21

**D. Supplemental sheet for nonproject actions [help]**

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

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

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

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

Proposed measures to avoid or reduce such increases are:

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

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

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

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

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

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

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

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

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

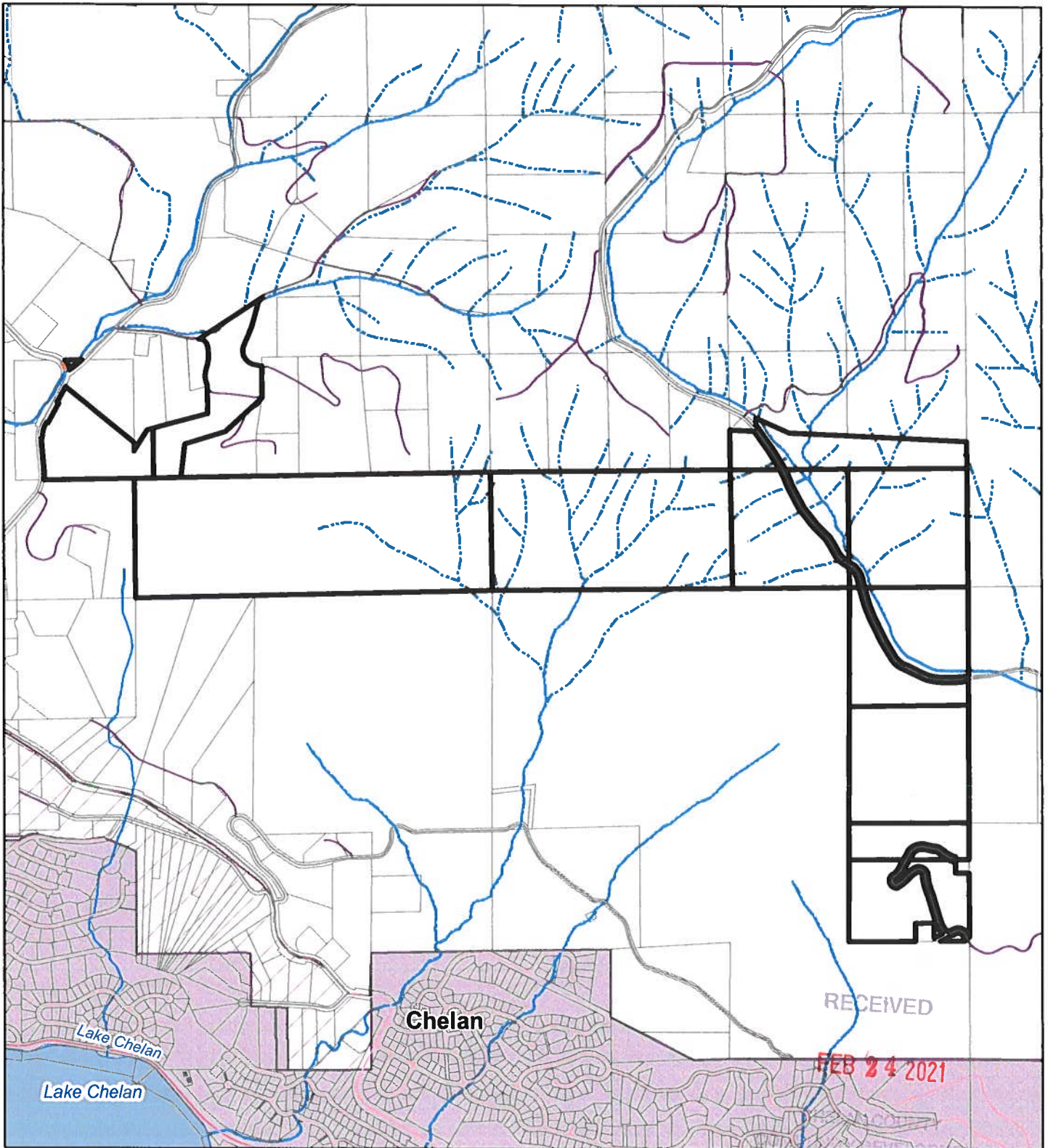
Proposed measures to reduce or respond to such demand(s) are:

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

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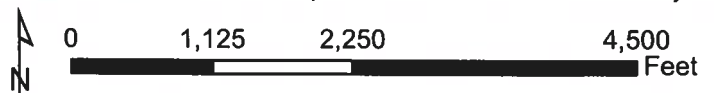


Vicinity  
(for informational  
purposes only)

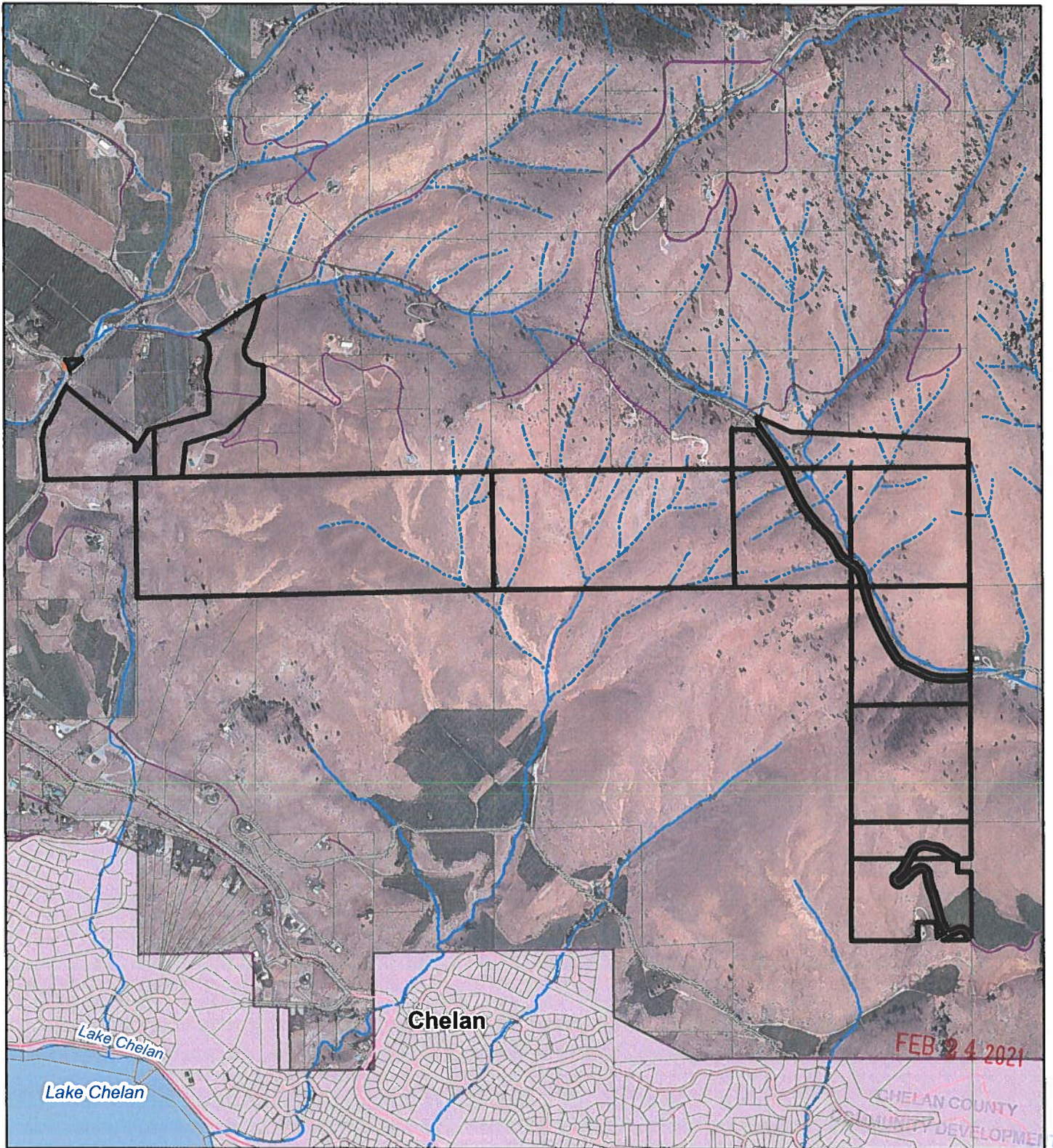
February 24, 2021

CPA 21-071

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







Aerial (2011)

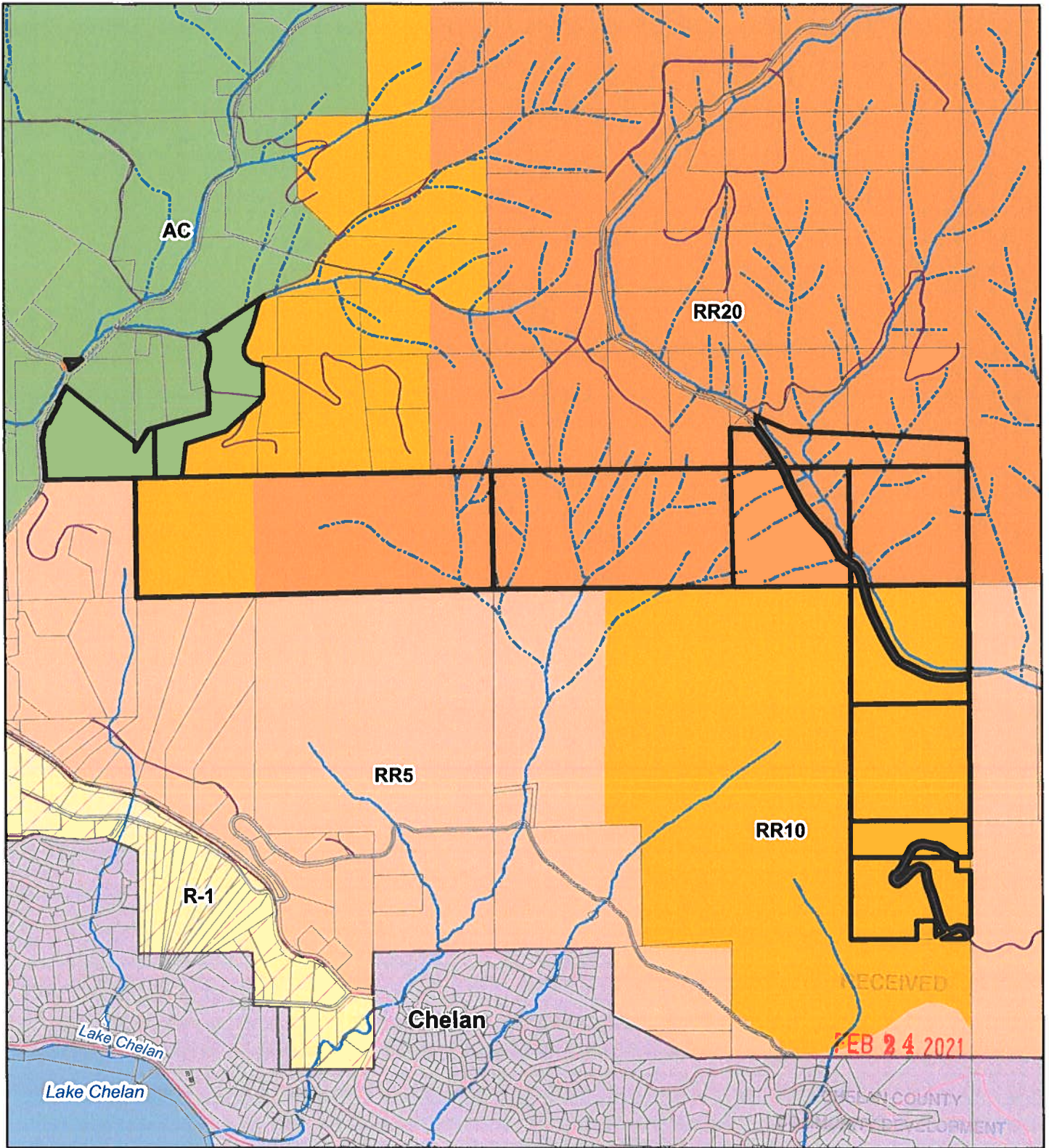
February 24, 2021

CPA 21-071

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### Zoning

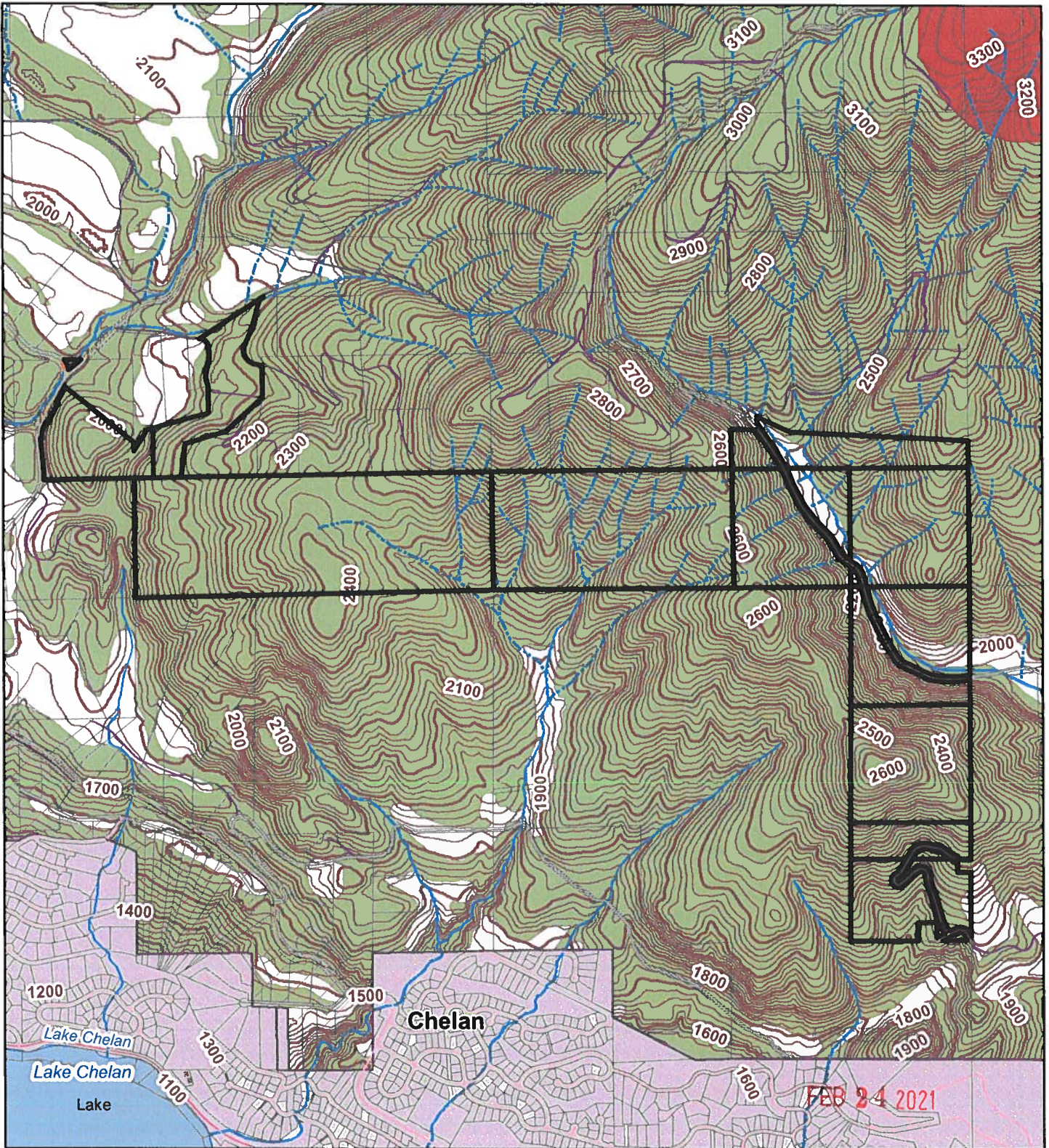
February 24, 2021

CPA 21-071

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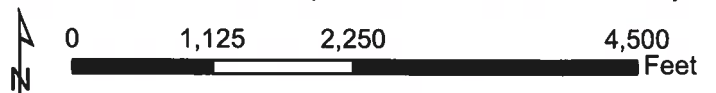


### Geological Hazards

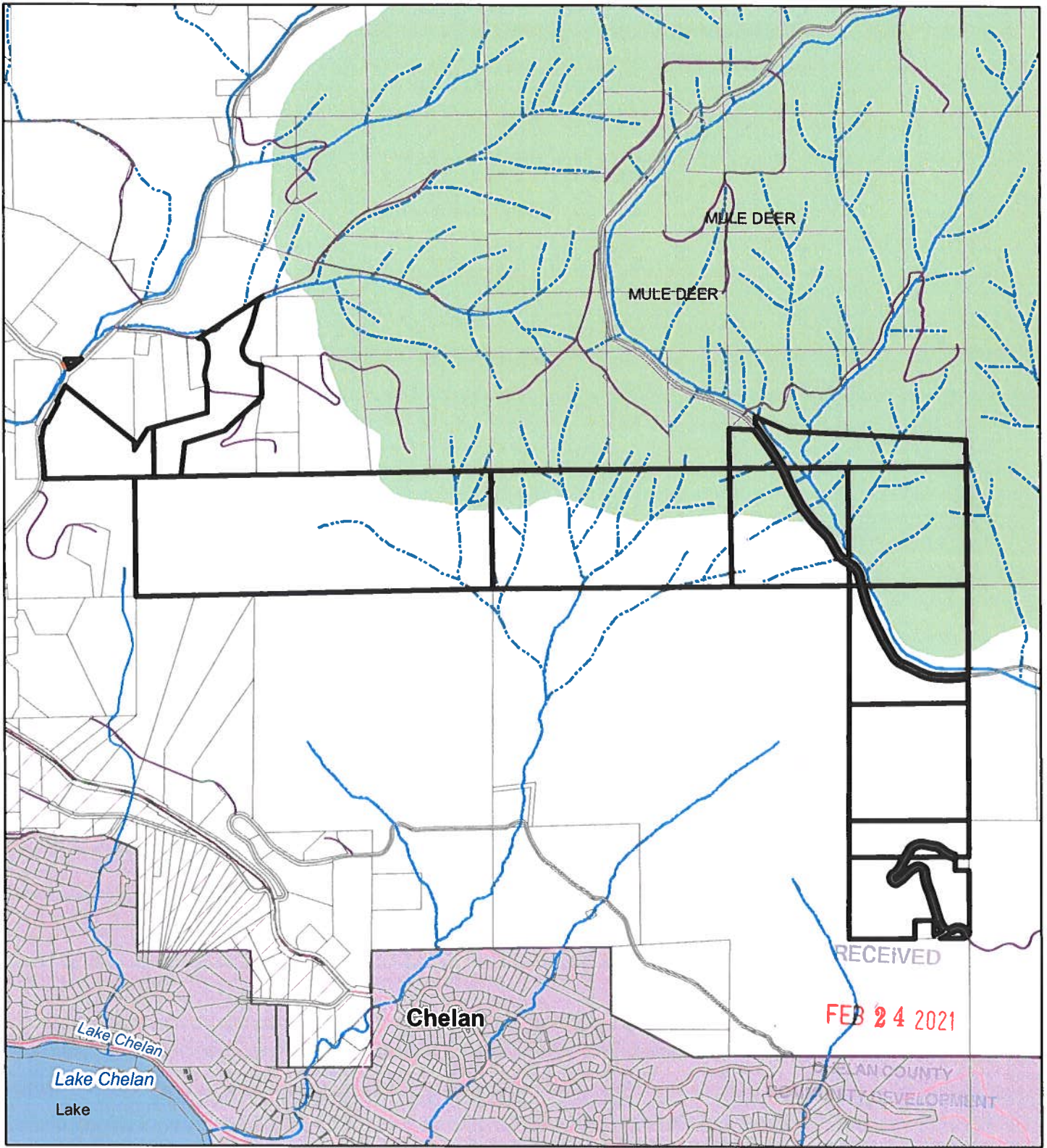
February 24, 2021

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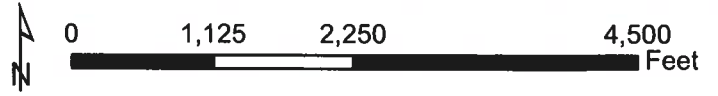


**Class II Data**

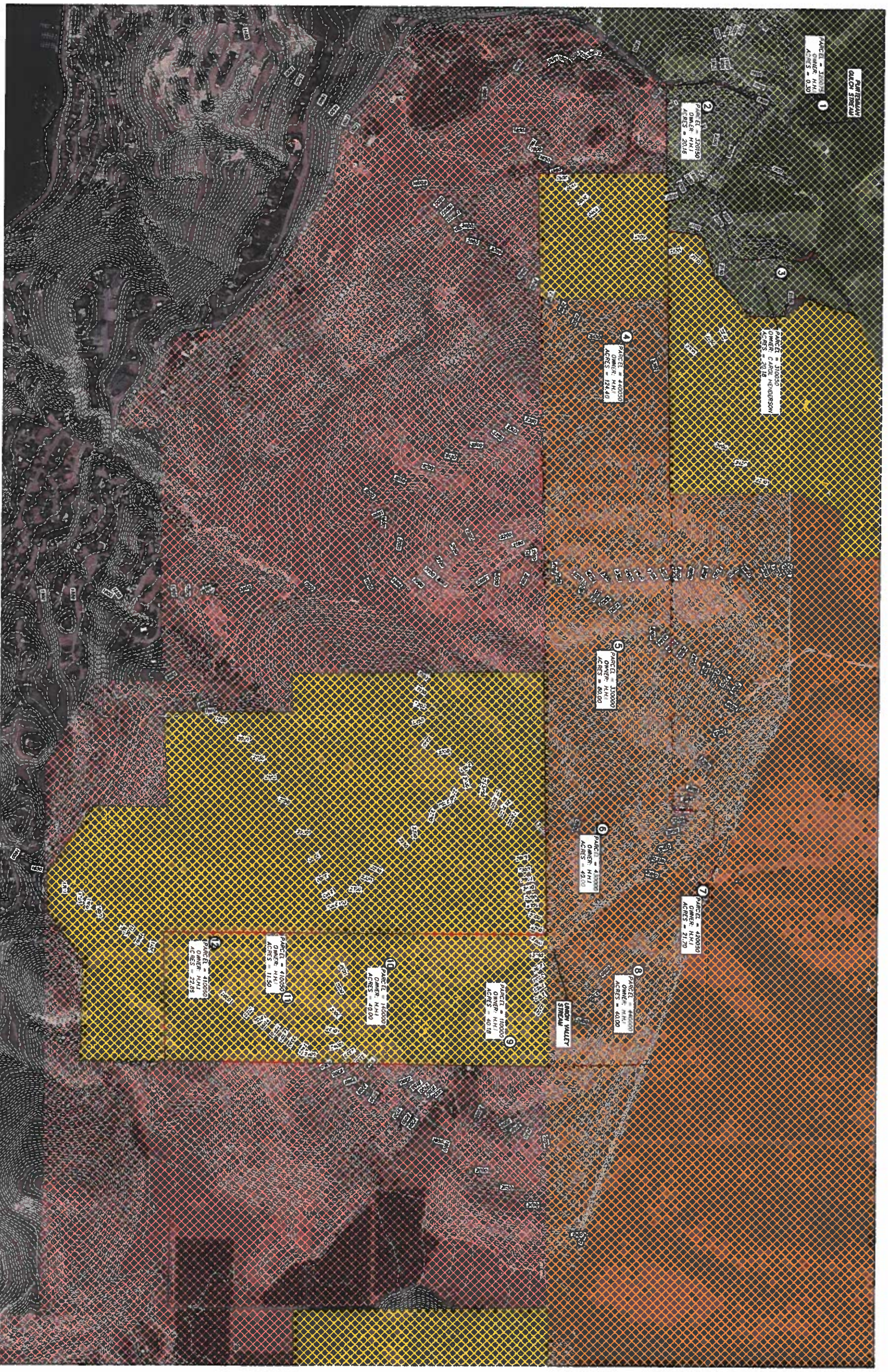
February 24, 2021

CPA 21-071

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

AC ZONE  
 RR5 ZONE

RR10 ZONE  
 RR20 ZONE

PARCEL = 30000  
 OWNER: H.H.I  
 ACRES = 0.30

PARCEL = 30000  
 OWNER: H.H.I  
 ACRES = 2018

PARCEL = 31000  
 OWNER: CAROL HENDERSON  
 ACRES = 2018

PARCEL = 40000  
 OWNER: H.H.I  
 ACRES = 124.40

PARCEL = 10000  
 OWNER: H.H.I  
 ACRES = 80.00

PARCEL = 30000  
 OWNER: H.H.I  
 ACRES = 40.00

PARCEL = 10000  
 OWNER: H.H.I  
 ACRES = 21.70

PARCEL = 40000  
 OWNER: H.H.I  
 ACRES = 40.00

PARCEL = 10000  
 OWNER: H.H.I  
 ACRES = 22.88

PARCEL = 10000  
 OWNER: H.H.I  
 ACRES = 11.50

PARCEL = 140000  
 OWNER: H.H.I  
 ACRES = 49.00

PARCEL = 100000  
 OWNER: H.H.I  
 ACRES = 30.00



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

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CHELAN COUNTY

HENDERSON HIGHLANDS  
 EXISTING PARCELS  
 ZONING



NO.	DESCRIPTION	DATE
1		

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

LAYOUT: EXG\_ZONING  
 FILE NO: COUNTY\_ZONING.DWG  
 JOB NO: 20150163

ERLANDSEN  
 200 SIMON ST. SE  
 EAST WENATCHEE, WA 98824  
 PH: 509.884.2582  
 TOLL FREE: (800) 732-7442



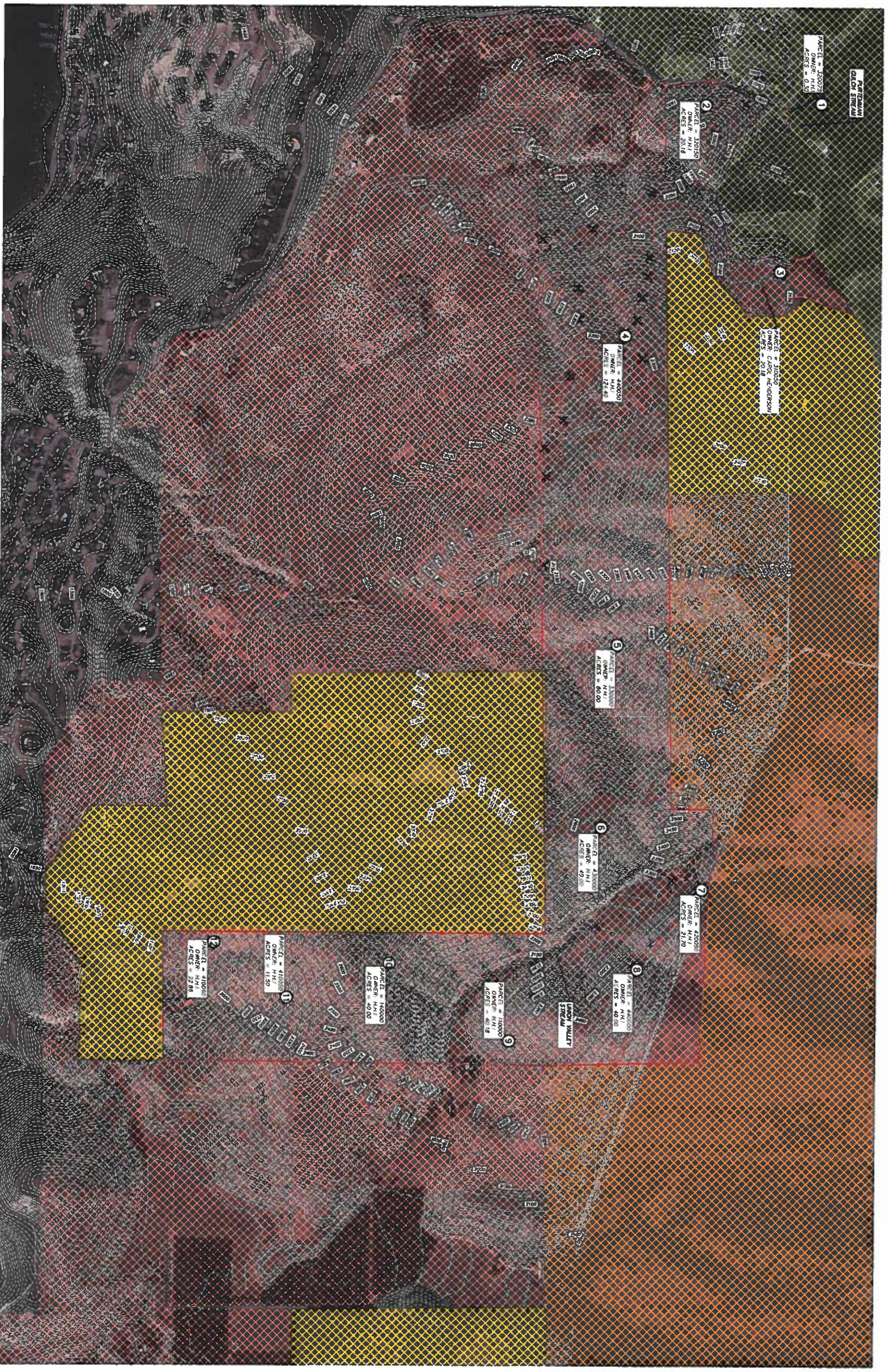
INDEX:  
 H.H.I. - HENDERSON HIGHLANDS, INC.

AC ZONE

RR5 ZONE

RR10 ZONE

RR20 ZONE



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



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CLAY COUNTY  
 COMMUNITY DEVELOPMENT

HENDERSON HIGHLANDS  
 EXISTING PARCELS  
 PROPOSED ZONING

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

SHEET C-3

ERLANDSEN  
 290 BRANCH ST. SE  
 EAST WENATCHEE, WA 98802  
 PH: 509.884.2502

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

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

TOLL FREE: (800) 732-7442

NO.	DESCRIPTION	DATE
1		





# 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; November 17, 2021  
**FILE NUMBER:** CPA 21-078, Tait

---

#### 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 November 17, 2021 staff report.

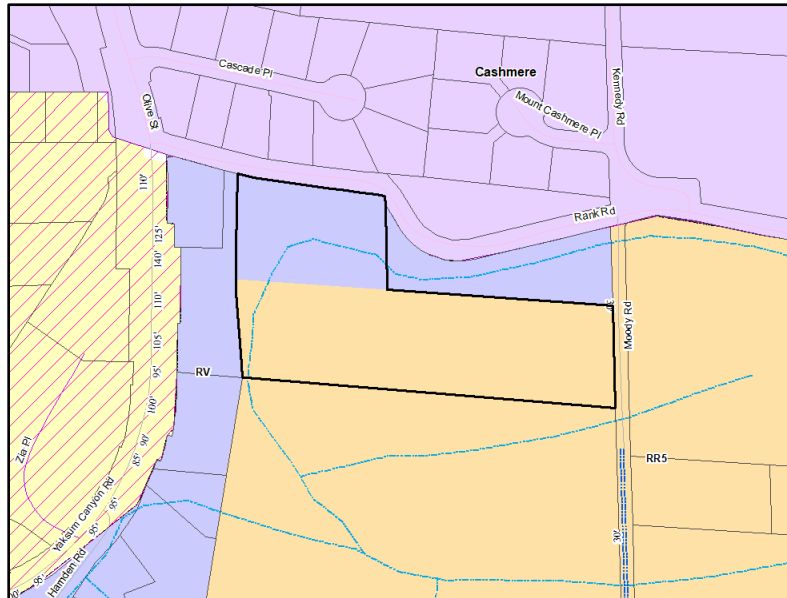
#### GENERAL INFORMATION

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

## Chelan County Land Use Designations



**Density:** The current RR5/RV land use designation allows a density of one (1) dwelling unit per five (5) acres. Under the proposed RV designation, density may be less than one (1) dwelling unit per acre, when consistent with Health District standards; however, in no case may it be less than one (1) dwelling unit per 12,000 sf. The existing RR5/RV land use designations would generate 1 lots (RR5) and 3 lots (RV), respectively, where the proposed RV designation would increase the development potential to 21 lots.

### SEPA Environmental Review

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.

### Agency and Comments:

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.

Chelan County Fire District 6 questioned whether the City of Cashmere would be willing to add 14 lots into their water system due to previous moratoriums.

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.

Chelan-Douglas Health District expressed no objections in their letter dated July 9, 2021.

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.

Washington State Department of Fish and Wildlife (WDFW) provided comments, dated May 7, 2021, noting in the WDFW PHS Map, both golden eagle and northern spotted owl are listed for the two parcels, although

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 Equiua	April 21, 2021	Owns 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 November 17, 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](#)

**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

---

**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; Karina Alcantar; Cindy Grubb; 'Alicia Hankins'; p\_mosher@ccfd6.net; Tammy@cityofcashmere.org; iid.pid@nwi.net; levi.ipid@nwi.net; tony.iid.pid@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 (HSY); Julie Sanderson; 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.**

**Project File No.:** File # CPA 21-078  
**Project Location:** 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  
**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

**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)

**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.

**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).

<b>Project</b>	<b>CDHD 2021 fees</b>
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.

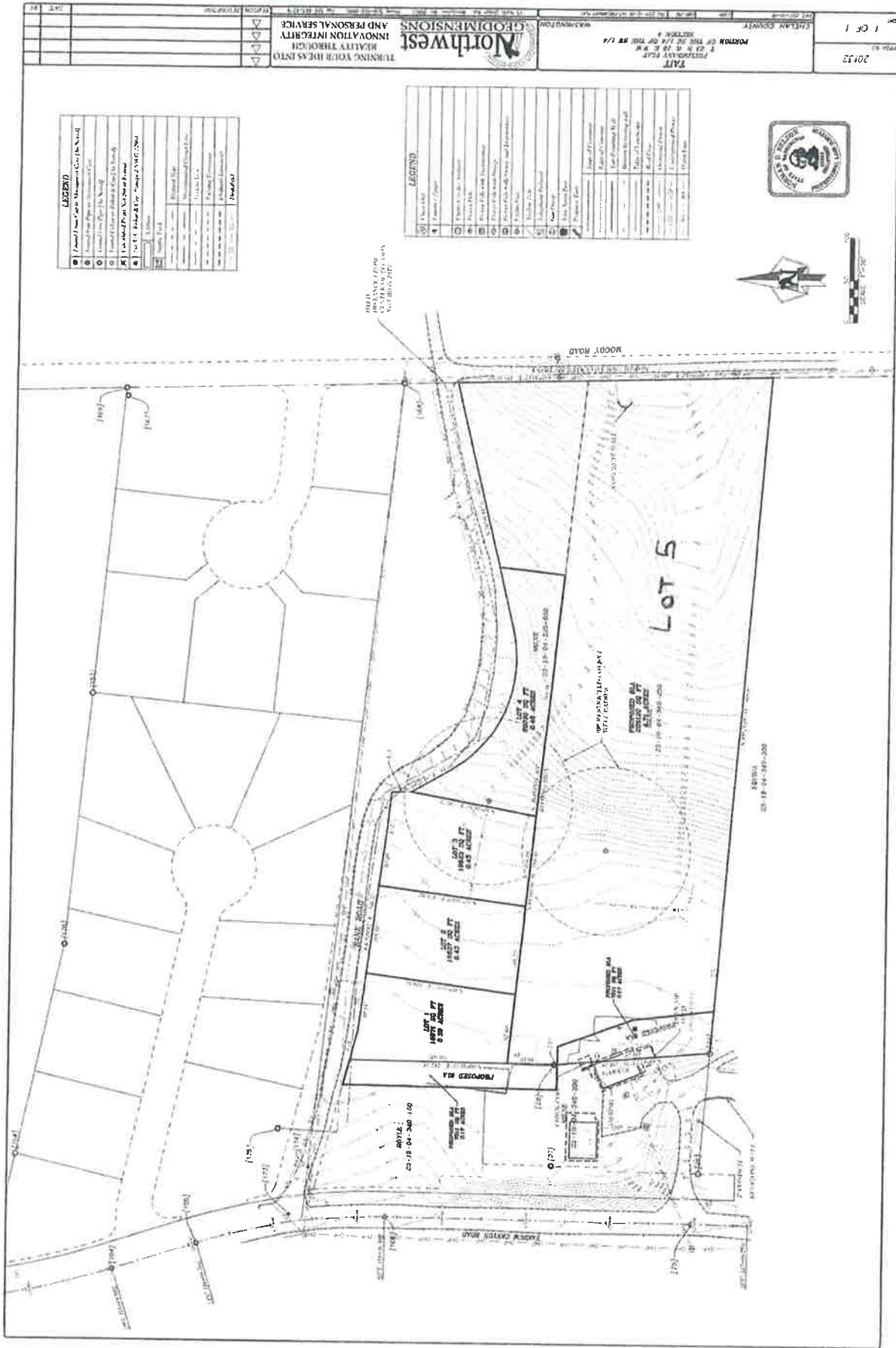
Sincerely,

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



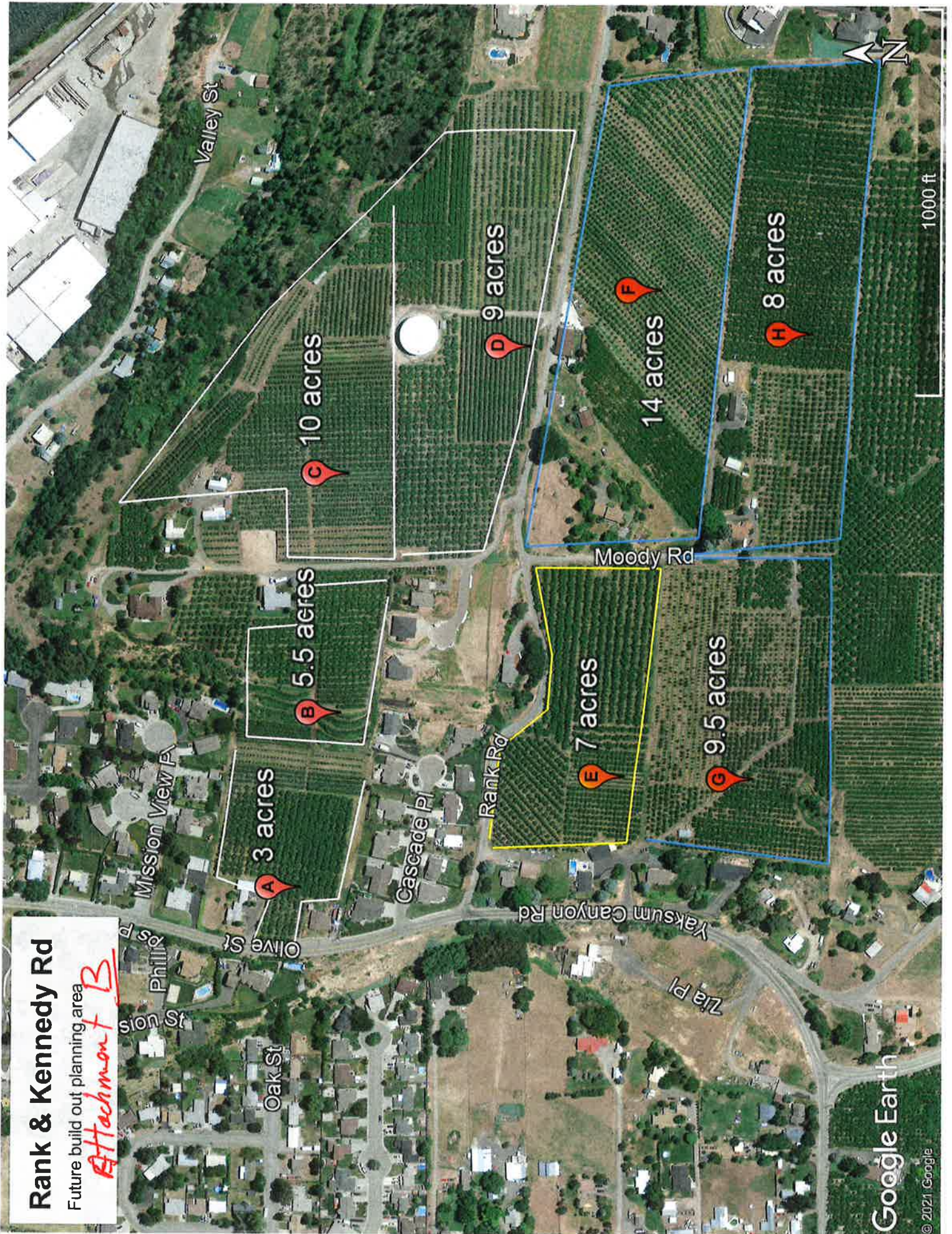
\* Proposed zoning would be SR for all parcels once CPA is completed to be in the Cashmere UGA.



# 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**.

**Project File No.:** File # CPA 21-078  
**Project Location:** 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  
**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

**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](#)

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**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

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**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

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**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

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**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

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**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

[jsbaker32@charter.net](mailto:jsbaker32@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.

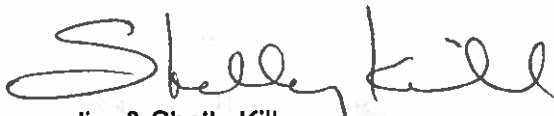
The recent sale of Kennedy property (building lots 23 +) which borders directly on Olive street already will greatly impact traffic.

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,



Harry Egulla

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". The signature is written in a cursive, flowing style.

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 )  
 ) CPA 21-078  
COUNTY OF CHELAN )

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

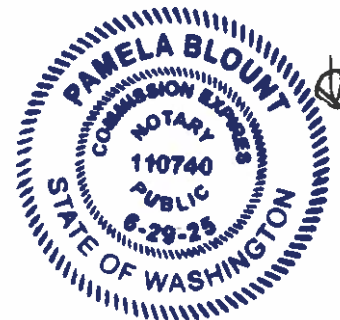
10/8/21  
Date

**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.

P. Blount  
Notary Public in and for the State of Washington,  
residing in Arlington  
My commission expires 6/29/25





## 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 (RRS) 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
<a href="#">CPA 21-078 - SEPA Checklist.pdf</a>	
<a href="#">CPA 21-078 Tait DNS.pdf</a>	

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 & SHELLY	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
SHIFLETT STEVEN L	4862 STEMILT CREEK RD		WENATCHEE	WA	USA	98801	212015300100
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	212009340030
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: 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**

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**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 } SS

## NOTICE OF APPLICATION AND ENVIRONMENTAL REVIEW

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

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

**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.

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

April 10, 2021

Subscribed to and sworn to me this 10th day of April 2021.



Chris Gerber, Notary Public, Chelan County, Washington

My commission expires: March 07, 2022

RECEIVED

APR 14 2021

CHELAN COUNTY  
COMMUNITY DEVELOPMENT

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



## 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
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
SHIFLETT STEVEN L	4862 STEMILT CREEK RD		WENATCHEE	WA	USA	98801	212015300100
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
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**

PO Box 1511  
Wenatchee WA 98807-1511

Phone: 5096635161

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

# Order Invoice

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

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

**Total Due 97.74**

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**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 (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): 23-19-04-0-250 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, contact 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](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>***



# 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: 5096676475

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,

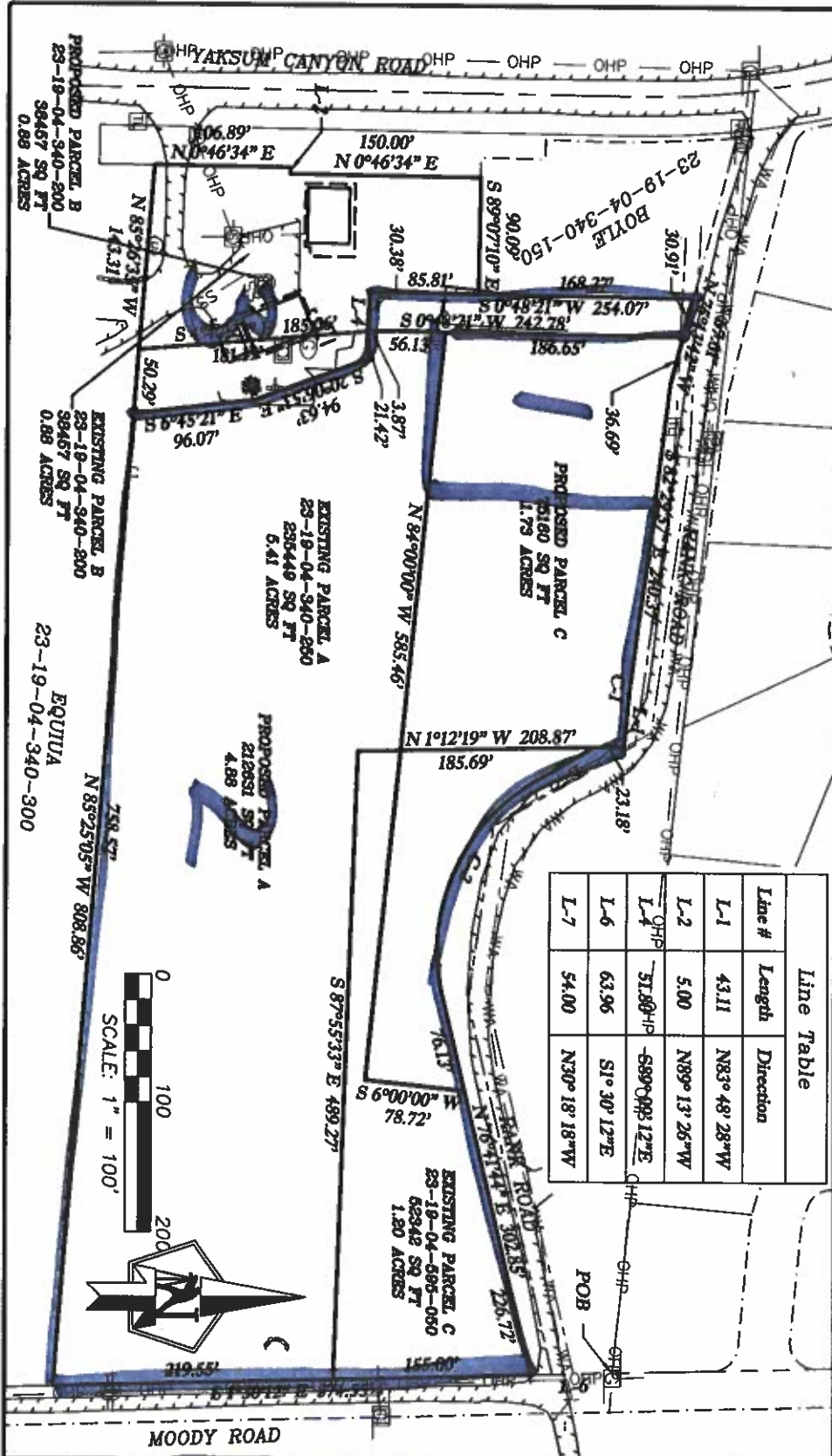


Alex White

03/25/2021

CC: Dan Beardslee  
Michelle Taylor / Northwest Geodimensions

BLA



Line #	Length	Direction
L-1	43.11	N83°48'28"W
L-2	5.00	N89°13'26"W
L-4	51.80	S11°00'12"E
L-6	63.96	S1°30'12"E
L-7	54.00	N30°18'18"W

20132  
 DATE: 2021-02-08  
 FILE: 2021-02-08 08:54:00 AM

TAIT / MILNE  
 BOUNDARY LINE ADJUSTMENT  
 EXHIBIT A-1  
 CITY OF CASHMERE WASHINGTON

TURNING YOUR IDEAS INTO REALITY THROUGH INNOVATION INTEGRITY AND PERSONAL SERVICE

**Northwest**  
 GEODIMENSIONS





# 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)

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

### APPLICABILITY SECTION

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

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

The following attachments are required for a complete application:

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

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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

*This parcel is part of a BLA + proposed short plat that are being processed concurrently with this Comprehensive Plan Map Amendment.*

Please complete the following:

1. Any related files (such as Pre-Applications): \_\_\_\_\_
2. Is the subject property located within an Urban Growth Area (UGA)?  No  Yes  
If "yes", which UGA? \_\_\_\_\_
3. Please describe adjacent land uses in all directions around the subject property:  
North: 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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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 ~~633 sand~~)
- Does not Apply F. Within a sole source aquifer recharge area designated pursuant to the Federal Safe Drinking Water Act (None currently designated in Chelan County);

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- Does not apply **G.** Within an area established for special protection pursuant to a groundwater management program, chapters 90.44, 90.48 and 90.54 RCW, and Chapters 173-100 and 173-200 WAC (**None currently designated in Chelan County**);
- 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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COMMUNITY DEVELOPMENT  
Page 4 of 7

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 Jait Place: Wenatchee Date: 3/1/21  
Print Name: Matt Jait

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

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

Mark up of original application 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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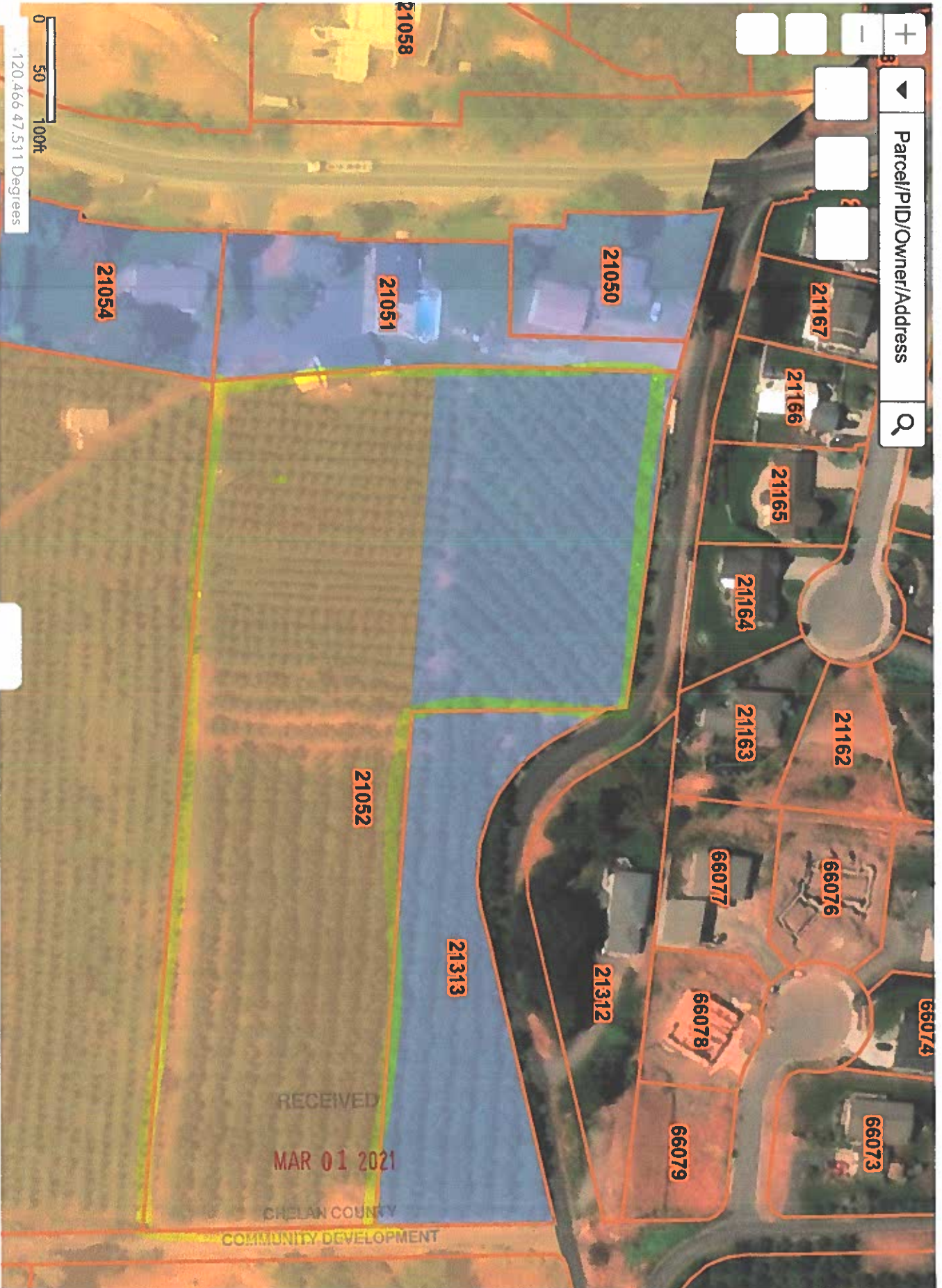
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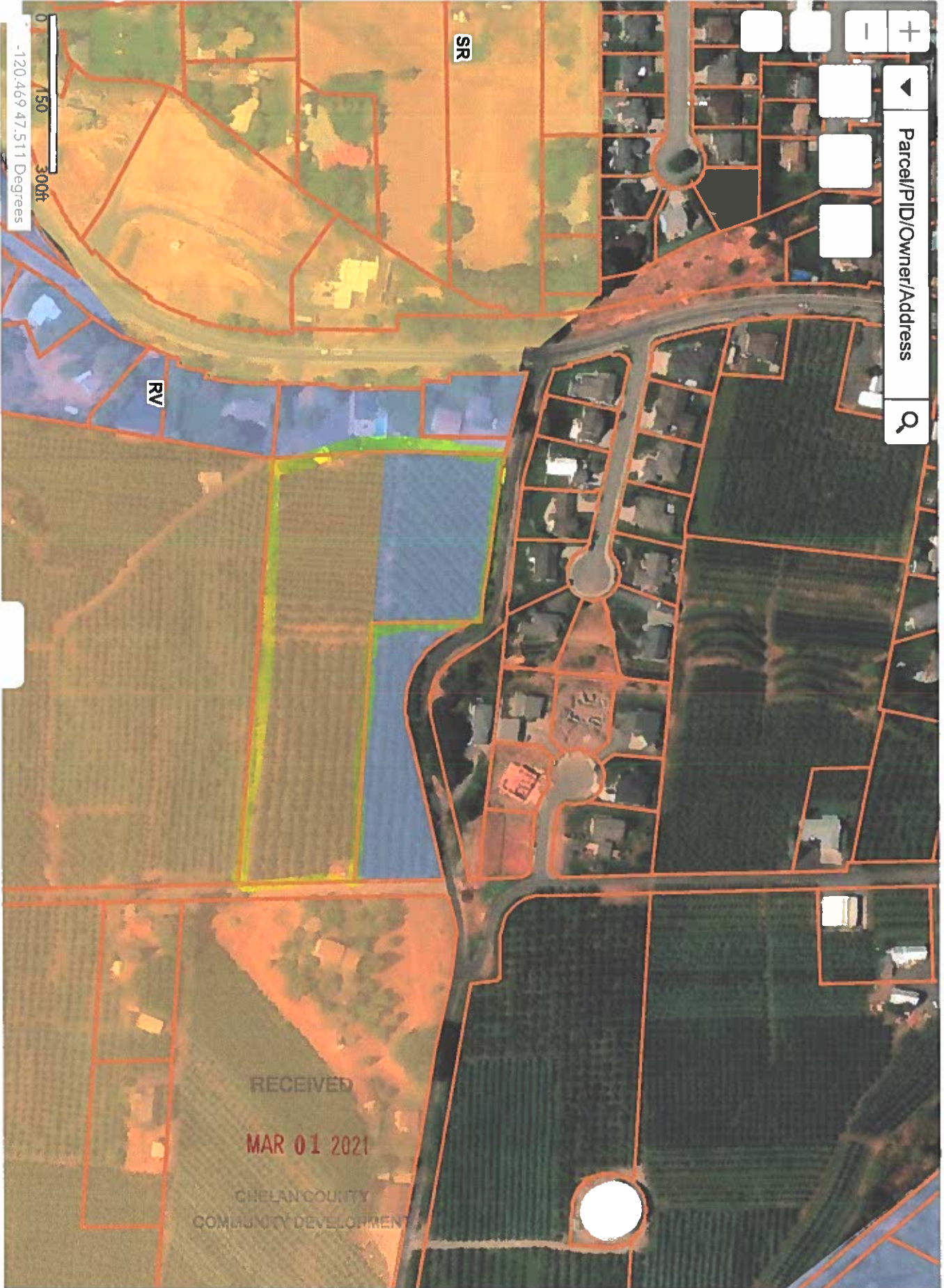


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BLA - Proposed with Existing Zoning

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TURNING YOUR IDEAS INTO INNOVATION THROUGH REALTY THROUGH NORTHWEST GEODIMENSIONS

CITY OF CASHMERE WASHINGTON

BOUNDARY LINE ADJUSTMENT EXHIBIT A-1

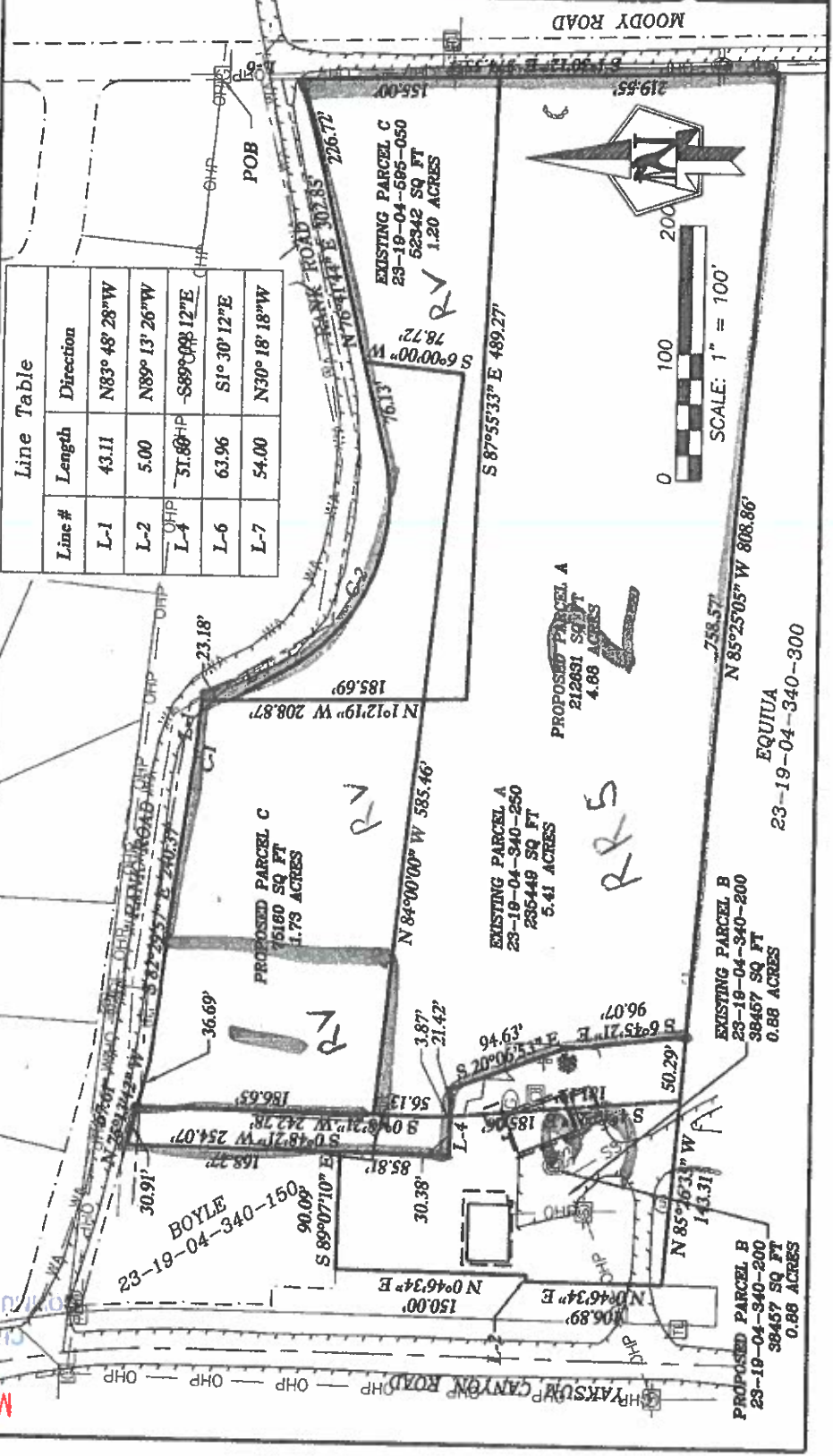
PART / ATTUNE

20132

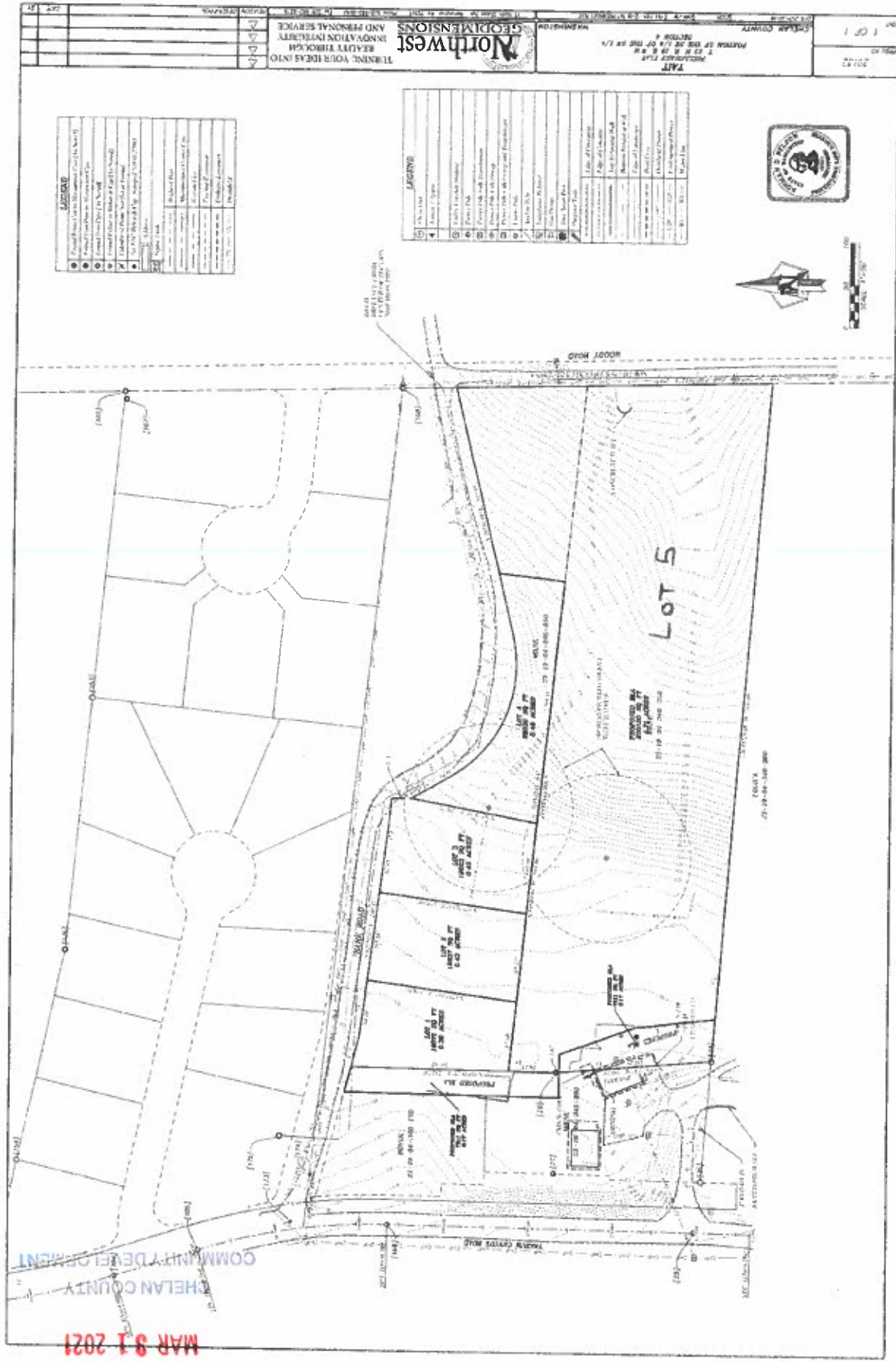
DATE: 2021-02-08

FILE: 2021-02-08

MAP NO. 2021-02-08

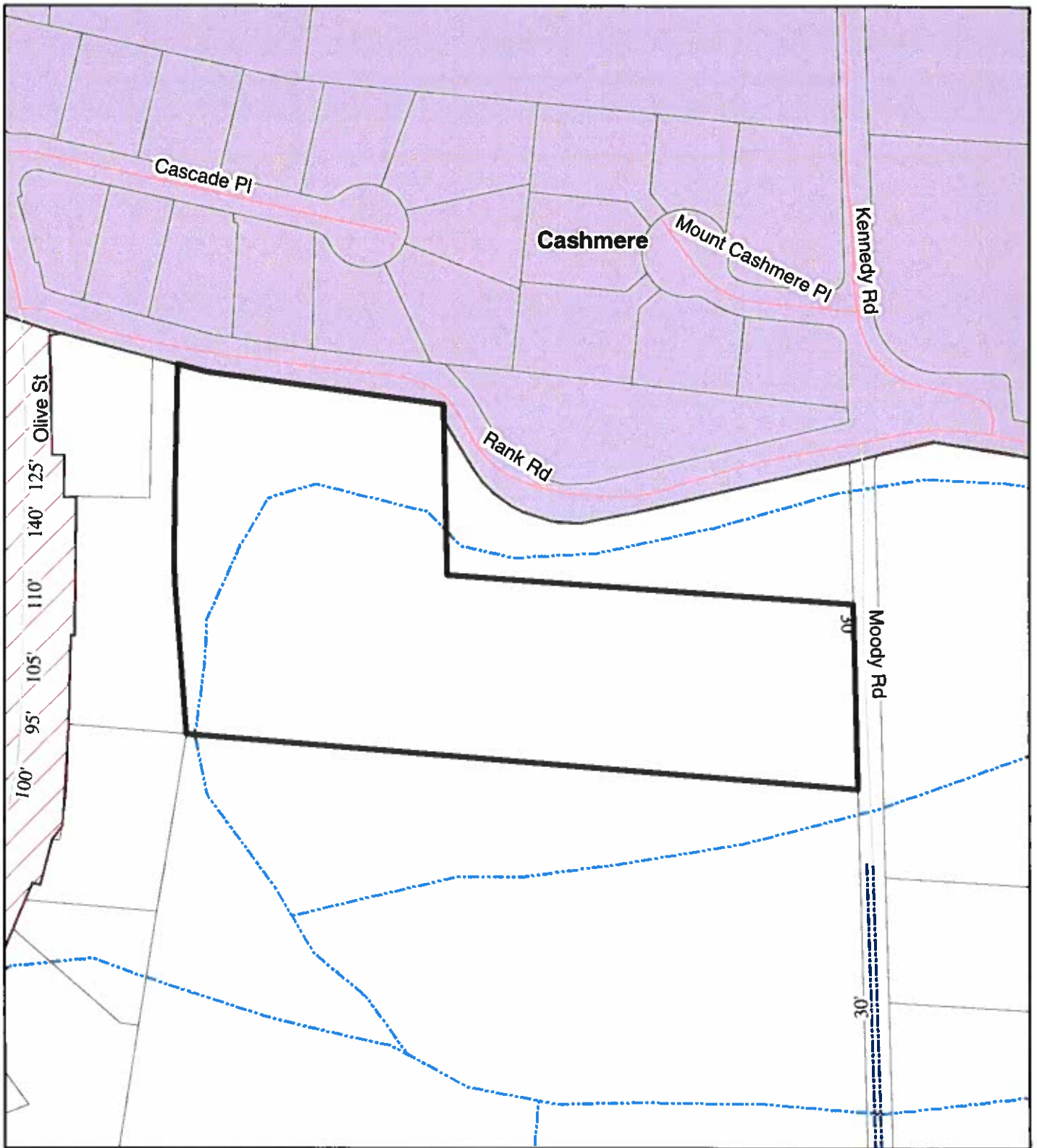


Proposed Short Plat is Lots 2-4, Remainder of Lot 5 is 5 acres (to meet current zoning) and will be platted later, since the UGA Proposal in the CPA is completed.



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





Vicinity Map

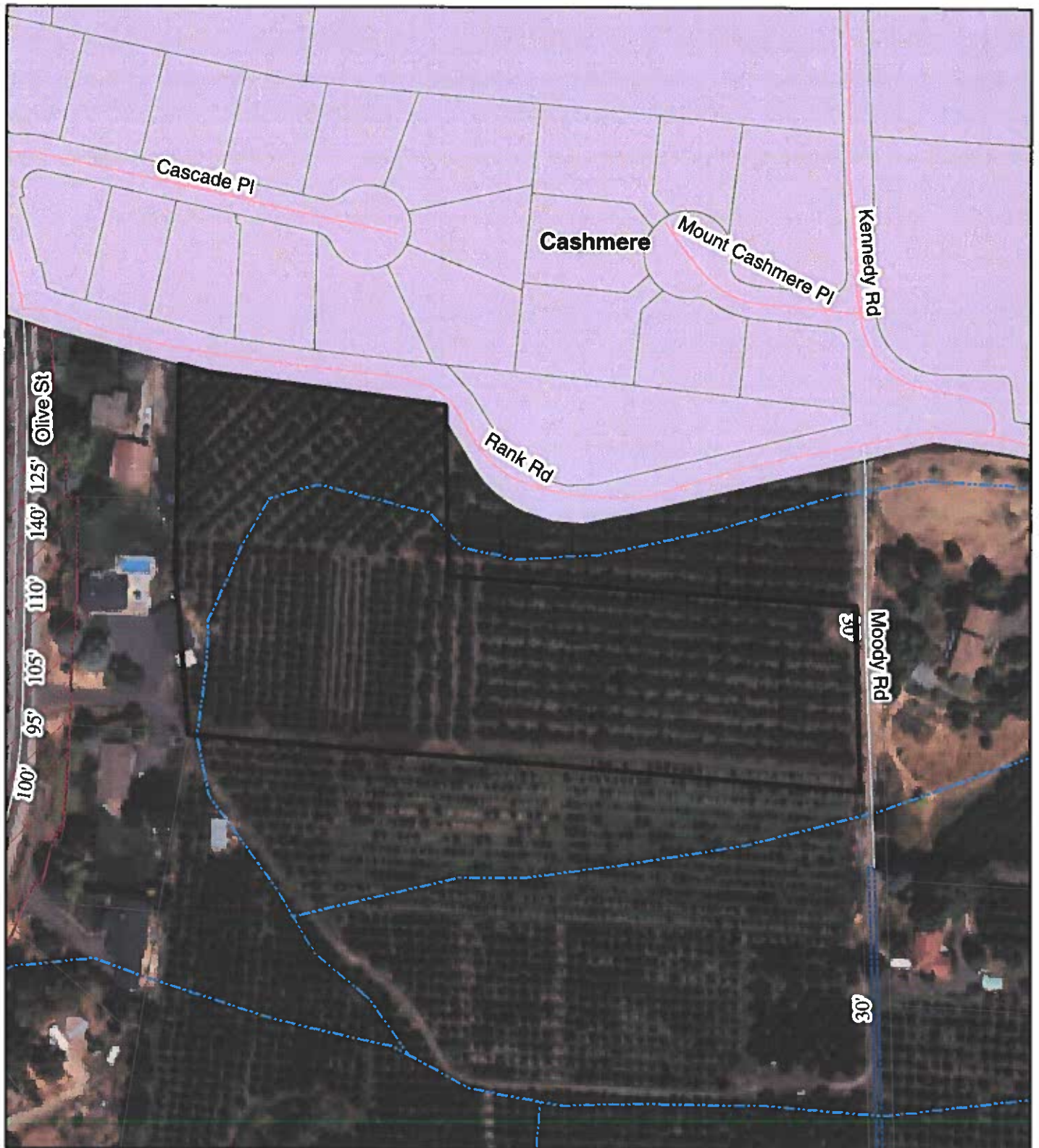
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Aerial (2017)  
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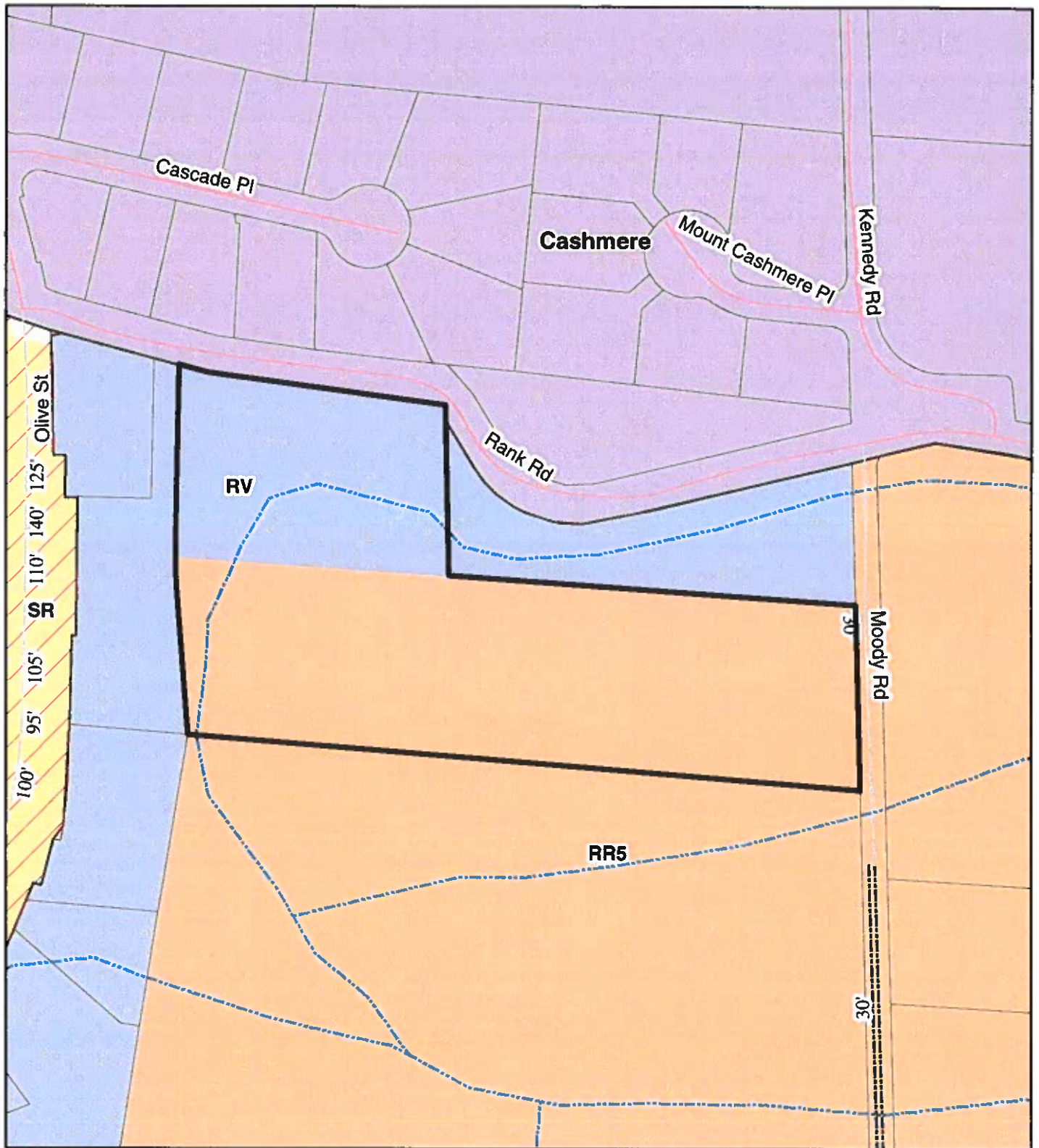
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Zoning

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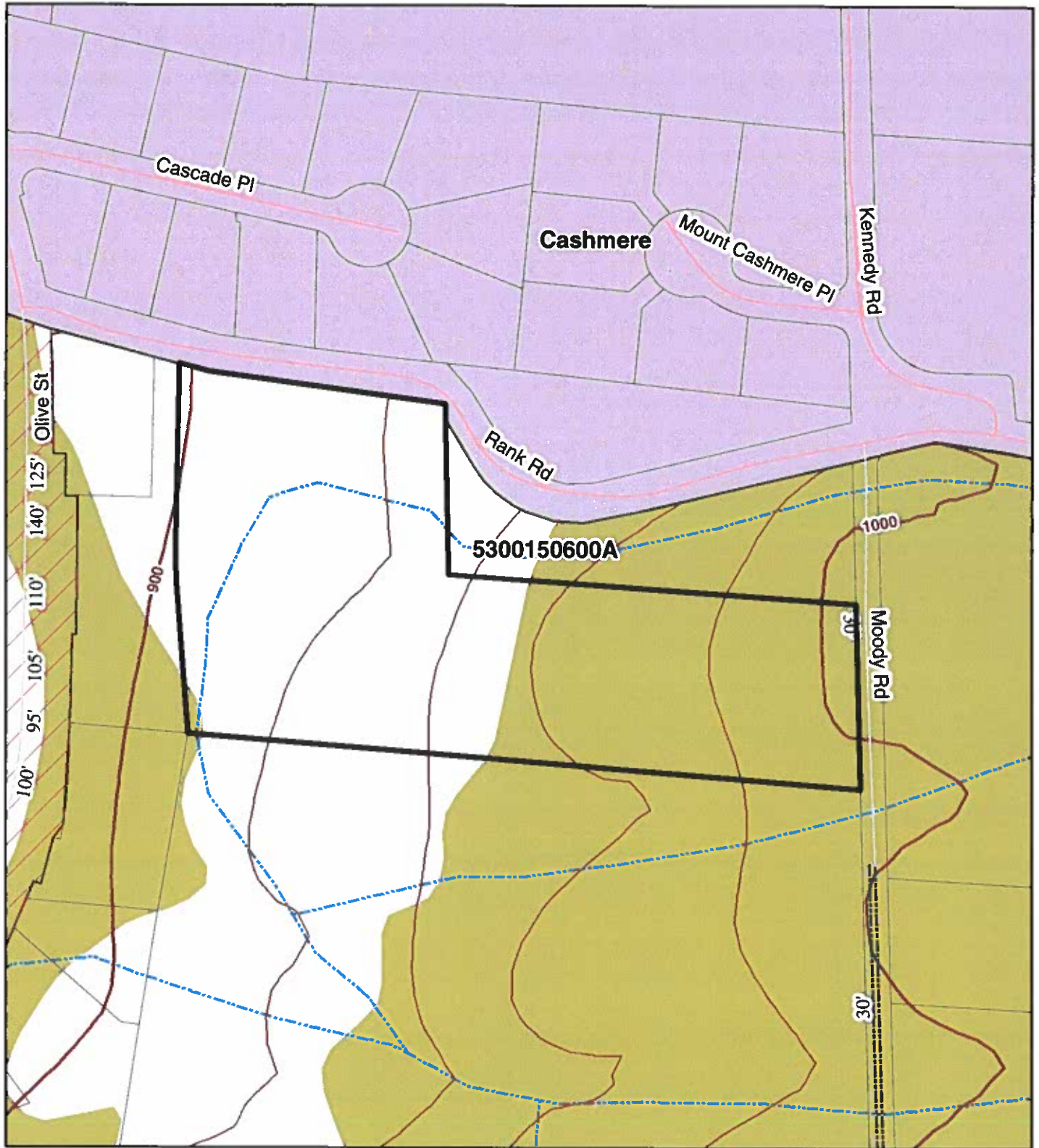
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**Critical Areas**

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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 360-915-0377

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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 160ft 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.

#### 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:     Matt Tait      
 Name of signee     Matt Tait      
 Position and Agency/Organization     Property Owner / TG Development      
 Date Submitted:     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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CHELAN COUNTY  
COMMUNITY DEVELOPMENT





# Fire Prevention and Investigation **CHELAN COUNTY**

STATE OF WASHINGTON

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**TO:** Chelan County Planning Commission

**FROM:** Chelan County Fire Prevention and Investigations

**Hearing Date:** November 17, 2021

**SUBJECT:** Deletion of Title 15.40

## **Recommended Motion**

The Chelan County Planning Commission may make a motion to recommend approval or denial of the proposed deletion of Title 15.40 Fire Protection to the Chelan County Board of County Commissioners. Suggested Findings of Fact, which may be modified, are included in this staff report. Staff recommends:

- A. Move to approve the deletion of Title 15.40 Fire Protection Standards with the intent to later make amendments to Title 3 where the International Fire Code with Washington State amendments is adopted by Chelan County

## **Findings of Fact**

1. The International Fire Code is adopted by the State of Washington in RCW 19.27.031 with Washington State Amendments established in the WAC 51-54A-003. The 2018 edition of the International Fire Code, published by the International Code Council as adopted by reference with certain additions, deletions, and exceptions.
2. The Chelan County Code in Title 3, section 3.04.010 Codes, adopted the State Building Code consisting of those codes as delineated by RCW 19.27.031
3. Title 15.40 has not be updated or revised since November 17,2000. References are out of date and the sections are in conflict with the 2018 edition of the International Fire Code currently adopted by the State of Washington.
4. Amendments to the Chelan County Code will provide better alignment and necessary updating of all fire code requirements within RCW 19.27.031 and specified per Chapter 51-54A WAC to remove conflicting language in Chelan County Code Title 15



# Fire Prevention and Investigation *CHELAN COUNTY*

STATE OF WASHINGTON

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## **ATTACHMENTS**

1. Proposed amendment to Chelan County Code Title 15, Chapter 15.40 text be stricken as corresponding to amendments shown in attached Exhibit A

Exhibit A

~~Chapter 15.40~~

~~FIRE PROTECTION STANDARDS~~

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Sections:

- ~~15.40.010 Applicability.~~
- ~~15.40.020 Fire department access.~~
- ~~15.40.030 Minimum standards for water mains and fire hydrants.~~
- ~~15.40.040 Fire flow requirements for buildings.~~
- ~~15.40.050 Fire protection within the wildland urban interface.~~

~~15.40.010 Applicability.~~

~~This chapter shall apply to all land use actions subject to zoning, subdivision, binding site plans and building permits. (Res. 2000 127 (part), 10/17/00).~~

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~~15.40.020 Fire department access.~~

~~The current edition of Uniform Fire Code (UFC) addressing fire apparatus access and water supply as adopted pursuant to Chapter 19.27 RCW shall be adopted with the following additions or amendments:~~

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~~(1) Fire Apparatus Access Road.~~

~~(A) Plans for fire apparatus access roads, designed in accordance with Chapter 15.30, Road Standards, shall be submitted to the fire marshal for review and approval prior to construction.~~

~~(B) Fire apparatus access roads shall be provided and maintained in accordance with Sections 901 and 902 of the UFC. For every facility, building or portion of a building hereafter constructed or moved within Chelan County when any portion of the facility or any portion of an exterior wall of the first story of the building is located more than one hundred fifty feet from fire apparatus access route as measured by an approved route around the exterior of the building or facility, except:~~

~~(i) When buildings are completely protected with an approved automatic fire sprinkler system, the provisions of Section 902 of the UFC may be modified by the fire marshal.~~

~~(ii) When fire apparatus access roads cannot be installed due to location on property, topography, waterways, nonnegotiable grades or other similar conditions, the fire marshal is authorized to require additional fire protection as specified in the UFC.~~

~~(iii) When there are not more than two Group R, Division 3, or Group U Occupancies, as defined by the UFC, the requirements of Section 902 of the UFC may be modified by the fire marshal.~~

~~(iv) Whenever a proposed development, or portion thereof, creates four hundred ADT or greater, provisions for at least two ingress egress routes must be supplied. All accesses shall comply with the paving requirements per Chapter 15.30, Road Standards.~~

~~(C) High piled combustible storage, fire access will be provided per the UFC.~~

~~(D) During construction, alteration or demolition of a building, fire access shall be provided per the UFC.~~

~~(2) Fire Apparatus Access Road Markings. When required by the fire marshal, approved signs or other approved notices shall be provided and maintained for fire apparatus access roads in accordance with Chapter 15.30, Road Standards, to identify such roads and prohibit the obstruction thereof or both.~~

(3) Specifications. Specifications for required fire apparatus access roads shall meet the requirements of Chapter 15.30, Road Standards. (Res. 2000-127 (part), 10/17/00).

**15.40.030 — Minimum standards for water mains and fire hydrants.**

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(1) Require Water Supply for Fire Protection.

(A) All land upon which buildings or portions of buildings are hereafter constructed in or moved within Chelan County, or improved, shall be served by a water supply designed to meet the required fire flow for fire protection as set out in Section 15.40.040. Prior to the issuance of a building permit, written verification by the water purveyor of actual fire flow, calculated in accordance with Section 15.40.040 shall be provided to the fire marshal, except:

(i) Building permits for structures classified by the Uniform Building Code as Group U-1 occupancies (agricultural buildings, private garages, carports and sheds) that are restricted to private residential use only are exempt from the requirements of this section; provided, that riding arenas or other agricultural type structures used or accessed by the public shall not be exempt;

(ii) Building permits for single family detached dwellings, and mobile homes in mobile home parks are exempt from the requirements of this section.

(2) Special Conditions. The fire marshal shall have the authority to impose conditions on permits issued by the department of building/fire safety and planning where necessary to mitigate fire hazards.

(3) Fire Hydrant Spacing.

(A) Fire hydrant locations shall be determined by the fire marshal, in coordination with the water purveyor. The fire marshal may use Appendix III-B of the Uniform Fire Code as a guide when determining fire hydrant locations subject to the following exceptions:

(i) Fire hydrants serving single family or duplex dwellings shall have a maximum lateral spacing of one thousand feet with no lot or parcel in excess of five hundred feet from a fire hydrant when serving lots greater than forty three thousand five hundred sixty square feet (one acre);

(ii) Fire hydrants serving single family or duplex dwellings shall have a maximum lateral spacing of six hundred feet with no lot or parcel in excess of three hundred feet from a fire hydrant when serving lots less than forty three thousand five hundred sixty square feet (one acre);

(iii) Fire hydrants serving commercial developments shall have a maximum lateral spacing of three hundred feet with no lot or parcel in excess of one hundred fifty feet from a fire hydrant.

(B) For dead end streets or roads the fire marshal may make adjustments to the lateral spacing requirements to facilitate locating the fire hydrant at or near the intersection and fire hydrants shall be located at or near street intersections whenever possible.

(C) All fire hydrants shall be accessible to the fire department by roadways or accesses meeting the requirements of Chapter 15.30, Road Standards, and the requirements of this chapter.

(D) When fire hydrants cannot be installed in conformance with this chapter, the fire marshal shall confer with the water purveyor and provide for alternate locations as allowed by the UFC.

(4) Fire Hydrant Installation and Maintenance Requirements. The standards contained in this section apply to all new fire hydrant installations and to replacement of existing hydrants on public water systems that are required by the UFC to provide fire flow:

(A) The installation of all fire hydrants shall be in accordance with sound engineering practices and supplied by mains as prescribed by this chapter. Fire hydrants shall be installed, tested and charged prior to the start of construction, unless otherwise approved by the fire marshal.

- ~~(B) All fire hydrants shall be accessible to the fire department by public or private roads or approved fire apparatus access roads meeting the requirements of Article 9 of the UFC and this chapter.~~
- ~~(C) Approval of fire hydrant types must be obtained prior to installation from the water purveyor or, in the absence of a water purveyor, from the fire marshal.~~
- ~~(D) All elements of fire hydrant installation including water mains, pipes, valves and related components shall conform to the UFC, National Fire Protection Association (NFPA) Standard 24, 1995 Edition, and American Water Works Association (AWWA) Standard C502-94.~~
- ~~(E) Fire hydrants shall conform to AWWA Standard 502-80 for post-type, dry-barrel, self-draining hydrants suitable for at least a fifty-four-inch depth. Each hydrant shall be equipped with a six-inch inlet, a minimum valve opening of five and one-fourth inches, two two and one-half inch NST hose connections, and one four-inch Pacific Coast Thread (PCT) pumper port. All valves and caps shall open counterclockwise and have one one and one-half inch flat-point pentagon operation and cap nuts. Hydrants shall be breakaway traffic models. When two port fire hydrants are replaced, they shall be replaced with three port hydrants.~~
- ~~(F) Quick coupling type steamer port fittings as approved by the fire marshal shall be provided on new fire hydrants when required by the local fire district.~~
- ~~(G) Hydrants shall stand plumb and be set to the finished grade. The bottom of the lowest outlet shall be no less than eighteen inches above the grade. There shall be a thirty-six-inch radius of clear area around the hydrant for the operation of a fire hydrant wrench on the outlets and the control valve. The pumper port shall face the street, or where the street cannot be clearly identified, the port shall face the most likely route of approach of the fire truck while pumping, as determined by the fire marshal. The fire hydrant shall be installed within fifteen feet from the street or access roadway.~~
- ~~(H) Fire hydrants shall be a minimum of fifty feet from a commercial structure to be served and no further than one hundred feet from a fire department connection if present.~~
- ~~(I) The fire hydrant lateral shall be designed to deliver the required fire flow.~~
- ~~(J) Fire hydrants shall not be obstructed by structures, fences, the parking of vehicles, or vegetation. Fire hydrant visibility shall not be impaired within a distance of seventy-five feet in any direction of vehicular approach to the fire hydrant.~~
- ~~(K) Fire hydrants subject to possible vehicular damage shall be adequately protected with guard posts in accordance with the UFC.~~
- ~~(L) Fire hydrants shall be provided along public and private access roads, and when practical shall be located at street intersections.~~
- ~~(M) Fire hydrant systems shall be maintained in an operative condition at all times and shall be repaired where defective. Additions, repairs, alterations and servicing shall be in accordance with approved standards. Fire hydrant systems shall be subject to such periodic tests as required by the fire marshal.~~
- ~~(N) When any portion of the facility or building protected is in excess of one hundred fifty feet from a water supply on a public street, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided.~~
- ~~(O) The fire district may, in accordance with an agreement with the water purveyor, test fire hydrants for flow capability and may color code tops of existing public and private fire hydrants, with the proper notification to the water purveyor. For all new fire hydrant installations, either public or private, the developer shall color code the tops of the fire hydrant(s) to designate the level of service being provided by the fire hydrant. Color coding for existing and new fire hydrants shall be in accordance with the following:~~



Green	1,000 to 1,499 GPM
Orange	500 to 999 GPM
Red	Less than 500 GPM
Black	Private

~~(P) Internal maintenance of public fire hydrants shall be the responsibility of the recognized water purveyor. Private fire hydrants and mains shall be protected and maintained by the owners in accordance with National Fire Protection Association (NFPA) Pamphlet No. 24.~~

~~(Q) The water purveyor shall submit documentation to the fire marshal indicating which entity is responsible for proper installation, operation and maintenance of fire protection facilities associated with public water systems. The statement shall also indicate which fire district or utility is responsible for repair and maintenance of fire hydrants in unincorporated Chelan County.~~

~~(R) Vehicles shall not be parked within fifteen feet of a fire hydrant or fire department connection or a fire protection system control valve.~~

~~(5) Water Main Specifications. The following requirements shall apply to all water main construction except for those systems served by a public water purveyor that requires alternative water main specifications:~~

~~(A) New or replaced water mains providing fire flow shall be a minimum of six inches in diameter and be designed to deliver fire flow required by the UFC. All dead end water mains in excess of fifty feet which provide fire flow shall be a minimum eight inches in diameter.~~

~~(B) When existing water mains are replaced, replacement mains shall be sized to meet minimum fire flow requirements.~~

~~(6) Compliance Procedures. Compliance requirements prior to final approval of activities subject to this chapter include:~~

~~(A) Water system plans and specifications, consistent with this chapter, and stamped by a registered professional engineer shall be submitted to the department of building/fire safety and planning.~~

~~(B) Water system plans shall be approved by the water purveyor or, in the absence of a water purveyor, by the fire marshal.~~

~~(C) The approved water system must be installed and placed in service.~~

~~(7) Fire Department Notification. The fire department shall be notified as soon as practicable when a fire hydrant or water main is placed out of service and upon restoration of service. The water purveyor shall mark out of service fire hydrants by bagging or other means approved by the fire department.~~

~~(8) Water Purveyor Authority. Nothing in this chapter shall be construed to prohibit water purveyors from imposing more stringent requirements for the construction of water mains and fire hydrants. (Res. 2000 127 (part), 10/17/00).~~

~~**15.40.040 Fire flow requirements for buildings.**  
Appendix III A "Fire Flow Requirements for Buildings" of the UFC is adopted.~~

~~(1) Scope. The procedure determining fire flow requirements for buildings or portions of buildings hereafter constructed shall be in accordance with Appendix III A. Appendix III A does not apply to structures other than buildings.~~

~~(2) Modifications.~~

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~~(A) Fire flow requirements may be modified downward by the fire marshal for isolated buildings or a group of buildings in rural areas or small communities where the development of full fire flow requirements is impractical.~~

~~(B) Fire flow may be modified upward by the fire marshal where conditions indicate an unusual susceptibility to group fires or conflagrations. An upward modification shall not be more than twice that required for the building under consideration.~~

~~(3) Fire Area. The fire area shall be the total floor area of all floor levels within the exterior walls, and under the horizontal projections of the roof of a building, except as modified in this section.~~

~~(4) Area Separation:~~

~~(A) Portions of buildings that are separated by one or more four-hour area separation walls constructed in accordance with the building code, without openings and provided with a thirty-inch parapet, are allowed to be considered as separate fire areas.~~

~~(B) The fire area of buildings of Type I and Type II F.R. construction, as defined in the current edition of the Uniform Building Code (UBC), shall be the area of the three largest successive floors.~~

~~(5) Fire Flow Requirements for Buildings.~~

~~(A) The minimum fire flow and flow duration requirements for one and two-family dwellings having a fire area which does not exceed three thousand six hundred square feet shall be seven hundred fifty gallons per minute. Fire flow and flow duration for dwellings having a fire area in excess of three thousand six hundred square feet shall not be less than that specified in Table A-III-A-1 of the UFC, except that reduction in required fire flow of fifty percent, as approved, is allowed when the building is provided with an approved automatic sprinkler system.~~

~~(B) The minimum fire flow and flow duration for buildings other than one and two-family dwellings shall be as specified in Table A-III-A-1 of the UFC, except that a reduction in required fire flow of up to seventy-five percent, as approved, is allowed when the building is provided with an approved automatic sprinkler system. The resulting fire flow shall not be less than one thousand five hundred gallons per minute. (Res. 2000-127-part), 10/17/00).~~

**~~15.40.050 — Fire protection within the wildland urban interface.~~**

~~The fire marshal will impose the standards outlined in this section when reviewing applications for development permits within the wildland urban interface area. These requirements apply to subdivisions, planned developments, binding site plans and other similar development permits.~~

~~(1) Wildland Urban Interface Area. The current edition of the Chelan County fire map, developed by the Washington State Department of Natural Resources, will be used to define urban wildland interface zones within Chelan County. All areas shown on the Chelan County fire map as having moderate, high, or extreme risk hazard are considered to be within the wildland urban interface areas of Chelan County.~~

~~(2) Development Standards Within the Wildland Urban Interface. Class A roofing/noncombustible roof covering, as defined in the Uniform Building Code, shall be used in all areas of Chelan County with a minimum hazard risk rating of moderate as shown on the Chelan County fire map. Class A roofing shall be one of the following:~~

~~(A) Cement shingles or sheets;~~

~~(B) Exposed concrete slab roof;~~

~~(C) Ferrous or copper shingles or sheets;~~

~~(D) Slate shingles;~~

~~(E) Clay or concrete roofing tile;~~

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~~(F) Approved roof covering of noncombustible material.~~

~~(3) Other Guidelines. The fire marshal may reference the current edition of the following publications when reviewing development projects in the wildland-urban interface for determining specific fire protection requirements necessary for approval:~~

~~(A) Urban Wildland Interface, by the International Fire Code Institute;~~

~~(B) NFPA 299, Standard for Protection of Life and Property from Wildfire prepared by National Fire Protection Association Technical Committee on Forest and Rural Fire Protection. (Res. 2000-127 (part), 10/17/00).~~