



CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT

2022 Comprehensive Plan Map Amendment
Staff Report

TO: Chelan County Planning Commission
FROM: Chelan County Community Development
HEARING DATE: October 26, 2022
FILE NUMBER: CPA 22-089, County RR2.5 to RW

RECOMMENDED MOTION

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

- A. Move to recommend **approval** of the Comprehensive Plan Amendment to change the land use designation and zoning for the subject properties (3.73 acres) from Rural Residential/Resource (RR2.5) to Rural Waterfront (RW) near the Manson Urban Growth Area, given file number CPA 22-089, based upon the findings of fact and conclusions of law contained within the October 26, 2022 staff report.

GENERAL INFORMATION

Applicant	Ken & Cheryl Spohn 7300 Long Lake Rd SE Port Orchard, WA 98367
Situs Address	4720 Wapato Lake Rd Manson, WA 98831
Parcel Number	261712420225 – PID 68521
Existing Comp Plan Designation	RR2.5
Proposed Comp Plan Designation	RW
Existing Site Conditions	SFR and 2 outbuildings
Application Date	February 17, 2022
Determination of Complete Application	March 18, 2022 (default)
Notice of Application	Not applicable for legislative actions per 14.08.050 (4)(d), but was mailed to surrounding property owners and published on September 1, 2022

Planning Commission Workshop	September 27 and 28, 2022
Notice of Application to Surrounding Properties	Not applicable for legislative actions per 14.08.050 (4)(d).
Planning Commission Notice of Hearing Published and sent to Surrounding Properties	October 12, 2022
Planning Commission Hearing on	October 26, 2022
60-day State agency review	Initiated: October 6, 2022
SEPA Determination	October 12, 2022

SEPA Environmental Review

A Determination of Non-Significance was issued under WAC 197-11-355 for CPA 22-089 on October 12, 2022 (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 a review of a completed environmental checklist and other information on file with the lead agency.

Agency Comments: None received to date. (If received prior to hearing, will be Attachment 2.)

Public Comment: None received to date. (If received prior to hearing, will be Attachment 2.)

60-Day Notice: Sent to Department of Commerce October 6, 2022.

PROJECT DESCRIPTION – CPA 22-089

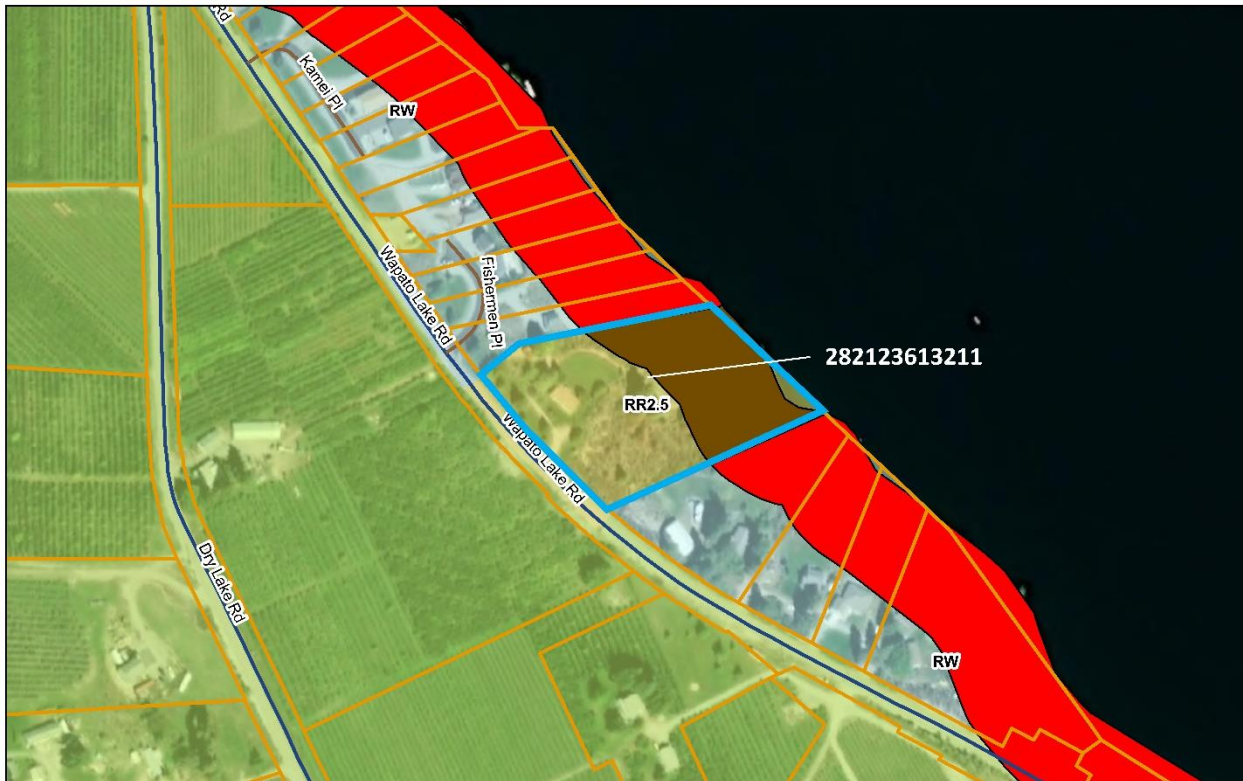
Proposal: An application for a Comprehensive Plan map amendment and associated rezone was submitted to change the land use designation and zoning for the subject properties (3.73 acres) from Rural Residential/Resource (RR2.5) to Rural Waterfront (RW). The property is located in a rural and agricultural area northwest of the Manson Urban Growth Area. The subject property is located at 4720 Wapato Lake Road and further identified by Assessor Parcel No: 282123613211.

A rural shoreline designation applies, and would be retained.

See Attachment 4 for file of record.

Chelan County Land Use / Zoning and Shoreline Designations

CPA 22-089: RR2.5 to RW



September 28, 2022

Parcels
 Rural
 COMMERCIAL AGRICULTURAL LANDS
 SUBJECT PARCEL

Roads
 Urban
 RURAL RESIDENTIAL/RESOURCE 2.5

Chelan County
 RURAL WATERFRONT

Private

0 0.03 0.05 0.1 mi
 0 0.04 0.08 0.16 km
 Maxar Web AppBuilder for ArcGIS

Maxar | Aspect Consulting LLC (2021) - based on WRIA Boundaries (Washington Department of Ecology), 8th and 10th digit hydrologic units (HUCs) from the National Watershed Boundary Dataset (WBD) | Brad Scott - Community Development | The Watershed

Density: The current Rural Residential/Resource (RR2.5) land use designation allows a density of one dwelling unit per 2.5 acres. The standard lot size of the RR 2.5 zone is one (1) dwelling unit per 2.5 acre. Under the proposed Rural Waterfront (RW) designation, there is less than 1 acre per dwelling unit when consistent with the Health District standards for onsite septic.¹ The existing lot shares a boundary with properties that are designated Rural Waterfront (RW) to the west and east sides, also fronting the lake.

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.

¹ Per CCC 11.16.020(1): Minimum Lot Size. Lot sizes, which measures to include ten percent of the adjoining public rights-of-way, shall be in accordance with the Chelan-Douglas health district standards for public or community water and sewage disposal; however, in no case shall lot size be less than twelve thousand square feet, except for cluster subdivisions approved pursuant to Title 12 of the Chelan County Code or planned development districts approved pursuant to Chapter 11.76 of this title.

The following Comprehensive Plan policies are relevant to the request for CPA 22-089:

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 3.2: Permit development of rural areas adjacent to urban growth areas at densities that will allow for orderly extension of urban utilities and services as urban growth areas expand in the future.

RE 3.5: Where consistent with State and local requirements, encourage innovative site designs that utilize community water systems.

RE 3.8: Appropriate rural densities and designations should be applied which maintain the rural character, accommodate rural population projections and can be provided with rural services within the constraints of the County Budget and Capital Facility Plan.

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.

RE 3.10: Necessary public facilities and public services may be provided for the development, infill, and redevelopment of existing intensely developed residential, mixed use, shoreline, commercial and industrial areas outside of urban growth areas. Provision of such services shall not be provided in a manner which permits low density sprawl outside of the boundary of the designation area.

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.

H 2.3: Where appropriate, provide for higher density residential housing developments within existing residential communities and urban growth areas, where adequate infrastructure and services can be provided.

H 4.6: Major concentrations of housing should be located in areas with access to existing and projected transportation systems to minimize expansion of road systems.

RR2.5, Rural Residential: 1 Dwelling Unit Per 2.5 Acres and Locational Guidelines

Purpose: To maintain the range of rural development opportunities consistent with the rural character and rural development provisions outlined in the goals and policies of this comprehensive plan. These areas can provide buffering or transitions between existing rural developments and areas of higher or lower densities. This designation should not function as an urban reserve area, although these areas may someday be incorporated into an urban growth area.

Uses appropriate for these areas include: residential; agriculture; and forestry. Additional uses may be considered with supplemental provisions. These provisions shall address performance standards, impacts to the surrounding area, and be consistent with the goals and policies of the comprehensive plan. Such uses may include: intensification of existing development or new development of small scale recreational or tourist uses that rely on a rural location or setting but that do not include a new residential component; intensification of development on lots containing existing isolated nonresidential uses or new development of isolated cottage industries and isolated small-scale businesses that are not Chelan County Comprehensive Plan December 2017 Rural Element Page 10 of 17 principally designed to serve the existing and projected rural population and nonresidential uses, but do provide job opportunities for rural residents; home occupations; bed and breakfasts; and community facilities.

Density: One (1) dwelling unit per 2.5 acres. Clustering consistent with the underlying densities and the rural character and rural development provisions of the goals and policies of the comprehensive plan may be permitted. Topography, critical areas, other environmental constraints, and compliance with all other applicable development standards shall be considered in the provisions to allow for clustering.

Locational Guidelines:

1. **Geographical and Geological Characteristics** The area may have moderate soil limitations and may have other limited physical constraints to development. The area may be immediately adjacent to existing residential or rural developments. The area may be adjacent to urban growth areas.
2. **Natural Resources.** The area has limited resource management potential. The area may be adjacent to resource lands.
3. **Public Services.** Uses do not require extension or provision of urban levels of services. Rural governmental services and infrastructure are typically available, planned and or funded for.
4. **Existing Land Uses.** Single family residences, agricultural uses, cottage industries and small businesses, and other rural development may be present. Predominant parcel sizes are currently 2.5 acres or greater in size but typically less than 5 acres.

Rural Waterfront (RW) and Locational Guidelines:

This designation is considered an implementation of a Type 1 LAMIRD as described above, consistent with the Growth Management Act.

Purpose: This designation will provide the opportunity for the development, redevelopment and infill of existing intensely developed shoreline areas for residential, and water related/water dependent recreational and tourist development consistent with the rural character and rural development provisions outlined in the goals and policies of this comprehensive plan. These areas provide a distinct water related lifestyle. Potential impacts to the surrounding area, critical areas, and water quality shall be addressed. These areas must be clearly identifiable as existing intensely developed rural shorelines; where a logical boundary can be delineated and set by the built environment. Such a boundary shall not permit or encourage a new pattern of sprawling low density or urban type development.

Uses appropriate for these areas include: open space and developed open space; residential; agriculture; and forestry. Additional uses may be considered with supplemental provisions. These provisions shall address performance standards, impacts to the surrounding area, and be consistent with the goals and policies of the comprehensive plan. Such uses may include: intensification of existing development or new development of small scale water related/water dependent recreational or tourist uses, including commercial facilities to serve those recreational or tourist uses, that rely on a rural location or setting but that do not include a new residential component; intensification of development on lots containing existing isolated nonresidential uses; home occupations; bed and breakfasts; and community facilities.

Density: May allow for less than 1 acre per dwelling unit, when consistent with the Health District standards. The provision of necessary public facilities and services shall not permit or encourage low density sprawl or urban type development outside of the designation boundary. Existing urban governmental services in some areas, may allow for higher densities than those with rural governmental services.

Clustering consistent with the underlying densities and the rural character and rural development provisions of the goals and policies of the comprehensive plan may be permitted. Topography, critical areas, other environmental constraints, and compliance with all other applicable development standards shall be considered in the provisions to allow for clustering.

Locational Guidelines:

1. **Geographical and Geological Characteristics:** Parcels are located on or near shorelines identified by the Chelan County Shoreline Master Program. The area may have moderate soil limitations and may have other limited physical constraints to development.
2. **Natural Resources:** This designation shall not be applied on resource lands of long term commercial significance.
3. **Public Services:** Necessary public facilities and public services to serve the development, redevelopment or infill of these areas may be provided. There may be some existing urban Chelan County Comprehensive Plan December 2017 Rural Element Page 14 of 17 governmental services. Rural governmental services are typically available, planned and or funded for.
4. **Existing land uses:** Seasonal and year-round residences, tourist and recreational activities and other rural development may be present. Predominant parcel sizes are 1 acre or smaller.

Chelan County Shoreline Master Program

3.2.3. Rural Environmental Designation

B. Designation criteria. The “Rural” shoreline environment designation is assigned to shoreline areas that possess high capabilities to support or currently do support active agriculture uses, or those areas appropriately planned for or occupied by low-density residential development that may be found in various Limited Areas of More Intense Rural Development (LAMIRD) zones. In addition, this designation provides for protection of lands with recreational value or unique historic or cultural resources. Areas where low-intensity outdoor recreation uses or developments would be appropriate and compatible with other uses and the physical environment, and where the shoreline has been developed with low-intensity water- oriented uses are also appropriate for designation as Rural.

C. Management policies. Development within the “Rural” shoreline environment designation shall be consistent with the following policies:

6. New development should reflect the character of the surrounding area by limiting residential density, providing permanent open space and maintaining adequate buffers from the shoreline.

Countywide Planning Policies

CPP 5 I A. Assess current price structure and availability of housing options.

CPP 5 I C. Assess the need for additional units based upon population projections including owned, rented and shelter units and including an assessment of second home ownership

REVIEW CRITERIA

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

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

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

Finding of Fact: The Growth Management Act under RCW 36.70A.020 contains planning goals that include, but are not limited to, 1) Urban Growth, 2) Reduce Sprawl, 3) Housing, and 4) Economic Development. The proposed land use change to Rural Waterfront encourages more housing in an area that already is designated mainly for Rural Waterfront.

Conclusion: The proposed land use change is consistent with the GMA goals and with County-wide Planning Policies. With changing the zoning, it will allow the parcel to be consistent with the surrounding properties, and encourage housing in an area that already has a higher density of housing.

- 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 the Rural Element policies LU 1.7, RE 2.6, RE 3.2, RE 3.9, and H 2.3, by encouraging infill development in an area with a greater density already existing.

Conclusion: The proposed change would not alter the rural residential nature of the area; rural-level infrastructure is in place with the Lake Chelan Reclamation District who provides public water and the Chelan-Douglas Health District which provides permits for septic systems. The type and amount of necessary permits would be determined at time of a development proposal. Keeping the proposed amendment is consistent with and supports the goals and policies of the Chelan County Comprehensive Plan.

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

Finding of Fact: The proposed amendment would change the subject properties (3.73 acres) from Rural Residential/Resource 2.5 (RR2.5) to Rural Waterfront (RW) northeast of the Manson Urban Growth Area. The existing lots share a boundary with properties that are also designated RW.

The Rural Waterfront zone is intended for areas suited for outdoor water recreation while maintaining rural character.

Conclusion: Based on the designation/siting criteria for RW designations, as outlined in the Comprehensive Plan, the proposed amendment would be consistent.

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

Finding of Fact: Access is from Wapato Lake Road, county rights of way. No alteration of the Capital Facility Element or Transportation Element is expected as a result of the proposal.

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 (north and south) are Rural Waterfront and across the street (west) is Commercial Agricultural Lands (AC), while east of the property is Wapato Lake with the zoning on the other side of the lake being zoned RR 10 and RR 5.

Wapato Lake is denser and designated RW on one side, which is where this property is located.

Conclusion: The proposed amendment does not adversely affect the surrounding land uses.

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

Finding of Fact: The subject site would be developed into four lots, each with a dwelling unit.

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 additional residential uses, thereby accommodating projected growth in the unincorporated areas of Chelan County. The potential development of 2 to 3 additional dwelling units 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; RW allows a greater density than RR 2.5, but RW would be consistent with adjacent lands. It would remove a "spot zone" that treated it differently (potentially because of existing parcel size). It would slightly add density but not out of character with the lake on the west side. RW zone standards promote a cluster of housing that will respect lake shoreline use and buffer standards.

From the Comprehensive Plan, additional housing in rural areas should be clustered together, and these additional units are already surrounded by Rural Waterfront housing.

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

Finding of Fact: The proposed amendment would accommodate the general public by adding additional single-family home dwelling units in the rural area of the county.

The proposed amendment is not anticipated to impact the general public negatively in regard 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, since services are already located near the area and this would only add a slight increase in density.

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 October 12, 2022.
5. The required State agency review with the Department of Commerce (COM) and other State agencies initiated on October 6, 2022 (Attachment 3), pursuant to RCW 36.70A.106.
A request for a Comprehensive Plan Map Amendment and zoning amendment was submitted to change the land use designation for the subject properties (3.73 acres) from Rural Residential/Resource (RR2.5) to Rural Waterfront (RW) near the Manson urban growth area. The subject property is located at 4720 Wapato Lake Rd and further identified by Assessor Parcel No: 282123613211.
 - a. The location and characteristics of the property are consistent with Chelan County Comprehensive Plan designation for RW, as outlined in this staff report.

CONCLUSIONS OF LAW

1. The amendment to the Chelan County Comprehensive Plan is consistent with the requirements of the Growth Management Act (RCW 36.70A), Chelan County Comprehensive Plan and County-Wide Planning Policies.
2. The amendment does comply with the Comprehensive Plan designation/siting criteria.
3. The amendment does not adversely affect the surrounding land uses.
4. The amendment does not adversely affect designated resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.
5. The amendment does not adversely affect the supply of land for various purposes available to accommodate projected growth over the twenty-year planning period covered by the Comprehensive Plan.
6. Reviewing agencies and the general public were given an opportunity to comment on the proposed amendments.
7. The amendments are consistent with Chelan County Code Title 14 Development Permit Procedures and Administration.
8. The requirements of RCW 43.21C, the State Environmental Policy Act and WAC 197-11, SEPA Rules have been satisfied.

STAFF RECOMMENDATION

The Chelan County Planning Commission may make a motion to recommend approval or denial of the proposed Comprehensive Plan Amendment and rezone 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 and zoning map amendment to change the land use designation and zoning for the subject property (3.73 acres) from Rural Residential/Resource (RR2.5) to Rural Waterfront (RW) near the Manson Urban Growth Area, given file number CPA 22-089, based upon the findings of fact and conclusions of law contained within the October 26, 2022 staff report.

ATTACHMENTS

1. SEPA Determination, signed October 12, 2022
2. 60-day Review Acknowledgment Letter from WA Dept. of Commerce
3. File of Record for CPA 22-089



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)

Date of Issuance: October 12, 2022

Lead Agency: Chelan County Department of Community Development

Agency Contact: Deanna Walter, Interim Community Development Director
CD.Director@co.chelan.wa.us
(509) 667-6225

File Number: CPA 22-089

Project Description: Proposal to change the land use designation and zoning for the subject properties (3.73 acres) from Rural Residential/Resource (RR2.5) to Rural Waterfront (RW).

Project Location: 4720 Wapato Lake Road (Manson area)

Parcel Number: 282123613211

Owner: Ken and Cheryl Spohn

Agent: N/A

Chelan County has determined that this proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030. We have reviewed the attached Environmental Checklist.

This determination is based on the following findings and conclusions:

The proposal is consistent with adjacent property designations and uses. The proposed land use designation and zoning change is not expected to have environmental impacts that cannot be mitigated. Any future construction would be subject to the Chelan County code, including, but not limited to, shoreline master program regulations (Chapter 13.22 CCC), critical areas regulations (Chapters 11.77 to 11.86 CCC), zoning (Title 11) and subdivision (Title 12) regulations, and stormwater regulations (Chapter 13.18 CCC).

This DNS is issued under WAC 197-11-340(2) and the comment period will end 5 pm on October 26, 2022.


Responsible Official: Deanna Walter, Interim Director / SEPA Responsible Official

Address: Chelan County Department of Community Development

316 Washington Street, Suite 301
Wenatchee, WA 98801
(509) 667-6225
(509) 667-6225

Phone:

Signature:


Deanna Walter, SEPA Responsible Official

Date:



Application for a Comp Plan Amendment

A SEPA Checklist / See Attached

A detailed statement of what is proposed to be changed and why.

Introduction:

We are Cheryl and Ken Spohn, owners of 4720 Wapato Lake Rd, Manson WA. and a married couple that lives in Port Orchard WA. for the past 20 years. Cheryl is currently a 1st grade teacher (South Kitsap School District) and has been in the educational field for the past 30 years. After 34 years in the Fire Service, Ken recently retired from Eastside Fire and Rescue. We have two daughters, ages 28 and 25. Both are educators, the oldest in Federal Way and the youngest, in Memphis Tennessee.

The Goal:

After visiting with close friends who purchased their retirement home in Manson, we fell in love with the area and bought property in Manson. We hope to eventually build our retirement home there. To achieve our goal, as you can imagine, there are many financial and logistical benchmarks that need to be met before "move in day".

The first step, and the reason for this proposal, is to change the zoning of our property from Rural residential/resource: one dwelling unit per 2.5 acres (RR2.5) to Rural Waterfront which would put us inline with the surrounding neighbors. This will allow us to sub-divide our 3.7 acres in to 3 to 4 properties. We would develop and sell 2 to 3 of these properties providing us with the fund to build our home spend our retirement in. (See attached zoning map)

Explanation of how the change is consistent with the goals of the Washington State Growth Management Act.

We feel our plans meet the definition of Rural Waterfront (RW).

This designation will provide the opportunity for the development, redevelopment, and infill of existing intensely developed shoreline areas for residential, and water-related/water-dependent recreational and tourist development consistent with the rural character and rural development provisions outlined in the goals and policies of the comprehensive plan.

These areas provide a distinct water-related lifestyle. Potential impacts to the surrounding area, critical areas, and water quality shall be addressed.

These areas must be clearly identifiable as existing intensely developed rural shorelines; where a logical boundary can be delineated and set by the built environment.

Uses appropriate for these areas include open space and developed open space; residential; agriculture; and forestry.

The SEPA Check List address performance standards, impacts to the surrounding area, and is consistent with the goals and policies of the comprehensive plan

Growth management supports a growing economy, more jobs, and a strong tax base for City and County services

FEB 17 2022

Statement of how the amendment complies with the Chelan County Comprehensive Plan's goals and policies.

Rural Character

Our plan 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.

Open Space Lands

We believe that our neighborhood falls under the category of "Open Space Subdivisions". The County encourages open space cluster subdivisions which provides an important function, protecting habitat areas, reducing development on steep slopes (geologically hazardous areas) and preserving the scenic rural character of Chelan County.

Population Growth

We fall within the 20-year population growth category (appendix B). The County will continue to experience growth pressures on developable land and can be accommodated within the existing residential land use designations.

Residential Development Patterns

The following paragraph from page 17 of Chelan County's Comprehensive Plan describes our plan for rezoning. "The numerous water bodies of Chelan County provide opportunity for a mix of recreational and residential living adjacent to the water. It is common to find small lot development, primarily residential uses, along the shoreline. These areas were commonly platted prior to the Growth Management Act and reflect the County's character of rural recreational lifestyle. It is appropriate that newer developments provide for smaller lots and public access when consistent with the Shoreline Master Program."

Land Uses

Our property already falls under the #5 of the 11 categories." Single Family Residential includes a single home (including manufactured homes) on a lot as the primary activity, land use codes 11 and 19".

Goals and Policies for Land Uses

By allowing us to rezone and subdivide we will turn an unmaintained weedy, scrub-brush land into properties that will be in line with our neighbors and help protect the environment by following the Shoreline Management 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."

"Rationale: The placement of should take into consideration compatibility with the character of existing and future residential areas."

Explain how the proposed change would serve the interests of the applicants as well as the public, including health safety of welfare.

If we are allowed to rezone and build, the development can have a positive impact on the environment. Along with following the Shoreline Management Act, Chelan County will require us to have new homes built to current codes and clean up possible contamination on the site from a previous owners.

Besides allowing us a home to retire to, residential construction stimulates growth in retail, real estate, equipment, manufacturing plants, schools, and tourism.

The rezoning and subdividing will bring 2-3 more tax parcels helping with County funded programs such as Chelan County Fire District 5 and Manson School District.

FEB 17 2022

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:

4720 Wapato Lake Rd Rezoning Project

2. Name of applicant:

Cheryl Chatham-Spohn and Ken Spohn/Owners

FEB 17 2022

3. Address and phone number of applicant and contact person:

7300 Long Lake Rd SE Port Orchard WA 98367, 206-755-9443, Ken Spohn

4. Date checklist prepared:

1/18/2022

5. Agency requesting checklist:

Chelan County / Community Development

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

Project is planned to begin summer/fall of 2023.

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

Yes. The goal is to re-zone from RR2.5 to RW and construct 2 to 3 additional homes on the site.

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

Geologic Hazard Assessment, Topographic Survey, and Septic Site Evaluation.

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.

No

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

Unknown

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.)

The goal is to re-zone from RR2.5 to RW and construct 2 to 3 additional homes on the site.

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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.

Address:

4720 Wapato Lake Rd, Manson WA 98831

Abbreviated Legal Description:

HIGHLINE NO 8 LOT 815, LOT 2 SP 3330, 3.7300 ACRES

Property ID:

48402

Geographic ID:

282123613211

B. Environmental Elements [HELP]

1. Earth [help]

a. General description of the site:

It is located on the north side of Wapato Lake Road. The lot is currently in open space and 3.73 acres in size. The lot terrain ranges from flat at the frontage on Wapato Lake Road to 60% as it drops down to the Wapato Lake shoreline.

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

The range is 0-60%

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.

The geologic structure is described as Drift (Qgd) that is described as a combination of till, outwash and glaciolacustrine deposits. This material was laid down in the latter period of the Wisconsin deposits because of the Cordilleran Ice Sheet. Typically found in valley bottoms and as mantles on the uplands this material may include alluvium, peat, loess or mass-wasting deposits.

The overlying soils on the site are described as Chelan gravelly sandy loam (CgE). The Chelan soil series consist of well-drained, moderately coarse

textured soils that formed in pumice, volcanic ash and loess over non-sorted, gravelly, cobbly, or bouldery deposits of ablation glacial till. They are commonly found in association with Antilon, Entiat and Margerum soils. In a representative profile the surface layer is gray gravelly sandy loam about 18 inches thick. Below this is dark grayish-brown gravelly sandy loam for another 17 inches. The substratum is pale brown very gravelly sandy loam that extends to a depth of 60 inches.

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

Per the Geologic Hazard Assessment there is no indication or history of unstable soils.

Review Comment:
Site is mapped as subject to erosion.

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.

Once rezoned, there will be plans prepared for 2 to 3 additional homes that may require some excavation and grading depending on the permit process.

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

Per the Geologic Hazard Assessment, no.

Review Comment:
Chelan County GIS maps the area as subject to erosion.

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

Approximately 7100 sq. ft.

Existing 1500 sq. ft. home and 600 sq ft Pole Barn.
2 homes at 1500 sq. Ft.
1 home at 2000 sq. Ft.
No plans for asphalt.

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

We will work within Chelan County and the Shoreline Management Act guidelines to control erosion/run-off during construction and continue to follow Shoreline Master Program guidelines after construction is completed.

Review Comment: Apply conclusions and recommendations of 12/21 Phelps Geologic Hazard

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.

None.

Review Comment:
Construction could result in dust.

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

No.

Review Comment: The site is already developed with residential uses and nearby uses are rural residential and agriculture (e.g. orchards). No unusual emissions are anticipated.

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

When possible, we will recycle yard waste instead of burning slash piles.

3. Water [help]

Review Comment: At the time of construction the County could require dust control measures.

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.

Wapato Lake, no sources of water on our property that feed the lake.

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, work will be done outside the 200 ft. setback.

Review Comment: Shoreline Master Program applies in 200 feet.

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.

No dredging or fill.

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

No withdrawals or diversions.

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

No.

Resource: <https://www.floodsmart.gov>

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.

Review Comment: Future construction could result in erosion. County may require erosion control during construction.

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.

No, Lake Chelan Reclamation District will be our source for potable and irrigation 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.

Up to 4 residential septic systems total. The current 3-bedroom residential septic system plus up to 3 additional 3-bedroom septic systems.

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.

Since the soil is porous, runoff will be minimal. Water from gutter systems will be collected and the water will go into a "rain garden" for each new property. Reference: <http://www.cleanwaterkitsap.org/Pages/Rain-Gardens.aspx>

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

No, the septic designs will be in accordance with Chelan County guidelines.

Review Comment: Health Department will address appropriate septic designs.

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

No.

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

Any run-off and drainage systems will be in accordance with Chelan County guidelines.

Review Comment: Apply conclusions and recommendations of 12/21 Phelps Geologic Hazard Review.

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4. Plants [help]

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

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

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

Shrubs and grass

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

"If it contains disturbed areas, it is not unlikely that some of these same noxious weeds could be on the property in question." – Chelan County Noxious Weed Control Board

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

We will follow the Firewise Landscaping Guidelines provided by The 2017 WSU Master Gardeners publication: Fire Resistant Plants for Chelan/Douglas County

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

Eurasian watermilfoil
Tree-of-heaven
Reference: WA State Noxious Weed Data Viewer. See Attached Map

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.

Birds: hawk, eagle, songbirds
Mammals: deer
Fish: bass, trout

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

Mammals		
NAME		STATUS
Canada Lynx	Lynx canadensis	Threatened
Birds		
NAME		STATUS
Yellow-billed	CuckooCoccyzus americanus	Threatened
Fishes		
NAME		STATUS
Bull Trout	Salvelinus confluentus	Threatened

Reference: <https://ecos.fws.gov/ipac/location/IFVXR7ITFZFX5NM2SNYP6BMXJI/resources>

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

Unknown, no information can be found.

Review Comment:
Birds may migrate. See Shorebirds
<https://explorer.audubon.org>
<https://www.nature.org/>

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

None.

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

"No known aquatic invasive species at the residence, but Asian clams (Corbicula fluminea) are in Wapato Lake approximately 325 feet away."
– Washington State Department of Fish and Wildlife

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.

Electricity and fuel for construction.
Electricity and possibly solar for home heating.

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:

When feasibly possible, we will follow the LEED for New Construction guidelines.

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.

There are risks of fuel or vehicle/machinery fluid spills or leaks from excavation and construction equipment while working in the area. The contractors will be monitoring the work area. The risk of a spill or leak is not likely, and the contractors will have spill kits available at the project site if a spill should occur. Fueling of vehicles and machinery is completed upland and away from the lake.

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.

No known hazards.

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.

Fuel or vehicle/machinery fluid.

4) Describe special emergency services that might be required.

No special emergency services are anticipated. Chelan County Fire District will be contacted via 911 for any emergencies.

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

Fueling of contractor vehicles and machinery will be completed upland and away from Wapato Lake to prevent any source of fuel from entering surface waters. Contractors will provide spill kits on site in the event of an accidental spill.

b. Noise

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

None.

Review Comment: There may be temporary noise during future construction. Future homes could add trips to roads but not inordinate for the roads.

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

If the property is re-zoned, temporary typical residential construction noise. Our neighbors have been notified of our plans. We have asked them to contact us with any concerns or complaints.

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

If the property is re-zoned and before construction starts, we will notify our neighbors that construction will be starting and if they have any questions to contact the property owners.

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.

There will be no impacts on adjacent properties. The properties adjacent to ours are zoned Rural Waterfront (RW). We are zoned R2.5, all properties around us are RW (Rural Waterfront).

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 non-forest use?

The property is not working farmland or working forest land.

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

No.

c. Describe any structures on the site.

Currently, one house and a shop/pole barn.

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

No.

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

Residential 2.5.

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

To change the zoning from R2.5 to Rural Waterfront (RW).

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

Wapato Lake is under Chelan County's SLMP

Reference:

<https://fortress.wa.gov/ecy/ezshare/SEA/FinalSMPs/ChelanCounty/ChelanCo/ChelanCoSMP1994.pdf>

Review Comment: The current Shoreline Master Program designation is Rural; and the designation will remain with the rezone.

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?

4 Families, 4 to 12 people.

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

Zero.

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

No impacts.

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

By changing our current zone status from R2.5 to RW we will become compatible with the properties around us.

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

There are no impacts to agricultural and forest lands.

Review Comment: The properties to the west across the street are agricultural; the future residential uses are similar to homes on the east along the lake and not anticipated to impact long-term agriculture.

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

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

Once rezoning takes place, there will be 3-4 middle income housing units.

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

None.

Review Comment:
The RW zone may allow smaller lots and more homes but ultimate uses are limited by access, water, septic, etc.

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

None.

Review Comment: The zoning, subdivision, and other development regulations are intended to provide for compatibility. The RW zone would be consistent with zones to the north and south of the site.

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?

20 feet, the average height of a 2 story single-family home.

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

None.

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

The current state of the property is bare dirt and scrub brush. Once rezoning has taken place and construction of the homes are complete, the aesthetics will be improved.

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

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

Typical residential interior and exterior lighting.

- 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.

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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?

Water sports that include fishing and boating.

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.

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.

Review Comment:
The home was built in 1996.

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.

Unknown.

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.

Since this is a request to rezone the property, no studies will be done.

- 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.**

Once the property is rezoned, all Chelan County guidelines and permits for residential construction will be followed.

Review Comment: Properties in the area including the site are considered to have a high risk of archaeological resources. A survey is advised prior to construction. Source: WISAARD Map: <https://wisaard.dahp.wa.gov/Map>. Also can apply inadvertent discovery requirements.

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.**

Since this is a request for rezoning, there are no site plans currently.

- 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?**

The site is not affected. The closest transit stop is Manson Bay Park. (4 miles/9-minute drive from 4720 Wapato Lake Rd.)

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

If rezoned, each residential structure would most likely have a 2 car garage and driveway. No parking spaces would be eliminated.

- 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).**

If rezoned, only private driveways.

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

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?**

Unknown.

- 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.

Review Comment: Chelan County has adopted a Transportation Element to guide transportation investments considering planned growth. At a site level, single family homes would produce trips, and trips may occur during peak or non-peak times. Depending on the number of homes proposed, and future permit review requirements, a traffic study may be required.

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.

Review Comment: Future homes and residents may have a small incremental demand for public services.

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

None.

Review Comment: The County periodically reviews the Comprehensive Plan including capital facilities and public services in conjunction with service providers. Cumulative needs can be addressed at that time.

16. Utilities [help]

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.


Electricity, Water, Refuse service, Telephone, Septic system, Cable

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.

None.

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 KEN SPOHN
Position and Agency/Organization OWNER
Date Submitted: 1/20/22

D. Supplemental sheet for nonproject actions [HELP]

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

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

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

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

None.

Proposed measures to avoid or reduce such increases are:

Review Comment:
Potential for dust/erosion.
Dust and erosion control at time of construction can address.

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

This is a rezoning proposal so no impact to plants or animals.

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

Review Comment: Future construction would be subject to critical areas and shoreline regulations.

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

This is a rezoning proposal so no impact.

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

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

No impact.

Review Comment: Future construction would be subject to critical areas and shoreline regulations.

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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?**

If rezoned, the construction of residential units will follow Chelan County's Shoreline Management Act and Building permit process.

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?**

If rezoned, construction of residential units will have little to no demand on public transportation and little to no impact on 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.**

If rezoned, the construction of residential units will follow Chelan County's Shoreline Management Act and Building permit process.



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

10/10/2022

Ms. Deanna Walter
Interim Assisant Director
Chelan County
316 Washington Street Suite 301
Wenatchee, WA 98801

Sent Via Electronic Mail

Re: Chelan County--2022-S-4415--60-day Notice of Intent to Adopt Amendment

Dear Ms. Walter:

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 2022 Docket with Comprehensive Plan text and map amendments and amendments to the Zoning Code.

We received your submittal on 10/10/2022 and processed it with the Submittal ID 2022-S-4415. Please keep this letter as documentation that you have met this procedural requirement. Your 60-day notice period ends on 12/09/2022.

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

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

If you have any questions, please contact Growth Management Services at reviewteam@commerce.wa.gov, or call Jo Anne Wright, (509) 601-0385.

Sincerely,

Review Team
Growth Management Services



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

GENERAL LAND USE APPLICATION FORM

Parcel Number (APN): 282123613211 Lot Size: 3.7300 (Acres)
Parcel Address: 4720 Wapato Lake Rd. City/Zip Code: Manson /98831
Property Owner(s): Ken & Cheryl Spohn Zoning: R2.5
Mailing Address: 7300 Long Lake Rd SE
City/State/Zip Code: Port Orchard WA. 98367
Phone: 206-755-9443 E-mail: k-spohn@wavecable.com

Applicant/Agent (if different than owner): N/A

Company and Mailing Address: _____

City/State/Zip: _____ Phone: _____

E-mail: _____

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



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

Application For: (Check all that apply)

- | | |
|--|---|
| <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"/> Critical Area Determination |
| | <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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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):

Our goal is to re-zone from RR2.5 to RW and in the future, construct 2 to 3 additional homes on the site.

Narrative attached

Please complete the following:

SEPA Checklist and attachments, Application for comprehensive plan, GEO Hazard, Septic Evaluation, Boundary Map

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
South: Residential
East: Residential
West: Agricultural

4. What is the current use of the property? Residential

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: Lake Chelan Reclamation

7. Irrigation Water:
 N/A Yes (Private) Yes (Public) Irrigation District/Purveyor: Lake Chelan Reclamation

8. Fire District: Manson Fire Department School District: Manson 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: Wapato Lake Shoreline Environment Designation: _____
 Drainage or Seasonal Stream: _____ Wetland, if so what category: _____
 Cultural or Archeological: _____

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

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

13. Has site preparation been started on the site? If so, to what extent?
No

14. Are there plans for future additions, expansions, or further activity related to or connected with the proposal?
Our goal is to re-zone from RR2.5 to RW and later construct 2 to 3 additional homes on the site.

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

If rezoned, subdivision will start late 2024.

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 (please reference WAC 246-272A-0220 for Soil Table and Descriptions).
- N/A F. Within a sole source aquifer recharge area designated pursuant to the Federal Safe Drinking Water Act (**None currently designated in Chelan County**);
- N/A 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**);

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- 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*
- 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*
- Suplee: SuA, SuB, SuC, SuD, SuE, 0-6 inches (depth from surface), Very fine sandy loam; 18-31 inches (depth from surface), very gravelly sandy loam*
- Thow: TgD, 10-60 inches (depth from surface), very gravelly sandy loam; ThE 10-60 inches (depth from surface), very gravelly sandy loam*
- Tronsen: TrD, TrE, 8-60 inches (depth from surface), very gravelly clay loam*

CANNABIS DISCLOSURE SECTION

SUB-SECTION I: Circle

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

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

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

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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 1-509-661-8400 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)

- KS CCS 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.
- KS CCS 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.
- KS CCS 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.
- KS CCS 4. Additional permit applications and approvals may be necessary to conduct specific activities.
- KS CCS 5. Application fees are non-refundable, except when approve by the Board.
- KS CCS 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.

- KS CCS 7. Chelan County is hereby given consent to enter the property(ies) listed above.
- KE CCS 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.
- VS CCS 9. I certify that I possess full legal authority and rights necessary to exercise control over the subject property.
- VE CCS 10. I certify that this application has been made with the consent of the lawful property owner(s).
- VE CCS 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.
- VS CCS 12. This application shall be subject to all additions to and changes in the laws, regulations and ordinances applicable to the proposed development until a determination of completeness has been made pursuant to Section 14.08.030.

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

Owner Signature: [Signature] Place: Port Orchard WA Date: 2/14/22
Print Name: Ken Spohn

Owner/Applicant/Agent Signature: [Signature] Place: Port Orchard WA Date: 2/14/22
Print Name: Cheryl Chatham-Spohn

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

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Application for a Comp Plan Amendment

A SEPA Checklist / See Attached

A detailed statement of what is proposed to be changed and why.

Introduction:

We are Cheryl and Ken Spohn, owners of 4720 Wapato Lake Rd, Manson WA. and a married couple that lives in Port Orchard WA. for the past 20 years. Cheryl is currently a 1st grade teacher (South Kitsap School District) and has been in the educational field for the past 30 years. After 34 years in the Fire Service, Ken recently retired from Eastside Fire and Rescue. We have two daughters, ages 28 and 25. Both are educators, the oldest in Federal Way and the youngest, in Memphis Tennessee.

The Goal:

After visiting with close friends who purchased their retirement home in Manson, we fell in love with the area and bought property in Manson. We hope to eventually build our retirement home there. To achieve our goal, as you can imagine, there are many financial and logistical benchmarks that need to be met before "move in day".

The first step, and the reason for this proposal, is to change the zoning of our property from Rural residential/resource: one dwelling unit per 2.5 acres (RR2.5) to Rural Waterfront which would put us inline with the surrounding neighbors. This will allow us to sub-divide our 3.7 acres in to 3 to 4 properties. We would develop and sell 2 to 3 of these properties providing us with the fund to build our home spend our retirement in. (See attached zoning map)

Explanation of how the change is consistent with the goals of the Washington State Growth Management Act.

We feel our plans meet the definition of Rural Waterfront (RW).

This designation will provide the opportunity for the development, redevelopment, and infill of existing intensely developed shoreline areas for residential, and water-related/water-dependent recreational and tourist development consistent with the rural character and rural development provisions outlined in the goals and policies of the comprehensive plan.

These areas provide a distinct water-related lifestyle. Potential impacts to the surrounding area, critical areas, and water quality shall be addressed.

These areas must be clearly identifiable as existing intensely developed rural shorelines; where a logical boundary can be delineated and set by the built environment.

Uses appropriate for these areas include open space and developed open space; residential; agriculture; and forestry.

The SEPA Check List address performance standards, impacts to the surrounding area, and is consistent with the goals and policies of the comprehensive plan

Growth management supports a growing economy, more jobs, and a strong tax base for City and County services

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Statement of how the amendment complies with the Chelan County Comprehensive Plan's goals and policies.**Rural Character**

Our plan 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.

Open Space Lands

We believe that our neighborhood falls under the category of "Open Space Subdivisions". The County encourages open space cluster subdivisions which provides an important function, protecting habitat areas, reducing development on steep slopes (geologically hazardous areas) and preserving the scenic rural character of Chelan County.

Population Growth

We fall within the 20-year population growth category (appendix B). The County will continue to experience growth pressures on developable land and can be accommodated within the existing residential land use designations.

Residential Development Patterns

The following paragraph from page 17 of Chelan County's Comprehensive Plan describes our plan for rezoning. "The numerous water bodies of Chelan County provide opportunity for a mix of recreational and residential living adjacent to the water. It is common to find small lot development, primarily residential uses, along the shoreline. These areas were commonly platted prior to the Growth Management Act and reflect the County's character of rural recreational lifestyle. It is appropriate that newer developments provide for smaller lots and public access when consistent with the Shoreline Master Program."

Land Uses

Our property already falls under the #5 of the 11 categories." Single Family Residential includes a single home (including manufactured homes) on a lot as the primary activity, land use codes 11 and 19".

Goals and Policies for Land Uses

By allowing us to rezone and subdivide we will turn an unmaintained weedy, scrub-brush land into properties that will be in line with our neighbors and help protect the environment by following the Shoreline Management 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."

"Rationale: The placement of should take into consideration compatibility with the character of existing and future residential areas."

Explain how the proposed change would serve the interests of the applicants as well as the public, including health safety of welfare.

If we are allowed to rezone and build, the development can have a positive impact on the environment. Along with following the Shoreline Management Act, Chelan County will require us to have new homes built to current codes and clean up possible contamination on the site from a previous owners.

Besides allowing us a home to retire to, residential construction stimulates growth in retail, real estate, equipment, manufacturing plants, schools, and tourism.

The rezoning and subdividing will bring 2-3 more tax parcels helping with County funded programs such as Chelan County Fire District 5 and Manson School District.

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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:

4720 Wapato Lake Rd Rezoning Project

2. Name of applicant:

Cheryl Chatham-Spohn and Ken Spohn/Owners

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3. Address and phone number of applicant and contact person:

7300 Long Lake Rd SE Port Orchard WA 98367, 206-755-9443, Ken Spohn

4. Date checklist prepared:

1/18/2022

5. Agency requesting checklist:

Chelan County / Community Development

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

Project is planned to begin summer/fall of 2023.

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

Yes. The goal is to re-zone from RR2.5 to RW and construct 2 to 3 additional homes on the site.

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

Geologic Hazard Assessment, Topographic Survey, and Septic Site Evaluation.

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.

No

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

Unknown

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.)

The goal is to re-zone from RR2.5 to RW and construct 2 to 3 additional homes on the site.

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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.

Address:

4720 Wapato Lake Rd, Manson WA 98831

Abbreviated Legal Description:

HIGHLINE NO 8 LOT 815, LOT 2 SP 3330, 3.7300 ACRES

Property ID:

48402

Geographic ID:

282123613211

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

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

a. General description of the site:

It is located on the north side of Wapato Lake Road. The lot is currently in open space and 3.73 acres in size. The lot terrain ranges from flat at the frontage on Wapato Lake Road to 60% as it drops down to the Wapato Lake shoreline.

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

The range is 0-60%

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.

The geologic structure is described as Drift (Qgd) that is described as a combination of till, outwash and glaciolacustrine deposits. This material was laid down in the latter period of the Wisconsin deposits because of the Cordilleran Ice Sheet. Typically found in valley bottoms and as mantles on the uplands this material may include alluvium, peat, loess or mass-wasting deposits.

The overlying soils on the site are described as Chelan gravelly sandy loam (CgE). The Chelan soil series consist of well-drained, moderately coarse

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textured soils that formed in pumice, volcanic ash and loess over non-sorted, gravelly, cobbly, or bouldery deposits of ablation glacial till. They are commonly found in association with Antilon, Entiat and Margerum soils. In a representative profile the surface layer is gray gravelly sandy loam about 18 inches thick. Below this is dark grayish-brown gravelly sandy loam for another 17 inches. The substratum is pale brown very gravelly sandy loam that extends to a depth of 60 inches.

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

Per the Geologic Hazard Assessment there is no indication or history 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.

Once rezoned, there will be plans prepared for 2 to 3 additional homes that may require some excavation and grading depending on the permit process.

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

Per the Geologic Hazard Assessment, no.

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

Approximately 7100 sq. ft.

Existing 1500 sq. ft. home and 600 sq ft Pole Barn.
2 homes at 1500 sq. Ft.
1 home at 2000 sq. Ft.
No plans for asphalt.

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

We will work within Chelan County and the Shoreline Management Act guidelines to control erosion/run-off during construction and continue to follow Shoreline Master Program guidelines after construction is completed.

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.

None.

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

No.

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

When possible, we will recycle yard waste instead of burning slash piles.

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.

Wapato Lake, no sources of water on our property that feed the lake.

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, work will be done outside the 200 ft. setback.

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.

No dredging or fill.

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

No withdrawals or diversions.

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

No.

Resource: <https://www.floodsmart.gov>

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.**

No, Lake Chelan Reclamation District will be our source for potable and irrigation 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.**

Up to 4 residential septic systems total. The current 3-bedroom residential septic system plus up to 3 additional 3-bedroom septic systems.

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.**

Since the soil is porous, runoff will be minimal. Water from gutter systems will be collected and the water will go into a "rain garden" for each new property. Reference: <http://www.cleanwaterkitsap.org/Pages/Rain-Gardens.aspx>

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

No, the septic designs will be in accordance with Chelan County guidelines.

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

No.

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

Any run-off and drainage systems will be in accordance with Chelan County guidelines.

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4. Plants [help]**A. Check the types of vegetation found on the site:**

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

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

Shrubs and grass

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

"If it contains disturbed areas, it is not unlikely that some of these same noxious weeds could be on the property in question." – Chelan County Noxious Weed Control Board

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

We will follow the Firewise Landscaping Guidelines provided by
The 2017 WSU Master Gardeners publication:
[Fire Resistant Plants for Chelan/Douglas County](#)

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

Eurasian watermilfoil
Tree-of-heaven
Reference: WA State Noxious Weed Data Viewer. See Attached Map

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.**

Birds: hawk, eagle, songbirds
Mammals: deer
Fish: bass, trout

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

Mammals			
NAME			STATUS
Canada Lynx	Lynx canadensis		Threatened
Birds			
NAME			STATUS
Yellow-billed	CuckooCoccyzus americanus		Threatened
Fishes			
NAME			STATUS
Bull Trout	Salvelinus confluentus		Threatened

Reference: <https://ecos.fws.gov/ipac/location/IFVXR7ITFZFX5NM2SNYP6BMXJI/resources>

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

Unknown, no information can be found.

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

None.

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

"No known aquatic invasive species at the residence, but Asian clams (Corbicula fluminea) are in Wapato Lake approximately 325 feet away."

– Washington State Department of Fish and Wildlife

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.**

Electricity and fuel for construction.

Electricity and possibly solar for home heating.

- 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:**

When feasibly possible, we will follow the LEED for New Construction guidelines.

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.

There are risks of fuel or vehicle/machinery fluid spills or leaks from excavation and construction equipment while working in the area. The contractors will be monitoring the work area. The risk of a spill or leak is not likely, and the contractors will have spill kits available at the project site if a spill should occur. Fueling of vehicles and machinery is completed upland and away from the lake.

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.

No known hazards.

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.

Fuel or vehicle/machinery fluid.

4) Describe special emergency services that might be required.

No special emergency services are anticipated. Chelan County Fire District will be contacted via 911 for any emergencies.

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

Fueling of contractor vehicles and machinery will be completed upland and away from Wapato Lake to prevent any source of fuel from entering surface waters. Contractors will provide spill kits on site in the event of an accidental spill.

b. Noise

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

None.

FEB 17 2022

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.

If the property is re-zoned, temporary typical residential construction noise. Our neighbors have been notified of our plans. We have asked them to contact us with any concerns or complaints.

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

If the property is re-zoned and before construction starts, we will notify our neighbors that construction will be starting and if they have any questions to contact the property owners.

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.

There will be no impacts on adjacent properties. The properties adjacent to ours are zoned Rural Waterfront (RW). We are zoned R2.5, all properties around us are RW (Rural Waterfront).

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 non-forest use?

The property is not working farmland or working forest land.

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

No.

c. Describe any structures on the site.

Currently, one house and a shop/pole barn.

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

No.

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

Residential 2.5.

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

To change the zoning from R2.5 to Rural Waterfront (RW).

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

Wapato Lake is under Chelan County's SLMP

Reference:

<https://fortress.wa.gov/ecy/ezshare/SEA/FinalSMPs/ChelanCounty/ChelanCo/ChelanCoSMP1994.pdf>

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?

4 Families, 4 to 12 people.

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

Zero.

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

No impacts.

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

By changing our current zone status from R2.5 to RW we will become compatible with the properties around us.

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

There are no impacts to agricultural and forest lands.

FEB 17 2022

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

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

Once rezoning takes place, there will be 3-4 middle income housing units.

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

None.

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

None.

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?**

20 feet, the average height of a 2 story single-family home.

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

None.

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

The current state of the property is bare dirt and scrub brush. Once rezoning has taken place and construction of the homes are complete, the aesthetics will be improved.

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

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

Typical residential interior and exterior lighting.

- 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?

Water sports that include fishing and boating.

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.

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.

Unknown.

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.

Since this is a request to rezone the property, no studies will be done.

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.

Once the property is rezoned, all Chelan County guidelines and permits for residential construction will be followed.

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.

Since this is a request for rezoning, there are no site plans currently.

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?

The site is not affected. The closest transit stop is Manson Bay Park. (4 miles/9-minute drive from 4720 Wapato Lake Rd.)

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

If rezoned, each residential structure would most likely have a 2 car garage and driveway. No parking spaces would be eliminated.

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).

If rezoned, only private driveways.

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

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?

Unknown.

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.

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

None.

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

**a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.**

Electricity, Water, Refuse service, Telephone, Septic system, Cable

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.

None.

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: Ken Spohn
Name of signee KEN SPOHN
Position and Agency/Organization OWNER
Date Submitted: 1/20/22

FEB 17 2022

D. Supplemental sheet for nonproject actions [HELP]

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

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

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

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

None.

Proposed measures to avoid or reduce such increases are:

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

This is a rezoning proposal so no impact to plants or animals.

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?**

This is a rezoning proposal so no impact.

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

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

No impact.

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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?

If rezoned, the construction of residential units will follow Chelan County's Shoreline Management Act and Building permit process.

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?

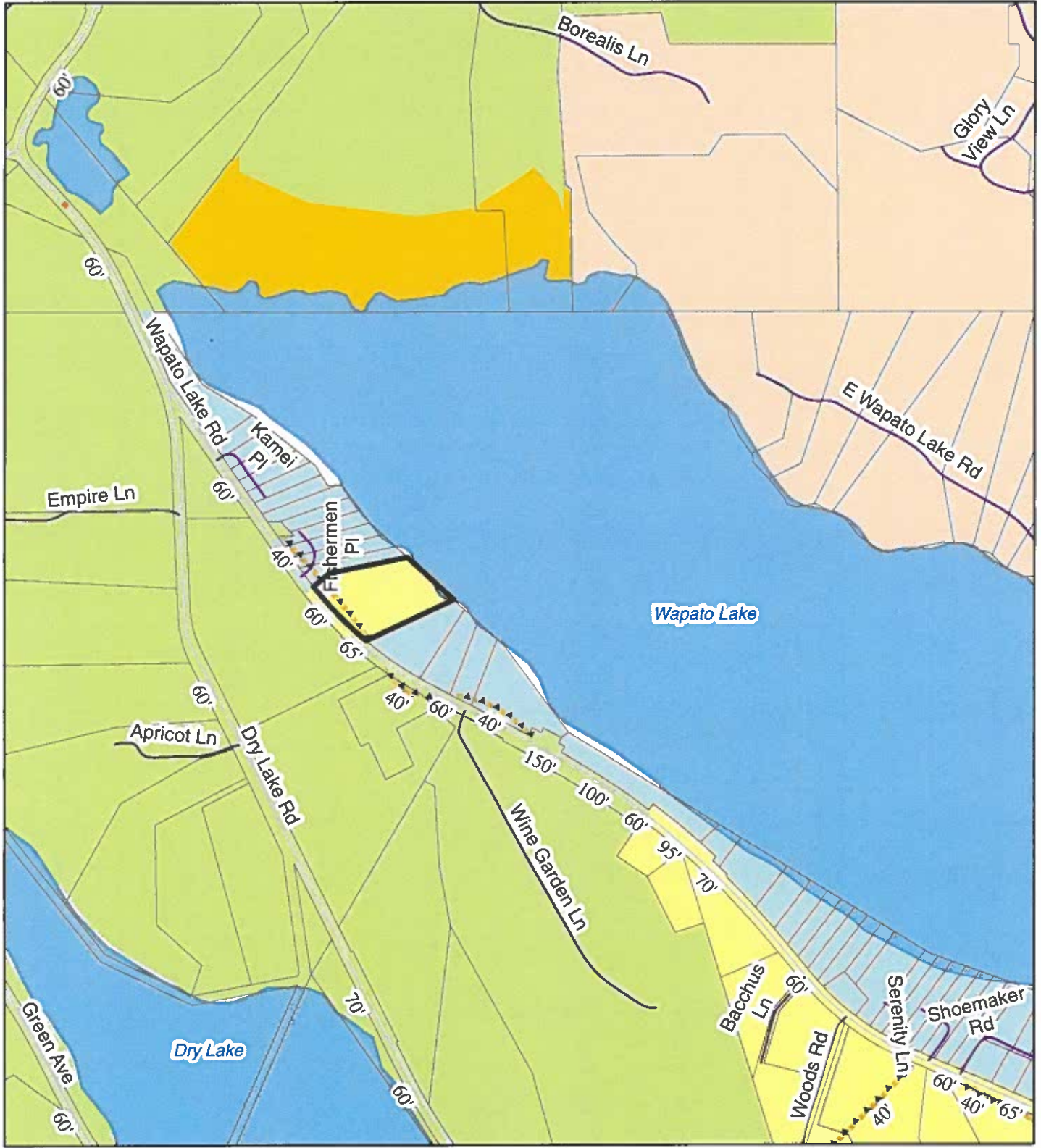
If rezoned, construction of residential units will have little to no demand on public transportation and little to no impact on public services and utilities.

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.

If rezoned, the construction of residential units will follow Chelan County's Shoreline Management Act and Building permit process.

FEB 17 2022



**COMP PLAN
MAP**

02/23/22

28-21-23-613-211
CPA 22-089


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.



CPA 22-089

After recording return to:

Kenneth Spohn and Cheryl Chatham-Spohn
7300 Long Lake Rd SE
Port Orchard, WA 98367

189447
REAL ESTATE EXCISE TAX
PAID \$ 8005.00
Chelan County Treasurer
David E. Griffiths, CPA
By 11/20/2020  Deputy

File No.: 21702BF
Abbreviated Legal: Lot 2, Phelps SP #3330, Chelan County
Tax Parcel Number: 28 21 23 613 211

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jimmy L. Phelps, Patti I. Young, & Dennis G. Phelps as personal representatives of the estate of Elaine L. Phelps deceased, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, conveys, and warrants to Kenneth Spohn and Cheryl Chatham-Spohn, a married couple the following described real estate, situated in the County of Chelan, State of Washington:
Lot 2, as delineated on Phelps Short Plat No. 3330, Chelan County, Washington, recorded April 29, 1996, in Book SP-13, of Short Plats, Page 90.

Subject to All encumbrances, rights, restrictions, reservations, covenants and easements, apparent or of record.

And Subject to those items specifically set forth on Exhibit "A"

Dated: 11-18-2020

The Estate of Elaine L. Phelps

[Signature] 11-18-2020
by: Jimmy L. Phelps, Personal Representative Date

[Signature] 11-18-2020
by: Patti I. Young, Personal Representative Date

Signed in Counterpart

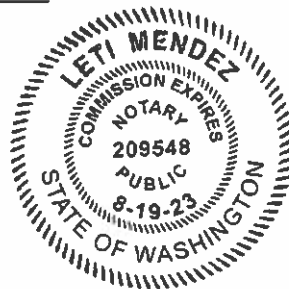
by: Dennis G. Phelps, Personal Representative Date

State of WA
County of Chelan

I certify that I know or have satisfactory evidence that **Jimmy L. Phelps, Patti I. Young, &** are the persons who appeared before me, and said person acknowledged that they signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledged it as the personal representatives of the Estate of Elaine L. Phelps to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 11/18/2020
Given under my hand and official seal the day and year last above written.

[Signature]
Printed Name: Leti Mendez
Notary Public in and for the State of WA
Residing at Manson
My Appointment expires: 8/19/23



Dated: 11/18/20

The Estate of Elaine L. Phelps

Signed in Counterpart

by: Jimmy L. Phelps, Personal Representative Date

Signed in Counterpart

by: Patti L. Young, Personal Representative Date

X Dennis G. Phelps 11/18/20
by: Dennis G. Phelps, Personal Representative Date

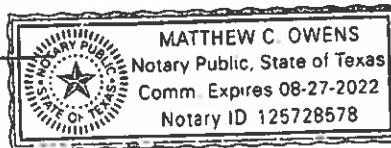
State of Texas
County of Collin

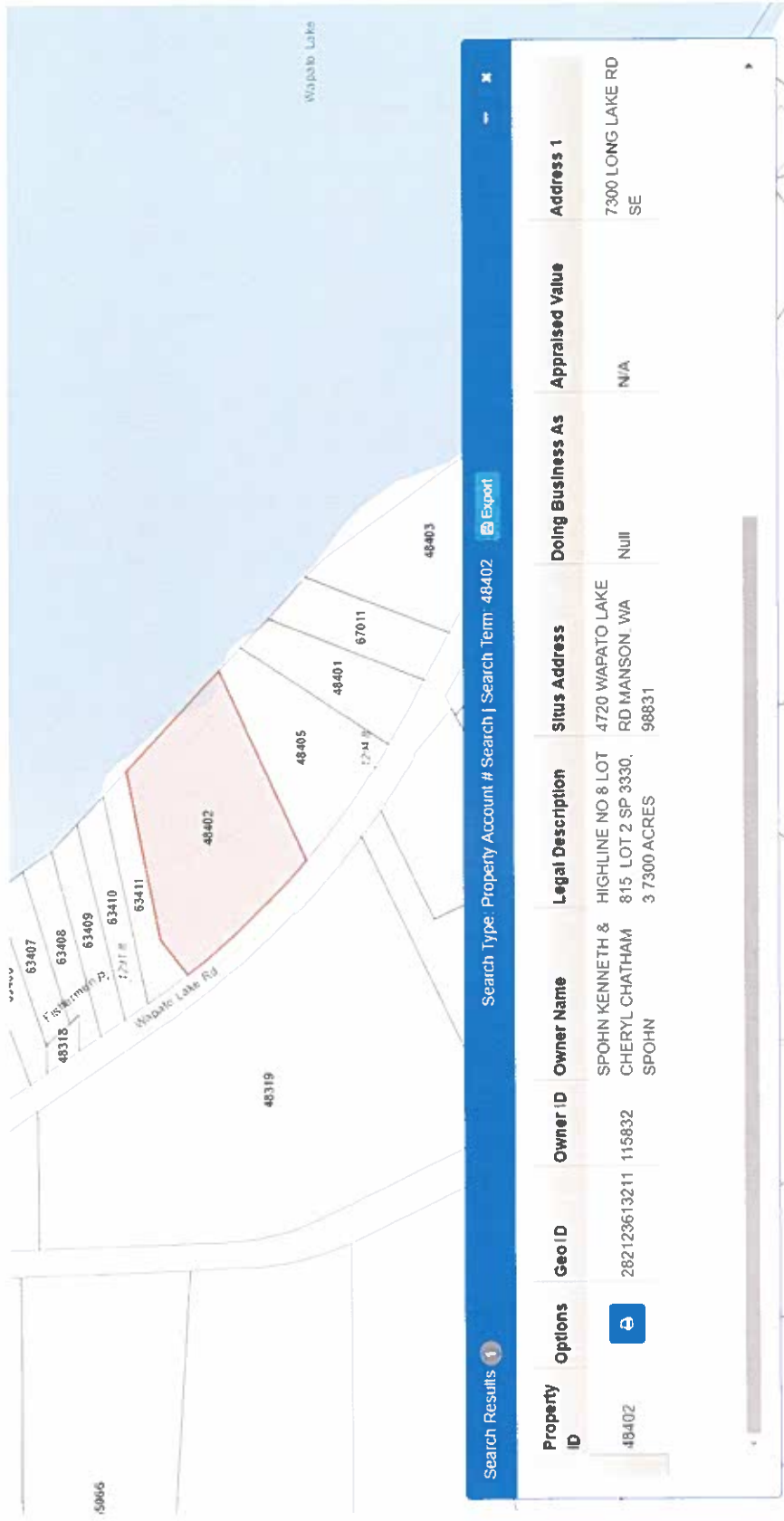
I certify that I know or have satisfactory evidence that **Dennis G. Phelps** are the persons who appeared before me, and said person acknowledged that they signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledged it as the personal representatives of the Estate of Elaine L. Phelps to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: November 18 2020

Given under my hand and official seal the day and year last above written.

Matthew C. Owens
Printed Name: Matthew C. Owens
Notary Public in and for the State of Texas
Residing at 3948 Legacy DR Plano TX 75023
My Appointment expires: 08-27-2022





Search Type: Property Account # Search | Search Term: 48402 [Export](#)

Property ID	Options	Geo ID	Owner ID	Owner Name	Legal Description	Situs Address	Doing Business As	Appraised Value	Address 1
48402	e	282123613211	115832	SPOHN KENNETH & CHERYL CHATHAM SPOHN	HIGHLINE NO 8 LOT 815 LOT 2 SP 3330. 3 7300 ACRES	4720 WAPATO LAKE RD MANSON, WA 98831	NULL	N/A	7300 LONG LAKE RD SE

Don Phelps, PE
Water Resources Engineering

PO Box 159
Chelan WA 98816
509-679-3116

December 9, 2021

To: Kenneth & Cheryl Spohn
7300 Long Lake Rd SE
Port Orchard WA 98367

Re: 4720 Wapato Lake Road
Manson WA 98831
Tax Parcel 28-21-23-613-211
Geologic Hazards Assessment

An assessment of the property located in Section 23 of T28N, R21E, WM at 4720 Wapato Lake Road in Chelan County, was conducted for the purpose of satisfying the requirements of the Chelan County Department of Building/Fire Safety and Planning and the Chelan County 2000 Zoning Ordinance, Chapter 11.86 (Geologic Overlay District.) This lot is proposed for subdivision into 2-4 lots

Site Description

The property is located approximately 4 miles northwest of the community of Manson on the north side of Wapato Lake Road. The lot is currently in open space and 3.73 acres in size. The lot terrain ranges from flat at the frontage on Wapato Lake Road to 60% as it drops down to the Wapato Lake shoreline. There is an existing single family residence on the property with the nearest neighboring home being 10 feet or so from the property line on the north side. The lot fronts on Wapato Lake Road and no cut or fill is required to access the property.

The geologic structure is described as Drift (Qgd) that is described as a combination of till, outwash and glaciolacustrine deposits. This material was laid down in the latter period of the Wisconsin deposits as a result of the Cordilleran Ice Sheet. Typically found in valley bottoms and as mantles on the uplands this material may include alluvium, peat, loess or mass-wasting deposits.¹

The overlying soils on the site are described as Chelan gravelly sandy loam (CgE). The Chelan soil series consist of well-drained, moderately coarse textured soils that formed in pumice, volcanic ash and loess over nonsorted, gravelly, cobbly, or bouldery deposits of ablation glacial till. They are commonly found in association with Antilon, Entiat and Margerum soils. In a representative profile the surface layer is gray gravelly sandy loam about 18 inches thick. Below this is dark grayish-brown gravelly sandy loam for another 17 inches. The substratum is pale-brown very gravelly sandy loam that extends to a depth of 60 inches. The Chelan soils generally range from 1,200 to 1,800 feet in elevation, which places the subject property at the lower limits

¹ Geologic Map of Washington - Northeast Quadrant by Keith Stoffel et al. Washington Division of Geology and Earth Resources, Geologic Map GM-39, 1991.

of its normal range. The annual rainfall in this soil type is generally in the 10-15 inches per year range.²

Geologic Assessment

The following items address the requirements of the Chelan County Zoning Ordinance, Section 11.86.70 (1).

A. Evaluate the actual presence of geologically hazardous areas within the vicinity of the site.

A site visit to the property revealed slopes ranging from 0 to 60%. The roadway system providing access to the property has no indicators of unstable slopes (mass failures, eroded channels, etc) other than a rock cut to the east on Wapato Lake Road that occasionally has rock falling from it. This does not pose any threat to the property and there will be no cuts of this nature on the subject property.

There are bedrock outcroppings on the lot and adjoining lots. The setting is on a ridge line overlooking the lake so there is no higher ground to create drainage or allow for rock falling onto the property. The surrounding countryside contains a mix of land uses including single family residences, a campground, irrigated orchards, vineyards and open space. There are no identified geologic fault lines in the immediate vicinity of the site.

B. Evaluate safety issues related to the proposed activities.

The subdivision of the property can be accomplished with no safety issues related to the geologic conditions.

C. Address existing geologic, topographic and hydrologic conditions on the site, including an evaluation of the ability of the site to accommodate the proposed activity.

There are no known geologic faults or similar conditions that would restrict use of the property.

The slopes get steeper as you get nearer to the lake but there are several potential building locations on the property.

The soils found on the site are suitable for foundations. Bedrock may be encountered depending on depth of the foundation and location on the lot.

There are no insurmountable restrictions for development posed at the site.

² Soil Survey of Chelan Area, Washington, USDA Soil Conservation Service

Don Phelps, PE
Water Resources Engineering

PO Box 159
Chelan WA 98816
509-679-3116

- D. Discuss the surface and subsurface geological and engineering properties of the soils, sediments and/or rocks on the subject property, and adjacent properties, and their effect on slope stability.

The Chelan soils are a mix of sands, gravels, loams and silts deposited at the time of the last glacial retreat. The permeability of the soils is very high with little risk of runoff or erosion. The site has been used in the past for irrigated orchard. Slopes in the area are stable as long as they do not exceed 1.5:1. The depth of soil cover varies significantly across the lot.

Bedrock outcroppings could present challenges to driveway construction and excavation but these can all be worked around.

- E. Describe the soils in accordance with the Unified Soil Classification.

Generally the Chelan soils are described as SM (gravelly sandy loam) from 0-35 inches, and GP-GM (very gravelly sandy loam) from 35-60 inches.³

- F. Evidence and history of prior slope instability on or adjacent to the site.

The site has no indicators of prior instability nor do the adjacent properties. The existing roadways serving the area do not have any history of slope failure other than the rock cut slope mentioned earlier.

Conclusions & Recommendations

The conclusion of the assessment is that the proposed action will not pose a risk to the subject property, or the adjacent properties, providing the following recommendations are implemented.

1. Treat all hard surface runoff for water quality prior to discharge from the site.
2. Any fill material placed that will support driveways, etc shall be compacted to 95% of maximum density as measured by the Modified Proctor test or approved alternative method.

Please contact me with any questions regarding the assessment or the recommendations contained within.

Sincerely,

Don Phelps

PE

28726

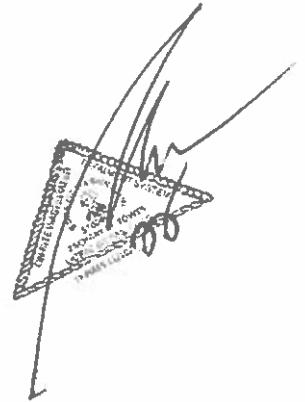
REGISTERED

PROFESSIONAL ENGINEER

12/19/12

³ Soil Survey of Chelan Area, Washington, USDA Soil Conservation Service

TOWER DESIGNS, INC.
509-548-4496



September 13, 2021

Ken Spohn
7300 Long Lake Rd. SE
Port Orchard, WA 98367

Re: SITE EVALUATION OF proposed subdivision of 4720 Wapato Lake Rd., Chelan County, WA, Parcel #282123613211

Mr. Spohn,

At your request we have made an evaluation of the above property to determine suitability for subdivision and for placement of single family residences utilizing on-site sewage disposal systems. Test holes were dug on the site and the following is a summary of the characteristics of the site.

SOILS

Test Hole #1: 0-72" – brown, granular, gravelly (pumice), sandy loam (Type 4)

Test Hole #2: 0-24" – brown, granular, gravelly (pumice), sandy loam (Type 4)
24-54" – grey, single-grained, gravelly/stony, fine sand (Type 4)
54-80" – grey, single-grained, fine sand (Type 4)

Test Hole #3: 0-24" – brown, granular, sandy loam (Type 4)
24-60" – brown, granular, extremely stony, sandy loam (Type 1)
60"+ - rock, restrictive

slope = see site plan

These test holes were dug approximately as indicated on the attached map. These test holes revealed suitable sites for on-site sewage disposal systems.

The soils at all of test holes 1 and 2 would require 67 linear feet of 3' wide drainfield trench/bedroom. Shallow gravity systems would be allowed at these test holes. The soil observed in test hole 3 is considered excessively permeable and a system meeting treatment level "B" would be required in this area.

The records for the existing system for the house are attached. No soil records were available for this system so test hole 3 was dug near the drainfield to identify a reserve area.

When septic systems are placed or replaced on these lots, additional test holes will likely be required to further define each drainfield area.

This property is suitable for subdivision under the requirements of WAC 246-272A. The minimum lot size required by WAC 246-272A, with a public water source (Lake Chelan Reclamation District), would be 18,000 square feet/lot at test holes 1 and 2 and ½ acre at test hole 3. No potential lot lines were provided to us; however, the parcel is a total of 3.73 acres and the required lot sizes described above should be easily met with the proposed 3 lots.

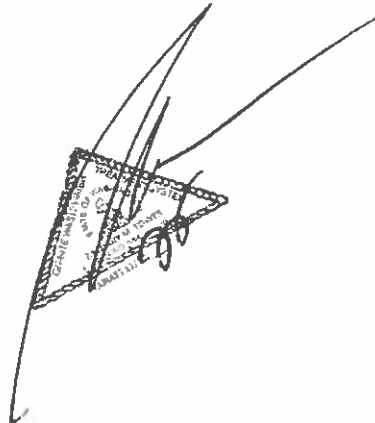
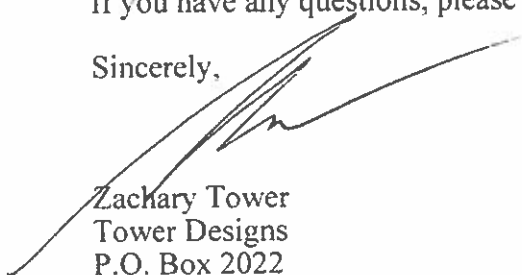
The actual lot size allowed on these lots will be determined by the zoning requirements of the Chelan County Planning Department. If you alter your lot configuration to the minimums listed above, additional test holes may be required and designated drainfield areas may be required on each lot.

At the time you submit your subdivision to the planning department, include a copy of this letter so you are not requested to repeat the test holes. If the lots are reconfigured significantly from the preliminary map, additional review by Tower Designs may be required.

If you have any questions, please don't hesitate to call me at 509-548-4496.

Sincerely,

Zachary Tower
Tower Designs
P.O. Box 2022
Leavenworth, WA 98826



RECEIVED
FEB 17 2022

CHelan COUNTY PLANNING DEPARTMENT
1000 N. 2ND ST. LEAVENWORTH, WA 98826
509-548-4496



Priority Habitats and Species on the Web



Buffer radius: 500 Feet

Report Date: 01/12/2022

PHS Species/Habitats Overview:

Occurrence Name	Federal Status	State Status	Sensitive Location
Eastside Steppe	N/A	N/A	No
Northern Spotted Owl	Threatened	Endangered	Yes
Wolverine	Candidate	Candidate	Yes

PHS Species/Habitats Details:

Eastside Steppe	
Priority Area	Habitat Feature
Site Name	Chelan County
Accuracy	NA
Notes	EVT: Columbia Basin Foothill and Canyon Dry Grassland State Conservation Rank: S1S2 (Critically imperiled/imperiled). ESOC: Yes. # SGCN Associated (Closely/Generally): 4/26. Climate Vulnerability: Mod-High.
Source Record	920527
Source Name	Terry Johnson, WDFW
Source Entity	WA Dept. of Fish and Wildlife
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS LISTED OCCURRENCE
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Polygons

Northern Spotted Owl	
Scientific Name	<i>Strix occidentalis</i>
Notes	This polygon mask represents one or more records of the above species or habitat occurrence. Contact PHS Data Release (360-902-2543) for obtaining information about masked sensitive species and habitats.
Federal Status	Threatened
State Status	Endangered
PHS Listing Status	PHS Listed Occurrence
Sensitive	Y
SGCN	Y
Display Resolution	TOWNSHIP
Management Recommendations	http://wdfw.wa.gov/publications/pub.php?id=00026

Wolverine	
Scientific Name	<i>Gulo gulo</i>
Notes	This polygon mask represents one or more records of the above species or habitat occurrence. Contact PHS Data Release (360-902-2543) for obtaining information about masked sensitive species and habitats.
Federal Status	Candidate
State Status	Candidate
PHS Listing Status	PHS Listed Occurrence
Sensitive	Y
SGCN	Y
Display Resolution	TOWNSHIP

Noxious Weeds/Wapato Lake

-Milfoil

-Tree of Heaven



RECORDED

FEB 17 2022

CLERK OF SUPERIOR COURT
COUNTY OF WADE



Wapato Lake Zoning





Chelan County
Department of Community Development

Receipt Number: 22-00378

316 WASHINGTON ST. SUITE301
 Wenatchee, WA 98801
 (509) 667-6225

Payer/Payee: SPOHN KENNETH & CHERYL CHATHAM
 SPOHN
 7300 LONG LAKE RD SE
 PORT ORCHARD WA 98367

Cashier: BRAD SCOTT

Date: 02/23/2022

PL 22-089 **COMPREHENSIVE PLAN AMENDMENT** 4720 Wapato Lake Rd Manson, WA 98831

<u>Fee Description</u>	<u>BARS Number</u>	<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>
Comp Plan Amendment/GMA (Map)	010.020.32210.05.000	\$1,750.00	\$1,750.00	\$0.00
		\$1,750.00	\$1,750.00	\$0.00
TOTAL PAID:		\$1,750.00		

<u>Payment Method</u>	<u>Reference Number</u>	<u>Payment Amount</u>
CHECK	9539	\$1,750.00
Total:		\$1,750.00

Notes :

Project Information

<u>Permit #</u>	<u>Permit Type</u>	<u>Project Description</u>	<u>Parcel #</u>
PL 22-089	CPA	Comp. Plan Amendment RR2.5 to RW	282123613211

Project Contacts

<u>Permit #</u>	<u>Name</u>	<u>Association</u>	<u>Address</u>
PL 22-089	SPOHN KENNETH & CHERYL CHATHAM SPOHN	APPLICANT	7300 LONG LAKE RD SE, PORT ORCHARD, WA 98367
	SPOHN KENNETH & CHERYL CHATHAM SPOHN	OWNER	7300 LONG LAKE RD SE, PORT ORCHARD, WA 98367

RECEIVED
 FEB 17 2022

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

STATE OF WASHINGTON)
) SS
COUNTY OF CHELAN)

Wendy Lane, being first duly sworn, deposes and says: That at all times mentioned herein she 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 August 31, 2022, 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

September 1, 2022
Date

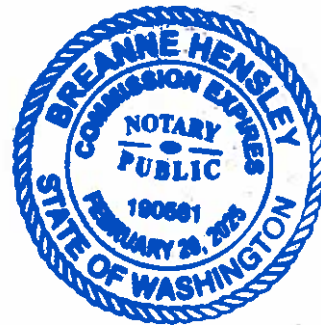
ACKNOWLEDGEMENT

This is to certify that on 1st day of September, 2022

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

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

My commission expires 2/20/2025



Wendy Lane

From: Wendy Lane
Sent: Wednesday, August 31, 2022 7:42 AM
To: 'k-spohn@wavecable.com'
Subject: Notice of Application for CPA 22-089 - Chelan County Dept. of Community Development
Attachments: CPA 22-089 Spohn NOA Exempt.pdf; CPA 22-089 Spohn NOA AoP.pdf

Greetings,

Please find the attached Notice of Application for a Comprehensive Plan Amendment regarding Ken and Cheryl Spohn's property, File# CPA 22-089. This notice should be posted on the subject property by September 1, 2022, 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 Administrative Supervisor, Cindy Wright, at 509-667-6225 or Cindy.Wright@co.chelan.wa.us

Sincerely,

Wendy Lane

Permit Clerk

Community Development Department



316 Washington Street, Suite 301.

Wenatchee, WA 98801

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

Wendy.Lane@co.chelan.wa.us

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

CPA 22-084

Name	Address_1	Address_2	City	State	Countr	Zip Code	PARCEL
BROOME JAMES D & REMEDIOS	4544 WAPATO LAKE RD		MANSON	WA		98831	282123613213
CAGLE WILLIAM & JACKIE	92 FISHERMEN PL		MANSON	WA		98831	282122660070
BERES CHRISTOPHER L & SUSAN	80 FISHERMEN PL		MANSON	WA		98831	282122660080
SOMMERS RYAN J & TRISTAN M	74 FISHERMEN PL		MANSON	WA	USA	98816	282122660090
FLEISCHBEIN MATTHEW A & KELSEY W	56 FISHERMEN PL		MANSON	WA		98831	282122660100
RAMIREZ SHANNON HOLMAN ETAL	HANSEN MICHAEL & SHERRI	22526 SE 4TH ST UNIT 101	SAMMAMISH	WA		98074	282122660110
GRACE SHANNON	22526 SE 4TH ST UNIT 101		SAMMAMISH	WA		98074	282122660120
STEBBINS JAMES D & MEGAN J TRUSTEES	4560 WAPATO LAKE RD		MANSON	WA		98831	282123613215
KAMEI INC	498 ROSES VIEW LN		MANSON	WA	USA	98831	282123613220
CHRISTENSEN THEHINNA M & CHAD F	17371 SE ELIAS CT		DAMASCUS	OR		97089	282123613222
MULHALL SCOTT & FAYE	1700 CANYON CREST DR		WENATCHEE	WA	USA	98801	282122613205
KAMEI INC	498 ROSES VIEW LN		MANSON	WA	USA	98831	282122613225
WILLIAMS NATHAN A & FAVIOLA	4550 WAPATO LAKE RD		MANSON	WA		98831-9566	282123613210
SPOHN KENNETH & CHERYL CHATHAM SPOHN	7300 LONG LAKE RD SE		PORT ORCHARD	WA		98367	282123613211
WILLIAMS RONALD L	4540 WAPATO LAKE RD		MANSON	WA	USA	98831	282123613212

WENATCHEE WORLD
 PO BOX 1511
 WENATCHEE WA 98807-1511
 (509) 663-5161

08/2022		CHELAN CO DEPT OF COMMUNITY DE	
Total Amount Due		147.79	
Unapplied Amount	0.00	Amount Paid	0.00
Page Number	1	Issue Date	08/30/22
Bill Account Number	545939	Advertiser/Client Name	LEGAL.
		Advertiser/Client Number	545939

Advertising Memo Bill

CHELAN CO DEPT OF COMMUNITY DEVELOPMENT (C 316 WASHINGTON ST. #301 WENATCHEE WA 98801	Amount Paid:
	Comments:
	Ad #: 553137

Please Return Upper Portion With Payment

10	11	12,13,14	15	16	17	18	19	20
Date	Magazine Reference	Description/Title/Comments/Charges	Rate	Spots	Days	Spots	Spots	Spots
09/01/22	553137 LEGAL	NOTICE OF APPLICATION 09/01 WW WWO	2X 4.63	1		9.26	15.96	147.79 147.79

Statement of Account - Aging of Past Due Amounts

Current	30 Days	60 Days	Over 90 Days	Unapplied Amount	Total Amount Due
0.00	0.00	0.00	0.00		147.79

WENATCHEE WORLD
 (509) 663-5161

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

553137	08/2022	545939	545939	CHELAN CO DEPT OF COMMU
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WENATCHEE WORLD
PO BOX 1511
WENATCHEE WA 98807-1511
(509)663-5161

ORDER CONFIRMATION

Salesperson: LEGAL

Printed at 08/30/22 10:43 by ctugw-wc

Acct #: 545939

Ad #: 553137

Status: New

CHELAN CO DEPT OF COMMUNITY DEVELOPMEN
316 WASHINGTON ST. #301
WENATCHEE WA 98801

Start: 09/01/2022 Stop: 09/01/2022
Times Ord: 1 Times Run: ***
WSTD 2.00 X 4.63 Words: 427
Total WSTD 9.26
Class: W8500 LEGAL ADVERTISING
Rate: LEGAL Cost: 147.79
Affidavits: 1

Contact:

Phone: (509)667-6225

Fax#: (509)667-6475

Email: lisa.ogle@co.chelan.wa.us

Agency:

Ad Descrpt: NOTICE OF APPLICATION NOT
Given by: *

P.O. #:

Created: ctugw 08/30/22 10:39

Last Changed: ctugw 08/30/22 10:41

PUB ZONE EDT TP RUN DATES
WW A 3 S 09/01
WVO A 3 S 09/01

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Name (print or type)

Name (signature)

(CONTINUED ON NEXT PAGE)

WENATCHEE WORLD
PO BOX 1511
WENATCHEE WA 98807-1511
(509) 663-5161

ORDER CONFIRMATION (CONTINUED)

Salesperson: LEGAL

Printed at 08/30/22 10:43 by ctugw-wc

Acct #: 545939

Ad #: 553137

Status: New

NOTICE OF APPLICATION

Notice is hereby given that the Chelan County Department of Community Development, 316 Washington Street, Suite 301, Wenatchee, WA 98801, has received and found the following land use application to be complete and ready for processing, public review and comment.

CPA 22-089: An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 2.5 (RR2.5) to Rural Waterfront (RW). Project Location: 4720 Wapato Lake Road, Manson, WA 98831 and identified by Assessor's Parcel No: 28-21-23-613-211.

CPA 22-105: An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR5) to Rural Residential/Resource 2.5 (RR2.5). Project Location: 25 Hugo Road, Chelan, WA 98816 and identified by Assessor's Parcel No: 27-23-03-300-050.

CPA 22-106: An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject properties from Rural Residential/Resource 5 (RR5) to Rural Residential/Resource 2.5 (RR2.5). Project Location: 19088 Beaver Valley Road, Plain, WA 98826 and identified by Assessor's Parcel No: 26-17-12-420-225.

CPA 22-107: An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject properties from Rural Residential/Resource 2.5 (RR2.5) and Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 2.5 (RR2.5). Project Location: 10690 Fox Road and unassigned address, Leavenworth, WA 98826 and identified by Assessor's Parcel Nos: 24-18-06-547-050 and 24-18-06-210-050 respectively.

CPA 22-108: An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject properties from Rural Residential/Resource 2.5 (RR2.5) to Rural Commercial (RC). Project Location: Unassigned Address and Unassigned Address, Plain, WA 98831 and identified by Assessor's Parcel No: 26-17-13-720-014 and 26-17-13-720-011 respectively.

On September 1, 2022, this application was noticed to the public and no action will be taken on the project until the Agency comment period ends September 15, 2022.

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.



NOTICE OF APPLICATION

Project File No.: CPA 22-089
Project Location: 4720 Wapato Lake Road, Manson, WA 98831 and identified by Assessor's Parcel No: 28-21-23-613-211.
Applicant/Owner: Ken and Cheryl Spohn
Application Date: February 17, 2022
Determination of Complete: March 18, 2022
Notice of Application Date: September 1, 2022

Proposed Project Description: An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 2.5 (RR2.5) to Rural Waterfront (RW).

Existing Environmental Documents: None

SEPA Review: The subject project is categorically exempt from environmental review pursuant to WAC 197-11-232

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 **September 15, 2022**. 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: Cindy Wright or email cindy.wright@co.chelan.wa.us for additional information or to review application materials.

The complete case file on this matter is available for review during normal business hours at the office as referenced above Monday-Friday between the hours of 8:00 A.M. and 5:00 P.M. or may be accessed by the following link:

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