



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 22-105, County RR5 to RR2.5

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 **Approve** of the Comprehensive Plan Amendment and associated rezone to change the land use designation and zoning for the subject properties (5.0 acres) from Rural Residential/Resource (RR5) to Rural Residential/Resource (RR2.5) near the Chelan Urban Growth area, given file number CPA 22-105, based upon the findings of fact and conclusions of law contained within the October 26, 2022 staff report.

GENERAL INFORMATION

Applicant	Thomas C. Nielsen 29477 Gamble PI NE Kingston, WA 98346
Situs Address	25 Hugo Rd Chelan, WA 98816
Parcel Number	272303300050 – PID 46317
Existing Comp Plan Designation	RR5
Proposed Comp Plan Designation	RR2.5
Existing Site Conditions	SFR with pool and detached garage
Application Date	February 28, 2022
Determination of Complete Application	March 26, 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	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 (DNS) was issued under WAC 197-11-340 for CPA 22-105 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. Letter of acknowledgement pending. (If received prior to hearing, will be Attachment 3.)

PROJECT DESCRIPTION – CPA 22-105

Proposal: An application for a Comprehensive Plan map amendment was submitted to change the land use and zoning designation for the subject properties (5 acres) from Rural Residential/Resource (RR5) to Rural Residential Resource (RR2.5) near the Chelan Urban Growth Area (southeast of the airport portion of the UGA). The subject property is located at 25 Hugo Road, Chelan 98816, and fronts Highway 97A, and further identified by Assessor Parcel Nos: 272303300050. It is 5 acres in size. It has an existing home and accessory structures.

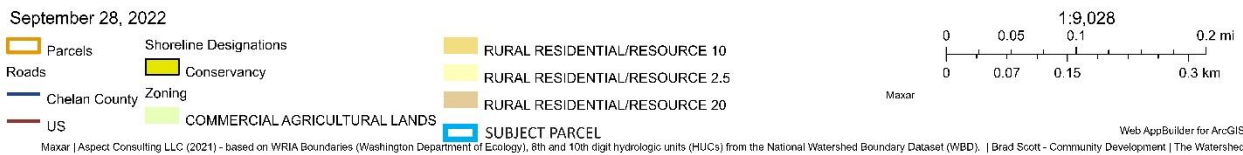
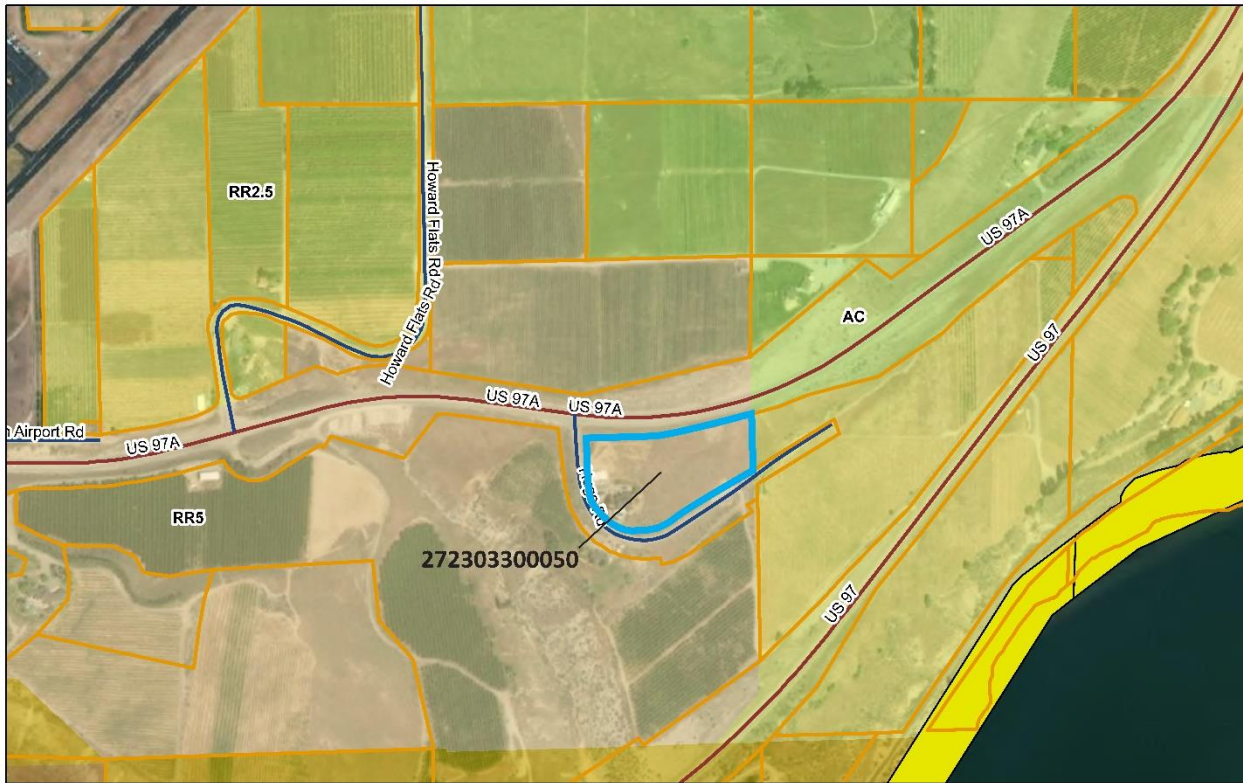
See Attachment 4 for file of record.

Vicinity Map



Chelan County Land Use Designations

CPA 22-105: RR5 to RR2.5



Density: The current Rural Residential/Resource (RR5) land use designation allows a density of one dwelling unit per five acres. Under the proposed Rural Residential/Resource (RR2.5) designation, there is a standard 2.5 acre minimum lot size per dwelling unit.¹ The existing lot is surrounded by property designated RR 5 (north, south, west across roads) and RR 2.5 (east, immediately abutting). The property lies southeast of the Chelan municipal airport and in the horizontal surface.²

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 See: <https://www.codepublishing.com/WA/ChelanCounty/#!/Chelco11/Chelco1114.html#11.14.020>.

² See: <https://wsdot.wa.gov/data/tools/geoportal/?config=airport>.

The following Comprehensive Plan policies are relevant to the request for CPA 22-105:

LU 1.6: Consider environmental limitation, availability of infrastructure and consistency with the Comprehensive Plan and the Growth Management Act when establishing residential density standards.

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

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

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

Goal RE 3: Develop at densities such that demands will not be created for urban levels of public services and facilities in rural areas.

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.

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 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.

RR 5 Density and Locational Guidelines

Density: One (1) dwelling unit per five (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 is predominantly rural in character. Soil characteristics or other physical constraints to development may also be present. Some areas of undeveloped, open space may exist. The area may also be adjacent to designated urban growth areas.
2. Natural Resources. The area may have agricultural or forest land practices of both small scale and/or commercial significance. The area may also be adjacent to designated resource lands.
3. Public Services. Uses do not require extension or provision of urban level services. Rural governmental services are available or may be provided for within the 20 year planning period.
4. Existing Land Uses. Dispersed single family residences, farms or forestry uses, cottage industries and small businesses, and other rural development may be present. Predominant parcel sizes are 5 acres or larger.

RR 2.5 Locational Guidelines

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.

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 Residential/Resource 2.5 encourages breaking up one parcel into two.

Conclusion: The proposed land use change may not be consistent with the GMA goals and with County-wide Planning Policies.

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

Finding of Fact: The proposed land use change would involve the Rural Element policies LU 1.3, RE 2.2, RE 2.4, RE 2.7, and RE 2.8, and Goal RE 3 by breaking up rural land for more development.

Conclusion: The proposed change is near an urban growth area and the property has one dwelling unit in place; the immediate surrounding area is zoned for rural residential uses but has agricultural activity. The proposed amendment would add the opportunity for additional rural residential uses in the vicinity that has rural and agricultural uses. It is a property with exactly 5 acres but bounded by rights of way on 3 sides. It is in an area with RR5 zoned lots that are 5-20 acres in size. The RR 2.5 area has a mix of small lots and larger lots in agricultural uses. The change from RR5 to RR 2.5 supports the goals and policies of the Chelan County Comprehensive Plan that identify a variety of rural residential densities and housing diversity that is consistent with rural services. It is limited in its potential to create a precedent rezoning other RR 5 properties since it has road frontage on three sides, abuts RR 2.5 and would allow only one additional lot at 2.5 acres in size beyond the existing residential uses.

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

Finding of Fact: The proposed amendment would change the subject properties (5.0 acres) from Rural Residential/Resource 5 (RR5) to Rural Residential/Resource 2.5 (RR2.5) near the Chelan Urban Growth Area. The existing lots share a boundary with property that are Rural Residential/Resource 5 and 2.5. The siting criteria for RR5 apply since the property is rural and there is dispersed residential and agricultural uses nearby, and the property is 5 acres in size. The siting criteria for RR 2.5 apply in terms of near the Chelan UGA applied to the airport and is near other RR 2.5 land, the property is in use for residential and not agricultural uses, though lots in RR 2.5 are typically less than 5 acres. Agriculture is happening in the vicinity of the property.

Conclusion: RR 2.5 is typically applied to areas with homes already fitting that density. Applied to vacant land it could allow for a density inconsistent with the rural character in the area, but because of its location with rights of way on three sides, the lot size limiting the number of additional lots, and its abutting RR 2.5 to the east with larger properties, it would not establish a precedent perpetuating density inconsistent with rural character. Based on the designation/siting criteria for RR2.5 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 State Hwy 97A to Hugo Road, which is a county right of way. No alteration of the Capital Facility Element or Transportation Element is expected at this time 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 (west, north, and south) are Rural Residential/Resource 5 (east) is Rural Residential/Resource 2.5 (RR 2.5).

Conclusion: The proposed amendment does not adversely affect the surrounding land uses, since the surrounding area has RR 5 and RR 2.5 designated 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 split into two parcels, with an unclear sign of what would happen to the new parcel.

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. The land is not designated Commercial Agriculture (AC). It does not directly abut AC land, which is located to the northeast. The site abuts RR 5 and RR 2.5 land some of which is in agricultural use. The site is mapped with erosion hazards and any development would be subject to the County's critical area regulations.

- 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 two smaller Rural Residential/Resource properties, one of which would already be developed with a single family home. Though unclear, the applicant could develop 1 additional dwelling unit if the proposed zoning change is made, leading to an increase in residential density below 1 home per 5 acres, since it would be 2 homes on two RR 2.5.³

Conclusion: The proposal would have a small contribution to the County's growth for 20 years.

- 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 unit 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, and would meet County standards.

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.

³ The Rural Element defines rural character similar to the Growth Management Acts: Rural character refers to the patterns of land use and development established by a county in the rural element of its comprehensive plan: 1. In which open space, the natural landscape, and vegetation predominate over the built environment; 2. That foster traditional rural lifestyles, rural-based economies, and opportunities to both live and work in rural areas; 3. That provide visual landscapes that are traditionally found in rural areas and communities; 4. That reduce the inappropriate conversion of undeveloped land into sprawling, low density development; 5. That generally do not require the extension of urban governmental services; and 6. That are consistent with the protection of natural surface water flows and ground water and surface water recharge and discharge areas.

6. A request for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject properties (5 acres) from Rural Residential/Resource (RR5) to Rural Residential/Resource (RR2.5) near the Chelan Urban Growth Area. The subject property is located at 25 Hugo Road, Chelan 98816 and further identified by Assessor Parcel Nos: 27-23-03-300-050.
 - a. The location and characteristics are consistent with Chelan County Comprehensive Plan designation for RR 2.5, as outlined in this staff report.

CONCLUSIONS OF LAW

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

STAFF RECOMMENDATION

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

- A. Move to recommend approval of the Comprehensive Plan Amendment and associated rezone to change the land use designation for the subject properties (5 acres) from Rural Residential/Resource (RR5) to Rural Residential/Resource (RR2.5) near the Chelan Urban Growth Area, given file number CPA 22-105, 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 22-105



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 22-105

Project Description: Proposal to change the land use designation and zoning for the subject property (5 acres) from Rural Residential/Resource 5 (RR5) to Rural Residential Resource 2.5 (RR2.5).

Project Location: 25 Hugo Road (Chelan area)

Parcel Number: 272303300050

Owner: Thomas Nielson

Agent: Ryan Walker (Grette Associates, LLC)

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 property is adjacent to land zoned Rural Residential Resource 2.5, and is expected to be compatible with surrounding land uses. The proposed land use designation and zoning change is not expected to have environmental impacts that cannot be mitigated. Any future construction is required to comply with the Chelan County code, including, but not limited to, 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 on 5 pm 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

Phone: (509) 667-6225

Signature: Deanna Walter **Date:** 10/12/22
Deanna Walter, SEPA Responsible Official

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:
N/A

2. Name of applicant:

RECEIVED

FEB 28 2022

CHELAN COUNTY
COMMUNITY DEVELOPMENT

Tom Nielson

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

29525 Gamble PL NE
Kingston, WA 98346
425-466-4546

Agent
Ryan Walker
151 South Worthen Street, Suite 101
Wenatchee, WA 98801
509-630-7917

4. Date checklist prepared:

February 2022

5. Agency requesting checklist:

Chelan County

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

Timing and schedule would be consistent the guidelines established in Chelan County Code Title 14—
Development procedures.

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

Don't know.

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

None known.

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.

Comprehensive Plan Map Amendment (Chelan County)
Zone Change (Chelan County)

RECEIVED

FEB 28 2022

CHELAN COUNTY
COMMUNITY DEVELOPMENT

11. Give brief, complete description of your proposal, including the proposed uses and the size
of the project and site. There are several questions later in this checklist that ask you to
describe certain aspects of your proposal. You do not need to repeat those answers on this

page. (Lead agencies may modify this form to include additional specific information on project description.)

This proposal is to change the zoning and comprehensive plan land use designation map and zoning map of approximately 5 acres from to Rural Residential/Resource 5 (RR 5) to Rural Residential/Resource 2.5 (RR 2.5).

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.

The property is located at 25 Hugo Road, adjacent to U.S. Highway 97A, east of Chelan, within Section 03, T 27N, R 23E.W.M. Parcel no. 272303300050.

B. Environmental Elements [HELP]

1. Earth [help]

a. General description of the site:

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

Review Comment:

The site is located on Hugo Road off State Highway 97A. The current lot is 5 acres in size. The terrain is flat with a slight drop in elevation heading towards the Columbia River

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

5%

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.

Pogue fine sandy loam (PoC), 8-15 percent slopes and Pogue gravelly fine sandy loam (PoE), 25-45 percent slopes. There are no agricultural soils of long-term significance.

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

No surface indications. The property is mapped as potentially having erosive soils.

Review Comment:

The site is mapped as subject to erosion on the Chelan County Assessor <https://maps.co.chelan.wa.us/GIS/>

RECEIVED

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

No filling or grading is proposed.

FEB 28 2022

CHELAN COUNTY
COMMUNITY DEVELOPMENT

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

No clearing or construction is proposed.

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

There would be no new impervious surfaces as a result of this proposal.

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

None proposed.

Review Comment: Rezoning would allow for an additional lot and potentially one new dwelling. This could require filling and grading in the future, and erosion. County building and construction standards would apply as well as critical area regulations regarding erosion.

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.

There would be no new emissions to the air.

Review Comment: Since there is no construction proposed at this time.

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

No.

Review Comment: Since there is no proposal past changing the zoning.

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

None proposed.

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.

None onsite.

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.

Review Comment: The site is not within 200 feet of a shoreline.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None proposed.

RECEIVED

FEB 28 2022

CHELAN COUNTY
COMMUNITY DEVELOPMENT

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

No.

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

No.

Review Comment: Site is not located near a waterbody. There is no flood zone mapped according to the FEMA Flood Zones

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.

Review Comment: If future development requires a well, the Health Department will evaluate it.

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.

None proposed.

Review Comment: If a future home requires a septic system, it will be subject to Health Department review.

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.

N/A

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

No.

RECEIVED

FEB 28 2022

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

No.

CHELAN COUNTY
COMMUNITY DEVELOPMENT

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

None proposed.

4. **Plants** [help]

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

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

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

None proposed.

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

None known.

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

None proposed.

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

None Known.

5. **Animals** [help]

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

Examples include:

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

RECEIVED

FEB 28 2022

CHELAN COUNTY

Review Comment: Priority species mapped in the vicinity include mule deer, and golden eagle. Shrub Steppe is mapped. See: <https://geodataservices.wdfw.wa.gov/hp/phs>

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

None known.

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

No.

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 proposed.

Review Comment: Chelan County critical areas regulations would be applied to future development as appropriate.

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

None known.

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.

N/A

Review Comment: No construction is proposed at this time, therefore there are no energy needs.

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

No.

Review Comment: No construction is proposed at this time. Any future buildings would meet height standards for the zone, which is a maximum of 35 feet.

RECEIVED

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:

FEB 28 2022

N/A

CHELAN COUNTY
COMMUNITY DEVELOPMENT

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

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

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

None known.

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.

None Known.

- 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.

N/A

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

None.

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

None proposed.

b. Noise

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

Review Comment: Chelan municipal airport is to the west.

None.

- 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.

N/A.

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

None proposed.

RECEIVED

FEB 28 2022

CHELAN COUNTY
COMMUNITY DEVELOPMENT

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.

Current use is residential. Adjacent properties are in residential and agricultural use.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversized equipment access, the application of pesticides,

tiling, and harvesting? If so, how:

No.

c. Describe any structures on the site.

3,450 sq ft residence; 1,800 sq ft garage; swimming pool.

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

No.

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

RR 5

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

RR 5

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

N/A.

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

The property is mapped as potentially having erosive soils.

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

N/A Review Comment: Future lot may allow a residence with population residing.

RECEIVED

FEB 28 2022

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

N/A.

CHELAN COUNTY
COMMUNITY DEVELOPMENT

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

None.

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

Application for a Comprehensive plan map amendment and zone change.

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

None.

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

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

Review Comment:
A home may be added in the future on an additional lot.

None.

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?

N/A.

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

No.

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

N/A.

RECEIVED

FEB 28 2022

CHELAN COUNTY
COMMUNITY DEVELOPMENT

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

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

N/A.

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

N/A.

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?

Informal recreational opportunities in the immediate vicinity include watersports, fishing, hiking, camping, snowmobiling and hunting.

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:
No the home on site was
built in 1986.

RECEIVED

FEB 28 2022

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No.

Review Comment:
This information is not known at this time.

CHELAN COUNTY
COMMUNITY DEVELOPMENT

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.

The tribes and DAHP will be notified during the county public notice period.

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.

None proposed.

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.

The site is accessed from Hugo Road. U.S. Highway 97A borders the property on the north.

- 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?

Link Transit serves Chelan.

Review Comment:

Closest bus routes are 20 and 21, but not near the site in review.

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

N/A.

- 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).

No.

- 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?

N/A.

RECEIVED

FEB 28 2022

- 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.

CHELAN COUNTY
COMMUNITY DEVELOPMENT

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 proposed.

16. Utilities [help]

- a. Circle utilities currently available at the site:

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

- c. 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 proposed.

RECEIVED

FEB 28 2022

CHELAN COUNTY
COMMUNITY DEVELOPMENT

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: Thomas Nielsen

Name of signee Tom Nielsen

Position and Agency/Organization _____

Date Submitted: _____

RECEIVED

FEB 28 2022

CHELAN COUNTY
COMMUNITY DEVELOPMENT

D. Supplemental sheet for nonproject actions [HELP]

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

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

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

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

The proposal would not be likely to increase emissions to air or production of noise. Although the rezoning of the property may lead to its development which could impact air and noise emissions, the current zoning of the property would likewise permit its development thus there would be no increases resulting from the proposal.

The proposal would not include any discharges to water or toxic or hazardous substances of any kind. Because discharges to water and toxic or hazardous substances are not part of the proposal it and/or its effects would not cause an increase in discharge to water or production, storage or release of toxic or hazardous substances.

Proposed measures to avoid or reduce such increases are:

Since no increases are anticipated, no measures to avoid or reduce them are proposed.

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

The proposal does not include any components that would be likely to affect plants, animal, fish or marine life. Since the proposal is simply to change the comprehensive plan map and zoning designation, there would be no impact to the above mentioned resources.

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

The proposal would be in compliance with all local, state and federal regulations regarding the above mentioned resources. Compliance with all applicable regulations would satisfactorily protect and conserve them. *Review Comment: Future development would be subject to applicable County critical area regulations.*

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

The proposal would not use any energy or natural resources thus it would not deplete them.

Review Comment: If the property were subdivided in the future and new residences built, energy use would be that typical of residential uses.

RECEIVED

FEB 28 2022

CHELAN COUNTY
COMMUNITY DEVELOPMENT

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

Since there would be no impacts to energy or natural resources, no measures to protect or conserve them are proposed.

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

The proposal would not be likely to use or affect environmentally sensitive areas or areas designated for governmental protection because none are present on the property.

Review Comment: The property is mapped as having potentially erosive soils. Any future construction will comply with Chelan County critical use ordinances that include Chapters 11.77, 11.78, 11.80, 11.82, 11.84, and 11.86 CCC.

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

Since there would be no impact to such resources, no measures to protect them are proposed.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposal would be likely to affect land use by changing the zoning map designation. Such a change would not be incompatible with existing plans since the property is adjacent to existing property with the same zoning designation. The proposal would not affect shoreline use since it is not adjacent to a shoreline.

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

Since there would be no negative impact to shoreline and/or land use, no measures are proposed to avoid or reduce them.

RECEIVED

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

FEB 28 2022

Review Comment: However, the rezone would allow the property to be subdivided to one more parcel, which could result in slightly increased demands.

The proposal would not be likely to increase demands on transportation or public services and utilities.

CHELAN COUNTY
COMMUNITY DEVELOPMENT

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

Review Comment: Future subdivision of property would be subject CCC Title 12 Land Divisions.

Since there would be no increased demands on transportation or public services and utilities, no measures are proposed to reduce such demands.

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

The proposal would not conflict with local, state or federal laws regarding the protection of the environment.

PUBLIC HEARING NOTICE – CHELAN COUNTY PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Chelan County Planning Commission will conduct a public hearing on **October 26, 2022 at 6:00 P.M.** via Zoom web-based meeting with regards to the 2022 Comprehensive Plan Amendment Docket.

Proposals under consideration, include Comprehensive Plan text, land use map and zoning changes, and Leavenworth UGA amendments, as follows:

Dockets	Brief Description
Docket # 5 Business Incubator, Open Market	Comprehensive Plan Policy and Zoning Code Amendments
Docket # 7 City UGA Amendments (Leavenworth)	Incorporate City Comprehensive Plan and Code Amendments 2017-2022 for County application in Urban Growth Area (UGA)
Docket #9 Capital Improvement Program (CIP) Annual Update for County Budget	Comprehensive Plan Text Amendments; Annual Update in Capital Facility Element Projects
CPA 22-089 RR2.5 to Rural Waterfront (Chelan/Manson area)	Future Land Use and Zoning Change
CPA 22-105 RR5 to RR2.5 (Chelan area)	Future Land Use and Zoning Change
CPA 22-106 RR5 to RR2.5 (Lake Wenatchee/Plain area)	Future Land Use and Zoning Change
CPA 22-107 RR10 & RR2.5 to RR2.5 (Leavenworth area)	Future Land Use and Zoning Change

Login information will be posted on the Chelan County Community Development website at: co.chelan.wa.us/community-development/pages/planning-commission. For more information, please contact Deanna Walter, Interim Community Development Director at CD.Director@co.chelan.wa.us or by calling 509-667-6225.

Any person may join in the web-based public hearing and present testimony orally or in writing. Written submissions will be accepted up to 5 PM on October 25, 2022. Comments may be mailed or personally delivered at the address listed below or emailed to cd.comment@co.chelan.wa.us.

You may attend the meeting in person at 400 Douglas Street, Wenatchee, WA 98801

Copies of the proposed amendments may be reviewed at co.chelan.wa.us/community-development/pages/planning-commission or at the Chelan County Department of Community Development, 316 Washington Street, Suite 301, WA 98801, during normal business hours.

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

STATE OF WASHINGTON)
)
COUNTY OF CHELAN) CPA 22-105

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

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

That the general notice of land use action containing the permit #, applicant name and a description of the proposal for a **Comprehensive Plan Map Amendment, CPA 22-105**, was maintained on the subject property, in accordance with the records of property ownership of the Chelan County Assessor, in good conditions from 9/1/2022 (date of posting the project site by the Chelan County Department of Community Development), through 9/15/2022 (the end of the public comment period), and the affidavit returned to the Chelan County Department of Community Development on 10/12/2022 .

 Ryan Walker
Signature

 10/12/22
Date

ACKNOWLEDGEMENT

This is to certify that on 12th day of October , 20 22 .

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

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

My commission expires 9/17/2022





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

CPA 22-105

File(s) No. _____

CPA 22-105 Attachment 3



CHELAN COUNTY File of Record

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

GENERAL LAND USE APPLICATION FORM

Parcel Number (APN): 272303300050 Lot Size: 5.0 (Acres)
 Parcel Address: 25 Hugo Road City/Zip Code: Chelan 98816
 Property Owner(s): Thomas Nielson Zoning: RR5
 Mailing Address: 29525 Gamble PL NE
 City/State/Zip Code: Kingston, WA 98346
 Phone: 425-466-4546 E-mail: Nielsen42@msn.com

RECEIVED

Applicant/Agent (if different than owner): Ryan Walker FEB 28 2022
 Company and Mailing Address: Grette Associates, LLC 151 South Worthen Street, Suite 101
 City/State/Zip: Wenatchee, WA 98801 Phone: 509-630-7917 CHELAN COUNTY
 E-mail: ryanw@gretteassociates.com COMMUNITY DEVELOPMENT

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

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

Application For: (Check all that apply)

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

APPLICABILITY SECTION

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

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

The following attachments are required for a complete application:

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

GENERAL INFORMATION

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

Rezone one parcel from RR 5 to RR 2.5

Narrative attached

Please complete the following:

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

2. Is the subject property located within an Urban Growth Area (UGA)? No Yes

If "yes", which UGA? _____

3. Please describe adjacent land uses in all directions around the subject property:

North: Residential zoned RR 5

South: Residential zoned RR 5

East: Residential zoned RR 2.5

West: Residential zone RR 5

4. What is the current use of the property? Recreational and 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: _____

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

RECEIVED

8. Fire District: Number 7 School District: Chelan

FEB 28 2022

9. Power Service: Chelan PUD

10. Are there critical areas or critical area buffers on the property?

CHELAN COUNTY
COMMUNITY DEVELOPMENT

Airport Overlay: N/A

Aquifer Recharge Area (see attached)

Floodplain / Floodway N/A

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: N/A

Streams / Waterbodies: N/A Shoreline Environment Designation: N/A

Drainage or Seasonal Stream: N/A Wetland, if so what category: N/A

Cultural or Archeological: N/A

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?

Don't know

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

Don't Know

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:

RECEIVED

FFB 2.8.2022

CHELAN COUNTY
COMMUNITY DEVELOPMENT**AQUIFER RECHARGE AREA DISCLOSURE SECTION**

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

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

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

EVALUATION CRITERIA

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

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

- Does Not Apply A. Within a wellhead protection area designated under WAC 246-290; **Wellhead Protection Area: The surface and subsurface area surrounding a well or well field for a distance of 100 feet, supplying a public water system, through which contaminants are reasonably likely to move toward and reach such water well or well field.**
- Does Not Apply B. Within an aquifer recharge area mapped and identified by a qualified ground water scientist;
- Does Not Apply C. The site will be utilized for hazardous substance, (as now or hereafter defined in RCW 70.105D.020(7)), processing storage or handling in applications or quantities larger than is typical of household use;
- Does Not Apply D. The site will be utilized for hazardous waste treatment and storage as set forth in RCW 70.105 Hazardous Waste Management, as now or hereafter amended;
- Does Not Apply E. The site contains highly permeable soils, which include soil types 1a, 1b and 2a under WAC 246-272-11001, Table II; **Highly Permeable Soils: Include soil types 1A, 1B and 2A from Table II, Soil Textural Classification, WAC 246-272-11001. 1A: Very gravely coarse sands or coarser, all extremely gravely soils. 1B: Very gravely medium sand, very gravely fine sand, very gravely very fine sand, very gravely loamy sands. 2A: Coarse sands (also includes ASTM C-33 sand).**
- Does not Apply F. Within a sole source aquifer recharge area designated pursuant to the Federal Safe Drinking Water Act (**None currently designated in Chelan County**);

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

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

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

CANNABIS DISCLOSURE SECTION

SUB-SECTION I: Circle

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

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

RECEIVED

FEB 28 2022

CHELAN COUNTY
COMMUNITY DEVELOPMENT

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

- _____ 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.

RECEIVED

FEB 28 2022

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







ACKNOWLEDGEMENT SECTION

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

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

Initials

(Owner and, if applicable, Applicant)

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

RECEIVED
FEB 28 2022

- SCA _____ 7. Chelan County is hereby given consent to enter the property(ies) listed above.
- SCA _____ 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.
- SCA _____ 9. I certify that I possess full legal authority and rights necessary to exercise control over the subject property.
- SCA _____ 10. I certify that this application has been made with the consent of the lawful property owner(s).
- SCA _____ 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.
- SCA _____ 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: Tom Nielson Place: Wenatchee WA Date: 2-23-22
Print Name: Tom Nielson

Owner/Applicant/Agent Signature: _____ Place: _____ Date: _____
Print Name: Ryan Walker, Grette Associates LLC

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

RECEIVED

FEB 28 2022

CHELAN COUNTY
COMMUNITY DEVELOPMENT



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

SHORT-TERM RENTAL DISCLOSURE FORM

Development Permit #: _____

SECTION I

The purpose of this form is to inform you that as of September 27, 2021, all Short-term rental uses (or STR) of dwellings for 30 days or less are a regulated land use and require a valid current STR land use permit issued by Chelan County in order to operate as an STR, subject to all the requirements, conditions, and limitations found in all County codes. The specific STR regulations are found within Chelan County Code (CCC) 11.88.290 where this code section outlines the requirements to apply for a short-term rental land use permit and under what circumstances that application may occur.

STR permits are "limited entry" due to the code having set housing cap limits in several parts of Chelan County (separated by zip codes, sub-area, or urban growth area designation), with no new opportunities expected in select areas for years into the future until either several permitted existing non-conforming STRs leave the market, or the overall housing inventory increases in those select locations.

The county wants you to understand this so that you do not make permitting decisions and investments with regard to your property in your anticipation of becoming a new short-term rental if it is likely you would not even be able to be permitted for that use.

Also, for those who own an *existing non-conforming* STR to understand, that under the STR code by expanding a dwelling or changing the use in a way that increases non-conformance, this action may cause you to potentially lose that non-conforming status and thus no longer qualify for an STR permit. *If you wish to increase the non-conformance you must first surrender your existing STR permit and you will forfeit continuing in an existing non-conforming status under the code.*

NOTE: All new or existing short-term rentals created or operating after September 27, 2021, are subject to the provisions and permitting requirements found within CCC 11.88.290 and are also subject to the enforcement provisions found within CCC Title 16.

SECTION II

Read and initial each:

SEN I ACKNOWLEDGE AND UNDERSTAND that I read and understand Section I, above.

SEN I ACKNOWLEDGE AND UNDERSTAND that all short-term rental activities, development, uses and construction must comply with Chelan County regulations, including but not limited to CCC 11.88.290 Short-Term rental land use and other permitting for current, new, or future short-term rental properties.

SEN I ACKNOWLEDGE AND UNDERSTAND that regardless of my current intended use of the property, the short-term rental code under CCC 11.88.290 will apply if I decide now, or in the future to use this property as a short-term rental.

RECEIVED

FEB 28 2022



RECEIVED
FEB 2 2022
CHELAN COUNTY
COMMUNITY DEVELOPMENT

RR5

Howard Flats Rd

US 97A

US 97A

Hugo Rd

US 97

AG

RR2.5

US 97

US 97A

CPA 22-105

Return Address:
Central Washington Title Services, Inc.
1205 North Wenatchee Ave.
Wenatchee, WA 98801

189912
REAL ESTATE EXCISE TAX
PAID \$19308.00
Chelan County Treasurer
David E. Griffiths, CPA
12/29/2020 *SLM*

STATUTORY WARRANTY DEED

29093df

<p>Reference numbers of related documents: n/a</p> <p>Grantors: 1. COLLINS, Casey, whose spouse is Kristi Collins</p> <p>Grantees: 1. NIELSEN, Thomas C.</p> <p>Legal Description: 1. SESW S3, T27N, R23EWM, Chelan County, WA 2. Additional legal description is on pages 1-2 of document</p> <p>Assessor's Property Tax Parcel Number(s): 27 23 03 300 050</p>
--

THE GRANTOR, Casey Collins, a married man, as his separate estate, whose spouse is Kristi Collins, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, in hand paid, conveys and warrants to Thomas C. Nielsen, a single man, the following described real estate, situated in the County of Chelan, State of Washington:

Parcel A:

All that part of the Southeast quarter of the Southwest quarter of Section 3, Township 27 North, Range 23, E.W.M., Chelan County, Washington, lying Southerly of the South right of way line of S.R. #97 and East and Northerly of the right of County Road 506 to Hugo and West of the East boundary of said Southeast quarter of the Southwest quarter.

Parcel B:

An easement appurtenant to Parcel "A", being 10 feet in width the Point of Beginning being located 808.87 feet on a bearing of South 21°48'30" West from the quarter corner common to Sections 3 and 10, Township 27 North, Range 23, E.W.M., Chelan County, Washington.

RECEIVED

FEB 28 2022

CHELAN COUNTY
COMMUNITY DEVELOPMENT

The centerline of said easement is described as follows: Beginning at said Point of Beginning: thence North 5°15' West for 200 feet; thence North 8°30' East for 65.55 feet; thence North 53°57' West for 379.52 feet; thence North 33°37' West for 181.63 feet; thence 25°38' East for 134.40 feet; thence North 10°06' East for 147.70 feet; thence North 1°16' West for 194.31 feet; thence North 8°39' West for 72.25 feet; thence North 37°03' East for 329.00 feet; thence North 3°17' East for 93.82 feet; thence North 20°15' West for 55.0 feet, more or less, to the Point of Terminus of said centerline.

TOGETHER WITH all appurtenances belonging thereto.

SUBJECT TO:

1. Rights and liabilities under customary agreement for water right in Greater Wenatchee Reclamation District including the restriction of the use of said water for irrigation, stock, and domestic purposes, the granting of an easement for lateral ditches and pipelines used in connection therewith, and the creation of a lien upon the land for assessments therein, as disclosed by various instruments of record.
2. Easement, including terms and provisions contained therein:

Recorded:	October 6, 1958
Recording No.:	541179
In favor of:	Pacific Telephone and Telegraph Company
For:	Construct, operate, maintain, etc, telephone, telegraph and other communication circuits
Affects:	A portion of subject premises and other properties
3. Easement, including terms and provisions contained therein:

Recorded:	April 27, 1988
Recording No.:	8804270012
In favor of:	General Telephone Company of the Northwest Inc.
For:	Buried Telephone Cable
Affects:	A portion of subject premises and other properties
4. Relinquishment of all existing and future rights to light, view and air, together with the rights of access to and from the State Highway constructed on lands conveyed by instrument:

Recorded:	August 22, 1983 and June 12, 1991
Recording No.:	8308220011 and 9106120022
In favor of:	The State of Washington

RECEIVED

FEB 28 2022

- 5. Easement, including terms and provisions contained therein:
 Recorded: December 2, 1996
 Recording No.: 9612020073
 In favor of: Public Utility District No. 1 of Chelan County
 For: Underground Electric System
 Affects: Subject property

- 6. Agreement and the terms and conditions thereof:
 Between: Washington Department of Fish and Wildlife
 and: Grover Collins
 Recorded: October 16, 1998
 Recording No.: 2038603
 Purpose: Fencing Agreement

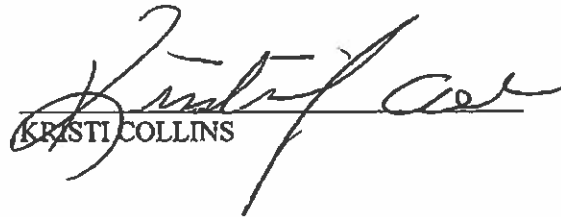
- 7. Rights, reservations, covenants, conditions, restrictions, and easements of record or apparent on the premises.

Kristi Collins joins in this Deed for purposes only of relinquishing any right she may have by way of community property agreement, homestead exemption or otherwise.

DATED this 28th day of December, 2020.



CASEY COLLINS




KRISTI COLLINS

STATE OF WASHINGTON)
) ss.
County of Chelan)

I certify that I know or have satisfactory evidence that Casey Collins and Kristi Collins are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 28th day of December, 2020.





(signature)
Deborah Foltz

(printed or typed name)
NOTARY PUBLIC, State of Washington
My Commission Expires 9/5/2022

RECEIVED

FEB 28 2022

CHELAN COUNTY
COMMUNITY DEVELOPMENT

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:

N/A

2. Name of applicant:

RECEIVED

FEB 28 2022

CHELAN COUNTY
COMMUNITY DEVELOPMENT

Tom Nielson

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

	Agent
29525 Gamble PL NE	Ryan Walker
Kingston, WA 98346	151 South Worthen Street, Suite 101
425-466-4546	Wenatchee, WA 98801
	509-630-7917

4. Date checklist prepared:

February 2022

5. Agency requesting checklist:

Chelan County

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

Timing and schedule would be consistent the guidelines established in Chelan County Code Title 14—
Development procedures.

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

Don't know.

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

None known.

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.

RECEIVED

FEB 28 2022

Comprehensive Plan Map Amendment (Chelan County)
Zone Change (Chelan County)

CHELAN COUNTY
COMMUNITY DEVELOPMENT

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this

page. (Lead agencies may modify this form to include additional specific information on project description.)

This proposal is to change the zoning and comprehensive plan land use designation map and zoning map of approximately 5 acres from to Rural Residential/Resource 5 (RR 5) to Rural Residential/Resource 2.5 (RR 2.5).

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.

The property is located at 25 Hugo Road, adjacent to U.S. Highway 97A, east of Chelan, within Section 03, T 27N, R 23E.W.M. Parcel no. 272303300050.

B. Environmental Elements [HELP]

1. **Earth** [help]

a. General description of the site:

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

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

5%

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.

Pogue fine sandy loam (PoC), 8-15 percent slopes and Pogue gravelly fine sandy loam (PoE), 25-45 percent slopes. There are no agricultural soils of long-term significance.

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

No surface indications. The property is mapped as potentially having erosive soils.

RECEIVED

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.

FEB 28 2022

No filling or grading is proposed.

CHELAN COUNTY
COMMUNITY DEVELOPMENT

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

No clearing or construction is proposed.

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

There would be no new impervious surfaces as a result of this proposal.

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

None proposed.

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.

There would be no new emissions to the air.

- 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:

None proposed.

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.

None onsite.

- 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.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None proposed.

RECEIVED

FEB 28 2022

CHELAN COUNTY
COMMUNITY DEVELOPMENT

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

No.

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

No.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

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

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

No.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None proposed.

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.

N/A

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

RECEIVED

FEB 28 2022

No.

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

CHELAN COUNTY
COMMUNITY DEVELOPMENT

No.

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

None proposed.

4. **Plants** [help]

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

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

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

None proposed.

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

None known.

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

None proposed.

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

None Known.

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.

RECEIVED

Examples include:

FEB 28 2022

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

CHELAN COUNTY
COMMUNITY DEVELOPMENT

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

None known.

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

No.

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

None proposed.

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

None known.

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.

N/A

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:

N/A

RECEIVED

FEB 28 2022

CHELAN COUNTY
COMMUNITY DEVELOPMENT

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

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

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

None known.

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.

None Known.

- 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.

N/A

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

None.

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

None proposed.

b. Noise

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

None.

- 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.

N/A.

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

RECEIVED

FEB 28 2022

None proposed.

CHELAN COUNTY
COMMUNITY DEVELOPMENT

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.

Current use is residential. Adjacent properties are in residential and agricultural use.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversized equipment access, the application of pesticides,

tilling, and harvesting? If so, how:

No.

c. Describe any structures on the site.

3,450 sq ft residence; 1,800 sq ft garage; swimming pool.

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

No.

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

RR 5

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

RR 5

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

N/A.

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

The property is mapped as potentially having erosive soils.

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

N/A

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

N/A.

RECEIVED

FEB 28 2022

CHELAN COUNTY
COMMUNITY DEVELOPMENT

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

None.

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

Application for a Comprehensive plan map amendment and zone change.

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

None.

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

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

None.

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?

N/A.

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

No.

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

N/A.

RECEIVED

FEB 28 2022

CHELAN COUNTY
COMMUNITY DEVELOPMENT

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

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

N/A.

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

N/A.

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?

Informal recreational opportunities in the immediate vicinity include watersports, fishing, hiking, camping, snowmobiling and hunting.

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.

RECEIVED

FEB 28 2022

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.

CHELAN COUNTY
COMMUNITY DEVELOPMENT

No.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

The tribes and DAHP will be notified during the county public notice period.

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.

None proposed.

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.

The site is accessed from Hugo Road. U.S. Highway 97A borders the property on the north.

- 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?

Link Transit serves Chelan.

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

N/A.

- 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).

No.

- 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?

RECEIVED

N/A.

FEB 28 2022

- 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.

CHELAN COUNTY
COMMUNITY DEVELOPMENT

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 proposed.

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

- a. Circle utilities currently available at the site:

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

- c. 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 proposed.

RECEIVED

FEB 28 2022

CHELAN COUNTY
COMMUNITY DEVELOPMENT

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: Thomas Nielsen

Name of signee Tom Nielsen

Position and Agency/Organization _____

Date Submitted: _____

RECEIVED

FEB 28 2022

CHELAN COUNTY
COMMUNITY DEVELOPMENT

D. Supplemental sheet for nonproject actions [HELP]

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

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

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

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

The proposal would not be likely to increase emissions to air or production of noise. Although the rezoning of the property may lead to its development which could impact air and noise emissions, the current zoning of the property would likewise permit its development thus there would be no increases resulting from the proposal.

The proposal would not include any discharges to water or toxic or hazardous substances of any kind. Because discharges to water and toxic or hazardous substances are not part of the proposal it and/or its effects would not cause an increase in discharge to water or production, storage or release of toxic or hazardous substances.

Proposed measures to avoid or reduce such increases are:

RECEIVED

Since no increases are anticipated, no measures to avoid or reduce them are proposed.

FEB 28 2022

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

CHELAN COUNTY
COMMUNITY DEVELOPMENT

The proposal does not include any components that would be likely to affect plants, animal, fish or marine life. Since the proposal is simply to change the comprehensive plan map and zoning designation, there would be no impact to the above mentioned resources.

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

The proposal would be in compliance with all local, state and federal regulations regarding the above mentioned resources. Compliance with all applicable regulations would satisfactorily protect and conserve them.

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

The proposal would not use any energy or natural resources thus it would not deplete them.

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

Since there would be no impacts to energy or natural resources, no measures to protect or conserve them are proposed.

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

The proposal would not be likely to use or affect environmentally sensitive areas or areas designated for governmental protection because none are present on the property.

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

Since there would be no impact to such resources, no measures to protect them are proposed.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposal would be likely to affect land use by changing the zoning map designation. Such a change would not be incompatible with existing plans since the property is adjacent to existing property with the same zoning designation. The proposal would not affect shoreline use since it is not adjacent to a shoreline.

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

Since there would be no negative impact to shoreline and/or land use, no measures are proposed to avoid or reduce them.

RECEIVED

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

FEB 28 2022

CHELAN COUNTY

The proposal would not be likely to increase demands on transportation or public services and utilities. COMMUNITY DEVELOPMENT

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

Since there would be no increased demands on transportation or public services and utilities, no measures are proposed to reduce such demands.

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

The proposal would not conflict with local, state or federal laws regarding the protection of the environment.

1. A detailed statement of what is proposed to be changed and why. Identify the specific Comprehensive Plan Land Use Designation map number and Zoning map number that would be amended.

This proposal is to change the zoning and comprehensive plan land use designation map and zoning map of 5 acres from to Rural Residential/Resource 5 (RR 5) to Rural Residential/Resource 2.5 (RR 2.5). The property is located at 25 Hugo Road east of Chelan, within Section 03, T 27N, R 23E.W.M.

The official Chelan County Zoning and Comprehensive Plan map is no. 18. The property is adjacent to a 90.42 acre parcel zoned RR 2.5 on the east side.

The zoning and comprehensive plan designations are proposed to be changed to align the property with more appropriate zoning based on the location adjacent to Highway 97A, Hugo Road, existing residential use and adjacent zoning. The total area proposed to be rezoned is 5 acres.

2. Explain how the proposed amendment is consistent with the goals of the Washington State Growth Management Act (RCW 36.70A.020 as amended) and any applicable County Wide Planning Policies.

RCW 36.70A specifies 13 Planning Goals for the State of Washington. When reviewing compatibility with these stated goals, it is important to acknowledge the unique circumstances in Chelan County. Eighty-eight percent (88%) of Chelan County is in public ownership, either state or federal. That leaves twelve percent (12%) of the County in private ownership. Of the property remaining in private ownership, approximately 10% is reserved for roads and utilities. An additional reduction is taken for those areas in private ownership, but encumbered by protected critical areas, such as steep slopes, wetlands, riparian areas, flood plain, and shoreline. This leaves a very small overall percentage of Chelan County available for residential use, while the demand for housing remains high. This lack of inventory is driving the price of residential property which negatively affects affordability of housing for those who live and work in Chelan County.

RCW 36.70A.020(1) encourages urban growth. The property is not located in an urban growth area but is located near the Chelan UGA and is located adjacent to the same zoning district as that which is proposed.

RCW 36.70A.020(2) aims to reduce the inappropriate conversion of undeveloped land into sprawling, low-density development. The subject property for this zone change and comp plan map amendment request would not be converted to sprawling, low density development but rather a well planned efficient use of available land. The best use for this land is allowing the density to increase in the developable areas while preserving the open space and critical areas

RCW 36.70A.020(4) encourages the promotion of a variety of residential densities and housing types. Given the fact that only 12% of Chelan County is in private ownership, residential development will continue, whether it be as a standard subdivision encouraging inefficient use of land with large lots, or the use of innovative development

FEB 28 2022

through clusters and planned developments, encouraging more manageable lots sizes and open space preservation.

The proposal is also consistent with the following county-wide planning policies:

Policy 4: The proposal is consistent with the policies for county-wide transportation facilities and strategies, through an integrated transportation system and is within the current capacity. The property is located in between a U.S. Highway and a county road (Hugo Road) and the proposal would not result in heavy traffic through residential neighborhoods or otherwise result in traffic congestion or impacts on inadequate streets or roads.

Policy 5: The proposal is consistent with the county-wide policies for housing by directly addressing land available for housing options, encouraging the productive development of the property for housing, and permitting new housing in an area that already is adjacent to RR 2.5 zoning

Policy 7: The proposal is consistent with the county-wide policies for economic development and employment. Specifically, one of the factors is "[t]he availability of housing to support economic growth." The proposal would encourage the development of the property as additional housing that would support economic growth in the Chelan area and directly respond to a need for more housing in the area. More inventory has a positive effect on housing costs for buyers.

3. **A statement of how the proposed map amendment complies with or supports the Chelan County Comprehensive Plan's goals and policies.**

Land Use Element; Residential Development

Goal LU 1: Residential designations shall provide for an adequate supply of land to accommodate the housing needs and strategies outlined by the comprehensive plan. Implementation regulations shall provide for a variety of residential opportunities to serve a full range of income levels.

Goal Rationale: An adequate supply of housing available to all income levels is necessary to meet the housing needs of the County.

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.

Increasing the density of residential lots in this area would promote a future division of land that be developed with a unified design and allow lots sizes that could accommodate housing that would be affordable for the area workforce or reduce competition for existing housing.

RECEIVED

FEB 28 2022

CHELAN COUNTY
COMMUNITY DEVELOPMENT

2

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

Rationale: Incompatible land uses located in close proximity to residential neighborhoods may create adverse impacts which could lead to a reduction of the high quality of life for the County residents.

The proposed RR 2.5 zoning is the same as the adjacent property to the east and will allow for residential development which is compatible with the existing residential uses in the area. The property is currently developed with a single family residence in existence since 1986.

Policy LU 1.3: Develop innovative regulatory strategies that create developer incentives to provide affordable housing to low and moderate income households.

Rationale: This can be accomplished through the use of innovative techniques including but not limited to: density bonuses, performance zoning, zero lot line development, and cluster subdivisions. Incentives may help facilitate the construction of low and moderate income housing.

The proposed RR 2.5 zoning will allow lot sizes that are in accordance with the Chelan-Douglas Health District standards for water and sewer disposal. This density allows the creation of more residential inventory which serves to reduce land prices based on supply and demand.

Policy LU 1.5: Encourage infill of vacant and underdeveloped land in existing residential areas within urban growth areas and rural communities, such as LAMIRDs.

Rationale: Many parcels of land are available within existing residential developments that can accommodate further development. Infill within these areas will allow public facilities and services to be provided in a more efficient manner.

The proposed rezone is adjacent to a large area zoned RR 2.5 with appropriate lot sizes. The subject property can accommodate further development that is consistent with adjacent land uses and lot sizes.

Housing Element

Goal 1: encourage the availability of affordable housing to all economic segments of the population of the county, promote a variety of residential densities, and housing types, and encourage the appropriate preservation of existing housing stock. Rationale: affordable housing opportunities should be accessible to all residents.

Policy 2: Provide an adequate supply of appropriately zoned land in the County to accommodate a variety of future housing needs.

RECEIVED

FEB 28 2022

CHELAN COUNTY
COMMUNITY DEVELOPMENT

Rationale: An adequate supply of appropriately zoned land will ensure that the GMA plan does not artificially create inflation in housing prices by restricting competition in the land market.

The approval of this application will lead to increasing the supply of appropriately zoned land that will ensure that inflation in housing prices is not artificially created.

- 4. **A detailed statement on how the land use designation amendment complies with the Chelan County Comprehensive Plan land use designation/siting criteria.**

Rural Element

Designations/Siting Criteria – Rural Residential 2.5

Density: One (1) dwelling unit per 2.5 acres. Clustering consistent with the underlying densities and the rural character and rural development provisions. Locational Guidelines: 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.

Natural Resources. The area has limited resource management potential. The area may be adjacent to resource lands.

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.

The property meets the designation and siting criteria for RR 2.5 and is more appropriate than the current zoning. The property is closely associated with natural amenities found in Chelan County due to the location in the greater Chelan recreational area. It is not designated as a resource land of long term significance. Rural governmental services are available and planned for. Existing land uses in the area include seasonal and year-round residences, tourist and recreational activities and other rural development. There are many properties in the area that are zoned RR 2.5.

RECEIVED

FEB 28 2022

CHELAN COUNTY
COMMUNITY DEVELOPME

- 5. **A detailed statement of how the amendment is consistent with and supported by the Capital Facilities Element and the Transportation Element of the Comprehensive Plan, of if not, what changes to these elements would be required.**

Both the Capital Facilities and Transportation elements of the Comprehensive plan speak more to goals and objectives for agencies of jurisdiction when development is proposed. At the time any additional development is proposed, application(s) will have

to be in compliance with the concurrency requirements of GMA and the Chelan County comp plan goals and objectives for all elements of the comp plan.

6. **For land use map designation amendments, identify the land uses surrounding the affected property, and describe how the proposed change would affect the surrounding land uses. Explain why the proposed amendment is more appropriate than the existing land use designation.**

The property to the north is zoned RR 5 but is separated from the subject property by Highway 97A. Properties to the south and west are zoned RR5 but are separated from the subject property by Hugo Road. The only adjacent property not separated by a highway/road is to the east which has the same zoning as that which is proposed—RR 2.5. The proposed designation is more appropriate because the property is bounded on three sides by highways/roads. It is in a location with existing access to a county road with sufficient right of way for future development.

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

The proposed text amendment would not affect lands designated as resource lands of long-term commercial significance and/or critical areas. The subject property is not adjacent to Commercial Forest or Agricultural Lands. The property have been evaluated for the presence of streams and/or wetlands and there are none on the property. Any critical areas that may be present on the subject property would be adequately protected by conditions of approval contained in any future land use approvals. All required protections to critical areas such the submission of geotechnical reports would be complied with as necessary in order maintain a high level of environmental quality in Chelan County.

8. **Explain how the proposed amendment would affect the supply of land that is available for various purposes to accommodate projected growth over the twenty-year planning period covered by the Comprehensive Plan.**

The proposed amendment would make a certain amount of land available for higher density development to accommodate future growth in the rural, unincorporated areas of Chelan County. Moderately priced rural properties are very desirable, and the demand is high for residential building lots. The price of land is increasing rapidly because the demand is high and the supply is extremely low.

9. **Explain how the proposed change would serve the interests of not only the applicant, but also the public as a whole, including health, safety or welfare.**

The increased number of lots available for residential development will impact the stability of the housing market, which at present is unattainable for many lifelong Chelan area residents. The value of the property will also increase the residential property taxes for Chelan County, which in turn, will increase the funding for governmental services.

RECEIVED

FEB 28 2022



Chelan County
Department of Community Development



Receipt Number: 22-00427

316 WASHINGTON ST. SUITE 301
 Wenatchee, WA 98801
 (509) 667-6225

Payer/Payee: WALKER RYAN A
 17123 CHUMSTICK HWY
 LEAVENWORTH WA 98826

Cashier: ALEX WHITE

Date: 02/28/2022

PL 22-105 COMPREHENSIVE PLAN AMENDMENT 25 HUGO RD CHELAN, WA 98816

<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
Environmental Review (SEPA)	010.020.34589.03.000	\$215.00	\$215.00	\$0.00
		\$1,965.00	\$1,965.00	\$0.00
TOTAL PAID:		\$1,965.00		

<u>Payment Method</u>	<u>Reference Number</u>	<u>Payment Amount</u>
CHECK	762	\$1,965.00
Total:		\$1,965.00

Notes :

Project Information

<u>Permit #</u>	<u>Permit Type</u>	<u>Project Description</u>	<u>Parcel #</u>
PL 22-105	CPA	CPA to change RR5 to RR2.5	272303300050

Project Contacts

<u>Permit #</u>	<u>Name</u>	<u>Association</u>	<u>Address</u>
PL 22-105	GRETTE ASSOCIATES, LLC	AGENT	151 S WORTHEN #101, WENATCHEE, WA 98801
	NIELSEN THOMAS C	APPLICANT	29525 GAMBLE PL NE, KINGSTON, WA 98346
	NIELSEN THOMAS C	OWNER	29525 GAMBLE PL NE, KINGSTON, WA 98346

CHELAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
)
COUNTY OF CHELAN) SS

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

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

That on 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 7:47 AM
To: 'nielson42@msn.com'; 'Ryan Walker'
Subject: Notice of Application for CPA 22-105 Nielson - Chelan County Dept. of Community Development
Attachments: CPA 22-105 Nielson NOA Exempt.pdf; CPA 22-105 Nielson NOA AoP.pdf

Greetings,

Please find the attached Notice of Application for a Comprehensive Plan Amendment regarding Thomas Nielson's property, File# CPA 22-105. 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.

Wendy Lane

From: Wendy Lane
Sent: Wednesday, August 31, 2022 7:49 AM
To: 'nielsen42@msn.com'
Subject: Notice of Application for CPA 22-105 Nielson - Chelan County Dept. of Community Development
Attachments: CPA 22-105 Nielson NOA Exempt.pdf; CPA 22-105 Nielson NOA AoP.pdf

Greetings,

Please find the attached Notice of Application for a Comprehensive Plan Amendment regarding Thomas Nielson's property, File# CPA 22-105. 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 22-105

Name	Address_1	City	State	Countr	Zip Code	PARCEL
HMJD-COLLINS LLC	PO BOX 9	BREWSTER	WA		98812	272303330175
NIELSEN THOMAS C	29477 GAMBLE PL NE	KINGSTON	WA		98346	272303300050
HMJD-COLLINS LLC	PO BOX 9	BREWSTER	WA		98812	2723033310150
FRANCKOWIAK MICHAEL W	PO BOX 1388	CHELAN	WA	USA	98816	272303420200
EKENBARGER ORCHARDS INC	PO BOX 1778	CHELAN	WA	USA	98816	272303430050

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

08/2022		CHELAN CO DEPT OF COMMUNITY DE	
147.79			
.00	.00	.00	.00
1	08/30/22	545939	LEGAL 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

Date	Newspaper Reference	Description/Other Comments/Chrg	Rate	Secs	Time Run	Gross Amount	Net Amount
09/01/22	553137 LEGAL	NOTICE OF APPLICATION 09/01 WW WWO	2X 4.63	1	15.96	147.79	147.79

Statement of Account - Aging of Past Due Amounts

Current	30 Days	60 Days	Over 90 Days	Unapplied Amounts	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
--------	---------	--------	--------	-------------------------

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.



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

NOTICE OF APPLICATION

Project File No.: CPA 22-105
Project Location: 25 Hugo Road, Chelan, WA 98816 and identified by Assessor's Parcel No: 27-23-03-300-050.
Applicant/Owner: Thomas Nielson
Application Date: February 28, 2022
Determination of Complete: March 29, 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 5 (RR5) to Rural Residential/Resource 2.5 (RR2.5)

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>