



Chelan County Planning Commission

Chair: Jesse Redell Vice Chair: Cherie Warren

Commissioners District 1: Vicki Malloy, Ryan Kelso, James Wiggs

Commissioners District 2: Cherié Warren, Mike Sines, Christopher Dye

Commissioners District 3: David Donovan, Jesse Redell, Doug England

Meeting Agenda

Wednesday, March 27, 2024 at 6:00 PM
Chelan County Community Development
400 Douglas Street, Wenatchee, WA
Or via Zoom- details listed below:

Join Zoom Meeting

<https://us02web.zoom.us/j/86710572482?pwd=dnE1QklRVHBidE5vNWJkZENHUm5ndz09>

Meeting ID: 867 1057 2482

Passcode: 267124

One tap mobile

+12532050468,,86710572482#,,,,*267124# US

+12532158782,,86710572482#,,,,*267124# US (Tacoma)

Meeting to Order

I. Administrative

A. Review/Approval of Minutes from January 24, 2024 PC Meeting

II. Public Comment Period

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

III. Old Business

IV. New Business

A. Parks and Recreation element of Comprehensive Plan – Facilitated by the Natural Resources Department – Mike Kaputa

B. ZTA 2024 –105 Code text amendment for Titles 11 & 12, specifically regarding lot size reduction provisions and boundary line adjustments revisions. In addition, the District Use Chart (11.04.020) is proposed to be amended to include RV parks as a permitted use, with standards in the Rural Industrial (RI) zoning designation.

V. Discussion, at the Chair's discretion

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

Materials available on the Community Development website

Any person may join this meeting via Zoom Video conference, of which the link is provided on the Chelan County Website. A Copy of the Agenda may be reviewed online <https://www.co.chelan.wa.us/community-development/pages/planning-commission>

Chelan County has been recording Planning Commission meetings which will continue to be accessible on the Community Development Planning Commission web page shortly after the meeting takes place.

**Next Regular Meeting
April 24, 2024 at 6:30 PM**

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



CHELAN COUNTY PLANNING COMMISSION MINUTES

Chelan County Planning Commission
Chelan County Community Development

Date: January 24, 2024

Called to Order: 6:00 PM
316 Washington St., Suite 301
Wenatchee, WA 98801

CALL TO ORDER

Meeting was called to order at 6:00 PM

COMMISSIONER PRESENT/ABSENT

Doug England - Absent
Vicki Malloy - Present
Ryan Kelso - Present
James Wiggs - Present
Jesse Redell - Present

Cherie Warren - Present
Mike Sines - Present
David Donovick - Absent
Chris Dye - Present

STAFF PRESENT

Jessica Thompson, Permit Clerk
Deanna Walter, CD Director
Torrey Herrington, Planner I
Cathy Mulhall, County Administrator

PUBLIC PRESENT: None

Chairwoman Vicki Malloy starts the meeting and takes roll. She proceeds, asking the commissioners if anyone is interesting in the Chair position. There were no volunteers.

Motion:

Motion made by Commissioner Vicki Malloy, seconded by Commissioner James Wiggs to nominate Commissioner Jesse Redell as Chair.

Vote- Unanimous

Motion Carries

Chair Jesse Redell proceeds, asking if there are any volunteers for the Vice Chair position. There were no volunteers.

Motion:

Motion made by Commissioner Vicki Malloy, second by Commissioner James Wiggs to nominate Commissioner Cherie Warren as Vice Chair.

Vote- Unanimous

Motion Carries

Chair Jesse Redell asked the Planning Commission members if all had read the minutes from the December 20, 2023 meeting.

No comments, or changes were made to the December 20, 2023 minutes, minutes were approved.

Motion:

Motion made by commissioner Kelso, seconded by Commissioner Warren to approve minutes.

Vote- Unanimous

Motion Carries

PUBLIC COMMENT PERIOD FOR ITEMS NOT ON THE AGENDA

No Comments

OLD BUSINESS:

No old business

New Business:

CPA-24-006 Capital Improvement Plan (CIP) Text Amendment

Planner I Torrey Herrington presents Comprehensive Plan Amendment to update the Six Year Capital Improvement Plan (CIP) for years 2024-2029.

Chelan County Administrator Cathy Mulhall provides further information on how the Capital Improvement plan process works and asks if anyone has any questions.

Commissioners asks for further details on what and why these plan numbers change from year to year and what they can analyze in order to provide value.

Chelan County Administrator Cathy Mulhall proceeds to explain in detail why the CIP numbers change and how they come up with them. Director Deanna Walter states that the CIP process is an annual Growth Management Act requirement.

Continued discussion on options for how to provide more details to planning commission members for future capital improvement plan approvals and scenarios about past capital improvement plan numbers.

Motion:

Motion made by Commissioner Ryan Kelso, seconded by Commissioner Vicki Malloy to approve, the Comprehensive Plan Amendment to update the Six Year Capital Improvement Plan (CIP) for years 2024-2029.

Vote- Unanimous

Motion Carries

Discussion at the Chair's Discretion:

The commissioners agree to change the starting time for summer meetings to 6:30 p.m..

ADJOURNMENT

Meeting Adjourned at 6:37 pm.

Next Planning Commission Meeting to be held on February
28, 2024, at 6:00 pm

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

DRAFT

Chelan County Recreation Element (PROS Plan) Update

March 2024

Acknowledgements

Chelan County DNR

Mike Kaputa, Director

Erin McKay, Senior Natural Resource Specialist

Hanne Beener, Consultant

SCJ Alliance

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Overview

Chelan County’s Recreation Element of its Comprehensive Plan, also known as a Parks, Recreation, Open Space, and Trails (PROST) Plan, examines the County’s parks, recreation, and open space assets and engages the public in determining their desired quality of life and the appropriate level of recreational service to be provided, then outlines recommended improvements to form a basis for future capital improvement planning. This plan has been prepared in compliance with State of Washington Growth Management Act requirements and serves as the County’s strategic plan to deliver parks & recreation services to the community, and complements the policy framework identified in Chelan County’s Comprehensive Plan’s Parks and Open Space Element. Additionally, the plan has been developed in compliance with the Washington State Recreation and Conservation Office guidelines.

This plan inventoried and analyzed the County’s existing parks and trails, not just within Chelan County’s purview but also all publicly-owned open space lands. The plan examines the County’s parks and recreation service levels in comparison to its current and future projected demographics and in comparison to other Counties and national recreational standards. In this comparison, Chelan County was found to have a lower-than-average ratio of developed park acres to County population; however, it does have a much higher-than-average ratio of public land open to the public.

The planning process engaged the County’s residents through a robust public engagement process, including a long-running public online survey and several public workshops in different areas of the County. Participation in the process demonstrated a high level of public enthusiasm toward improved recreational access. Overall, the current level of service provided by the County’s parks, recreational facilities, open spaces, and trails was found to be lacking, with many trails and access points overwhelmed. However, an interest in specific additions and improvements generated by the public was captured, including support for additional funding and revenue sources to fill in the missing gaps, and asks that undeveloped or underutilized trailheads be re-opened or better developed.

Introduction

Welcome to Chelan County’s Recreation Element of its Comprehensive Plan, also known as a Parks, Recreation, Open Space, and Trails (PROST) Plan,. This intentionally dynamic document is crafted to meet the Growth Management Act (GMA) requirements and maintain the County’s eligibility for Washington State Recreation and Conservation Office (RCO) funding, along with other potential funding sources, over the next six years and beyond.

This document provides a comprehensive overview and assessment of the County’s parks, recreation areas, open spaces, and non-motorized trails. It captures the community’s recreational needs and preferences through

surveys, public outreach initiatives, and online tools. Furthermore, the plan establishes a vision, sets planning goals, and evaluates the current level of service offered by the existing mix of County parks and open spaces.

The Capital Improvement Plan (CIP) is an integral component of this document and, upon formal approval and adoption, finalizes the Recreation Element. It outlines a series of recommended improvements designed to enhance services for the citizens of Chelan County over the next six years and beyond. These recommendations are strategically tied to potential grant funding sources, guiding the County's response and prioritization to align with the desired quality of life envisioned by its citizens.

Purpose

This update evaluates the effectiveness of the County of Chelan County's parks, open spaces, and trails, in conjunction with local and regional parks and recreation assets, in meeting the community's needs. Enclosed within this comprehensive plan are both functional and aspirational goals, objectives, and desires, presenting recommendations for improvements and changes to align with the evolving recreational demands of the community.

Functioning as a dynamic six-year strategic guide and aspirational plan, it outlines strategies for managing and enhancing the County of Chelan County's parks, trails, open spaces, and recreation services. This plan establishes an implementable framework aimed at realizing the community's desired quality of life in relation to its parks, recreation areas, trails, green open spaces, and recreational opportunities. Additionally, it offers a visionary perspective for the County's park and recreation system, suggesting updates to level-of-service standards for park and facility classifications. It addresses departmental and community-wide goals, objectives, and other management considerations, ensuring the continued provision of high-quality recreation opportunities for the benefit of the Chelan County community.

Developed through direct input and guidance from County residents, County staff, and Planning Commission, this update conducts a thorough inventory and evaluation of existing park and recreation areas. It assesses how well the County's parks, open spaces, and trails, in collaboration with other local and regional parks and recreation assets, serve the County's residents. Furthermore, it proposes strategic improvements and changes to meet the evolving recreational demands and needs of the community. Additionally, the plan evaluates conditions for acquisition, site development, financing options, and operational improvements. It concludes by offering a set of policies and recommendations designed to support the community's desired quality of life.

Regulatory Requirements

Growth Management Act Requirements

The State of Washington, under RCW 36.70A.070 'Comprehensive Plans - Mandatory Elements', outlines the components that each County's comprehensive plan must include, stating the plan "shall consist of a map or maps, and descriptive text covering objectives, principles, and standards used to develop the comprehensive plan. The plan shall be an internally consistent document, and all elements shall be consistent with the future land use map. A comprehensive plan shall be adopted and amended with public participation as provided in RCW 36.70A.140.

Each comprehensive plan shall include a plan, scheme, or design for each of the following (with emphasis on the parks and recreation element in bold, italicized text):

- A land use element designating the proposed general distribution and general location and extent of the uses of land, where appropriate, for agriculture, timber production, housing, commerce, industry, recreation, open spaces, general aviation airports, public utilities, public facilities, and other land uses.
- A housing element ensuring the vitality and character of established residential neighborhoods.
- A capital facilities plan element consisting of an inventory of existing capital elements, forecasts of future needs, proposed locations and capacities, a six-year financing plan, and a requirement to

reassess if probable funding falls short of meeting existing needs. Park and recreation facilities shall be included in the capital facilities plan element.

- A utilities element consisting of the general location, proposed location, and capacity of all existing and proposed utilities.
- Rural element including lands that are not designated for urban growth, agriculture, forest, or mineral resources.
- A transportation element that implements and is consistent with the land use element.
- An economic development element establishes local goals, policies, objectives, and provisions for economic growth, vitality, and a high quality of life. A County that has chosen to be a residential community is exempt from this subsection's economic development element requirement.
 - ***A park and recreation element that implements and is consistent with the capital facilities plan element as it relates to park and recreation facilities. The element shall include:***
 - ***Estimates of park and recreation demand for at least a ten-year period;***
 - ***an evaluation of facilities and service needs; and***
 - ***an evaluation of intergovernmental coordination opportunities to provide regional approaches for meeting park and recreational demand.***

Washington Recreation And Conservation Office (RCO) Requirements

The Washington State Recreation and Conservation Office (RCO) is a state agency that manages several grant programs to create outdoor recreation opportunities, protect the best of the state's wildlife habitat and farmland, and help return salmon from near extinction. To be eligible to apply for specific grant funding programs, a municipality or agency must have adopted a recreation or conservation plan before applying for a grant, and plans must meet specified requirements. The methodology, organization, and content of this plan addresses the critical RCO eligibility guidelines.

Chelan County Requirements

Potential improvements outlined in this plan were developed to be consistent with Chelan County's County's Comprehensive Plan and applicable codes.

Chelan County's Recreation Element Update forms the 6-year and 20-year Capital Improvement Plans (CIP) serving to inform possible near-term and long-term County budgeting, procurement, and construction needs, while providing the flexibility to adapt to unforeseen opportunities that may present themselves during this plan's performance period.

The CIP noted in this document is in no way or means the final plan to guide all park, recreation, trails, and open space development, acquisition, and maintenance needs the County will undertake over the next six years. It is an aspirational vision of potential projects, agreements, and possible programs developed through a public involvement process designed to capture the community's needs and wishes for its parks & recreation system. Many projects, due to funding changes, procurement challenges, staffing needs, and political priorities, may not be implemented. Yet, the projects reflected in the CIP have been developed in a way so that if the County decides to pursue a specific project, they is best positioned to secure competitive funding from other sources or are prioritized correctly.

Process

While RCO has no specific requirements for the number of pages, number of chapters, or format for comprehensive park plans, it is expected that the plan will capture the organization's needs and, more importantly, the quality of life desired by the community.

The process used to develop Chelan County's Recreation Element Update is modeled after six minimum elements noted in RCO Manual 2: Planning Policies & Guidelines. Whether this plan supports a grant application for a capital project (facility development and land acquisition) or a non-capital project (architectural, engineering, planning, etc.) the organization of this plan and the process followed is purposefully designed to capture the elements expected by RCO.

Aside from this, the first section, the project overview, this plan is structured around six primary sections or elements needed for an effective comprehensive parks plan:

EXISTING CONDITIONS (SYSTEMS INVENTORY)

A description of the planning or service area, including the physical setting, the community profile, other mutually supportive planning efforts, and a summary of conditions of the complete inventory of each existing outdoor recreation asset or program.

PUBLIC INVOLVEMENT

A description of how the planning process gave the public ample opportunity to be involved in plan development and adoption.

DEMAND & NEEDS ANALYSIS

An analysis that takes your inventory work and public involvement into consideration, balancing public demand with your organization's current capacity and future expectations.

GOALS AND OBJECTIVES

The plan must support the applicant's park and recreation mission, including the current project, with broad statements of intent, or goals that capture a community's desired outdoor recreation resources.

CAPITAL IMPROVEMENT PROGRAM

A list of the desired capital improvements or capital facility programs of at least 6 years that lists and prioritizes desired land acquisition, development, renovation, and restoration projects.

APPROVALS

A resolution, ordinance, or other adoption instrument showing formal approval of the plan and planning process by the governing entity.

The process diagram below identifies the priority sections needed to develop a GMA-compliant and RCO-certified comprehensive parks & recreation plan; however, many steps ran concurrently.

Inventory & Assessment

The purpose of this chapter is to gain a broad understanding of the current conditions of Chelan County's parks, recreation, open space and trails, the population that the parks are serving, and the regional context and planning efforts that frame the County's comprehensive system.

Currently, the County manages three named facilities and two community forests. In addition, the County is also working with the Peshastin community on the development of a new passive park space along the Wenatchee River, each providing a variety of recreation amenities and experiences for the County residents to enjoy.

The inventory and assessment section is assembled across the following four distinct contexts:

Physical Context

Planning Area

Chelan County unfolds beneath the majestic backdrop of snow-covered mountains, glacier-fed waterways, and sprawling forests, where orchards seamlessly blend with sagebrush-covered hills. This unparalleled setting, renowned on a global scale, offers an abundance of recreational opportunities for both local residents and visitors from across the state, and the globe.

The county's recreational tapestry is rich and diverse, featuring activities such as hiking, skiing, camping, fishing, boating, and biking, each contributing to the vibrant character of the region. The Cascade Scenic Byway, tracing its route through the northern expanse of the Cascade Mountains and along the southern shores of Lake Chelan, serves as a gateway to these varied recreation opportunities. Utilizing US Highway 97 and US Highway 2, the primary arteries to and through Chelan County, the byway encapsulates the essence of the county's natural wonders.

Spanning over 2,920 square miles in north-central Washington State, Chelan County ranks as the third-largest county in the state in terms of land area. Geographically, the county shares its northwestern border with Skagit County, while the Cascade Mountains form its western boundaries alongside Snohomish and King Counties. To the northeast, it is bordered by Okanogan County, with the Columbia River delineating the eastern border and shared with Douglas County. The southern boundary neighbors Kittitas County.

A striking characteristic of Chelan County is the substantial portion of publicly owned land, comprising approximately 87 percent of its expanse. The lion's share (80 percent) of this public domain is seamlessly integrated into the Wenatchee National Forest. Complementing this, an array of federal, state, and local agencies collaboratively manages the remaining public lands, forming a cohesive network that contributes to the region's natural beauty and accessibility.

History

The historical tapestry of the region, shaped by the Chelan and Wenatchi Native American tribes, became even more nuanced with recent research. As documented in contemporary studies, the integration of these tribes into the Consolidated Tribes and Bands of the Yakama Nation following the 1855 Yakama Nation Treaty reveals a complex interplay of cultural and political dynamics. Insights from archeological excavations and ethnographic research shed light on the rich heritage and intricate social structures of these indigenous communities.

Advancements in historical documentation highlight that European settlers, arriving in the 1870s and 1880s, not only navigated through switchbacks but also encountered formidable challenges in adapting to the local ecosystems. Ongoing environmental research underscores the ecological impact of early settlement patterns on the Wenatchee Valley, providing a more comprehensive understanding of the region's environmental evolution.

Incorporation in 1892 marked a pivotal moment for Wenatchee, and recent analyses delve into the socio-economic factors that influenced the decision-making process. Additionally, insights from urban development studies showcase how the first train's passage in the area catalyzed subsequent urbanization trends.

Recent interdisciplinary studies in agriculture and water resource management shed new light on the historical role of irrigation canals in Chelan County. This research underscores the enduring importance of water management practices and their implications for sustainable agriculture in the region. Moreover, a contemporary examination of public utility districts and their impact on local governance provides insights into the evolving power dynamics within Chelan County. Ongoing research in energy policy and sustainability offers a fresh perspective on the role played by the Chelan County PUD and its contributions to the region's energy landscape.

Leavenworth's economic transformation in the 1960s, documented through economic analyses and sociological studies, provides a more nuanced understanding of the community's decision to adopt a Bavarian theme. Recent interviews with local residents and business owners offer valuable perspectives on the socio-economic factors that fueled Leavenworth's growth as a tourist destination.

Current agricultural research reveals the ongoing diversification of fruit crops in Chelan County, with a particular emphasis on the expansion of blueberries and wine grape cultivation. The flourishing wine economy, explored in contemporary studies on viticulture and tourism, showcases its pivotal role in attracting visitors to the region.

In conclusion, recent research enriches the historical narrative of the region, offering a more intricate and multidisciplinary perspective on its development, cultural heritage, and economic transformations.

Topography

Chelan County boasts a remarkable topographic tapestry, ranging from the lowlands hugging the Columbia River, just under 600 feet above sea level, to the soaring peaks that punctuate the skyline, several of which breach the 9,000-foot mark. Among these lofty summits, Bonanza Peak reigns supreme, standing proud as the county's loftiest pinnacle at an elevation of 9,511 feet. What distinguishes Bonanza Peak further is its claim to fame as the highest non-volcanic peak not just in the state of Washington but across the entire Cascade Range.

Within Chelan County, the Cascade Range unfolds into various sub-ranges, each contributing its unique character to the region's diverse topography. The Chelan Mountains, Entiat Mountains, Chiwaukum Mountains, Sawtooth Range, and the Stuart Range are among these distinctive sub-ranges, each offering its own set of scenic wonders and recreational opportunities. These ranges provide a canvas for a myriad of activities, from well-developed recreational pursuits to more primitive, backcountry adventures.

Exploration within these sub-ranges unveils a treasure trove of natural wonders. The Chelan Mountains, with their undulating terrain, invite hikers and nature enthusiasts to traverse through canyons and foothills adorned with shrub-steppe habitats. The Entiat Mountains, dominated by dry ponderosa forests, present a landscape ripe for exploration and discovery. The Chiwaukum Mountains, with their high alpine meadows, beckon adventurers to explore the elevated realms and witness breathtaking vistas.

Further afield, the Sawtooth Range showcases its rugged beauty, offering opportunities for both developed and primitive recreation. Meanwhile, the Stuart Range stands as a testament to the geological diversity of the region, providing a scenic backdrop for those seeking to immerse themselves in the untouched wilderness.

In essence, Chelan County's topography is a dynamic canvas, painted with elevations that span the spectrum from river valleys to towering peaks. The sub-ranges of the Cascade Range add layers of complexity to this natural masterpiece, creating a playground for outdoor enthusiasts and a haven for those seeking diverse and awe-inspiring landscapes.

Hydrology

Rivers and their valleys stand as defining features of Chelan County, with the Wenatchee, Entiat, and Chelan Rivers serving as significant tributaries to the Columbia River. Originating high in the Cascade Mountains, these watersheds provide essential resources for drinking water, irrigation, recreation, and diverse fish and wildlife habitats.

The Chelan River Basin revolves around the grandeur of Lake Chelan, the largest natural lake in Washington, extending over 50 miles and reaching depths of almost 1,500 feet. Notable tributaries like the Stehekin River, Railroad Creek, and Twenty-Five Mile Creek contribute to its inflow, regulated by the Lake Chelan Dam. The Entiat River, emerging below Mount Fernow's Entiat Glacier, is the smallest of the three major watersheds, gathering waters from the North Fork Entiat River and the Mad River before joining the Columbia in Entiat.

The Wenatchee River, the largest watershed in the county, drains southern Chelan County. Originating as the Little Wenatchee and White Rivers, it flows through Lake Wenatchee and converges at Wenatchee Confluence State Park before discharging into the Columbia River. Tributaries such as Chiwawa River, White River, Little Wenatchee River, Nason Creek, and Icicle Creek contribute to over 90% of the river's average flow.

In addition to Lake Chelan and Lake Wenatchee, numerous lakes, varying in size, are scattered across Chelan County, supporting a range of recreational activities. The majority of these lakes are nestled within federally designated wilderness areas, contributing to the region's allure and diverse offerings.

Habitat

Chelan County boasts an array of habitat types, characteristic of regions east of the Cascade Mountains, exhibiting remarkable diversity. Wetlands trace the Columbia River and Lake Chelan shorelines, while the shrub-steppe habitat thrives in the county's canyons and foothills. Ponderosa forests, dry and flourishing, coexist with meadows nestled in the high alpine zones. The area teems with an assortment of wildlife, including mule deer, elk, black bears, coyotes, cougars, and a myriad of small mammals and birds. The native tree population comprises western red cedar, Douglas and grand firs, ponderosa and white pines, big leaf, Douglas, and vine maples, along with dogwoods, alders, and cottonwoods. Beneath or beyond the tree canopy, the landscape features grasses, sagebrush, and shrubs.

Climate

The region's climate exhibits a fascinating blend, bridging characteristics of the milder, moister Puget Sound and the drier climate of central Washington. Temperature fluctuations from hot summers to cold winters are more pronounced, varying with elevation and proximity to the Cascade Crest. Precipitation generally decreases inland, but Lake Chelan plays a crucial role in moderating temperatures, contributing to the area's success as a thriving growing region.

Demographic Context

In order to make planning recommendations that will work for Chelan County, it is important to understand who lives in Chelan County, with details including population, demographics, income, housing, education, employment, and transportation.

Each of these categories and sets of data shares something new about Chelan County and its use of the parks and recreation system. With each data point, it is important to consider how parks, trails, and open spaces can better serve both the sets of people who show as the majority in a data set and those who are a minority. It is clearly a necessity to make sure that the parks system works well for those in the majority and who already frequent these spaces. It is also sometimes most critical to see who the minority is and to think about how to make the parks system more accessible so that Chelan County can increase its park use and ensure the system is working for all community members.

Key Takeaways

- Chelan County's population was estimated to be 81,500 in 2023 and **the population projection for Chelan County in 2050 is roughly 97,195**. This means that Chelan County will need to accommodate roughly **15,695 new residents by 2050** – a 19.3% increase from 2023. This includes implementing a parks plan to accommodate the level of service desired by the community.
- **The median age in Chelan County is 39.9**, which is higher than that of Washington State (37.9). 29.8% of households have at least one person under 18, and 36.9% of households have at least one person 65 or older. It is important that the parks plan takes these two populations into account.
- **About 72.2% of Chelan County residents are white alone, 28.0% identify as Hispanic or Latino**, 1.0% are Asian alone, 0.3% are Black or African American, 0.5% are American Indian or Alaska native, 0.1% are Native Hawaiian/Pacific Islander, 0.5% are some other race, and 3.7% are two or more races. 27.8% of the Chelan County population is an ethnicity that isn't white alone. 26.0% speak a language other than English. Programming and recreational opportunities for Chelan County should serve the uniqueness of this community.

- **Of the total population, 17.5% of the population have at least one disability.** 6.7% have difficulty with walking, 5.7% have cognitive difficulty, 6.7% have difficulty with hearing and 6.9% have difficulty with vision. These disability categories should be taken into consideration when planning public spaces.
- **19.9% of residents are living at or below 149% of the poverty level,** indicating that they likely have limited disposable income available for recreational activities.
- 68.7% of all housing units in Chelan County are single-family units, and 12.3% are mobile home units. Considering population density within Chelan County would only benefit the parks plan.
- **5.0% of residents have no vehicle available,** and for parks to be accessible to all residents, walkability is a crucial factor.
- **70.5% of Chelan County residents travel less than 25 miles to work.** Chelan County PROS Plan considerations should accommodate those who both live and work within the county, and it may be useful to use employment locations and concentrations to better serve the workforce with parks near local businesses.
- **Chelan County has a median household income of \$64,895, which is much less than Washington statewide median household incomes (\$82,400). However, incomes are not consistent throughout the County.** In particular, Wenatchee includes some of the lowest-income census tracts, and the areas surrounding Wenatchee have some of the highest-income census tracts. Considerations should be made within PROS recreation and programming to accommodate and serve the needs and demands of all communities in Chelan County and thereby developing an equitable distribution of parks systems.

Population

Historic Trends

Chelan County has experienced a largely stable population over the past 30 years, with a significant estimated population increase from 1990 to 2000. Chelan County’s population appears to be increasing at a similar rate to overall trends in Washington State. The table below shows a steady increase in Chelan County’s population from 2010 to 2023.

TABLE 1: HISTORIC POPULATION (US CENSUS)

Census Population	Chelan County		State of Washington	
	Count	Growth Rate	Count	Growth Rate
1990	52,250	-	4,866,692	-
2000	66,616	27.49%	5,894,121	21.11%
2010	72,453	8.76%	6,724,540	14.08%
2020	79,141	9.23%	7,705,281	14.58%

SOURCE: OFM DECENNIAL CENSUS COUNTS OF POPULATION FOR THE STATE, COUNTIES, CITIES AND TOWNS 1990-2020.

TABLE 2: CHELAN COUNTY POPULATION BY YEAR

Year	Chelan County
------	---------------

	Population	Growth Rate
2010	72,453	
2011	71,787	-0.92%
2012	73,687	2.65%
2013	73,967	0.38%
2014	74,588	0.84%
2015	75,463	1.17%
2016	76,338	1.16%
2017	76,533	0.26%
2018	77,036	0.66%
2019	77,200	0.21%
2020	79,141	2.51%
2021	80,000	1.09%
2022	80,650	0.81%
2023	81,500	1.05%

SOURCE: ACS 5-YEAR ESTIMATES DATA PROFILES, DP05 AND OFM POPULATION PROJECTIONS FOR YEARS 2020-2023.

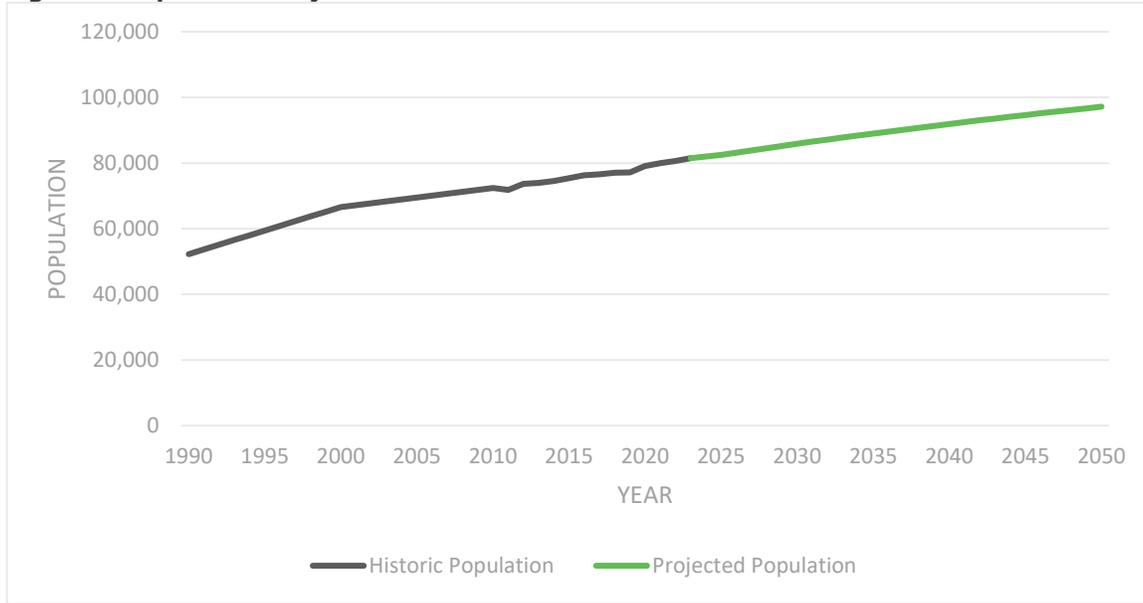
Population Forecast

The population projections for Chelan County are based on the Washington State Office of Financial Management’s (OFM) countywide population projections. OFM publishes low, medium, and high population projections for all counties in Washington every five years, and the most recent projections were released in 2022. This plan will utilize the new OFM projections to project a population for Chelan County through the year 2050.

This process utilizes the OFM medium-level projection as the forecasted population. The OFM medium-level **projection for Chelan County for 2050 is 97,195.**

This means that Chelan County will need to accommodate roughly 15,695 new residents by 2050 – a 19.3% increase from 2023. Figure 1 below shows the estimated historical population from 1990 to 2023 and the population projection growth until 2050.

Figure 1: Population Projection



Source: US Census (2000, 2010, 2020) and OFM County Population Forecasts.

Population Demographics

Age & Gender

Chelan County has a slightly higher percentage of male residents than female residents. The 2021 American Community Survey (ACS) 5-year estimates indicate the age categories with the highest populations in Chelan County are 25 to 34 years (12.3%), 35 to 44 years (11.9%), and 65 to 74 years (11.3%). The median age in Chelan County is 39.9, which is higher than that of Washington State (37.9). Approximately 2.5% of the population is under 18, and 19.0% of the population is age 65 or older. According to census data (specifically DP1), 29.8% of households have at least one person under 18, and 36.9% of households have at least one person 65 or older. It is important that the parks plan takes these two populations into account.

TABLE 3: CHELAN COUNTY GENDER

Gender	Estimate	Percent
Male	39511	50.3%
Female	38997	49.7%

SOURCE: AMERICAN COMMUNITY SURVEY 2021 5-YEAR ESTIMATES, DP05.

TABLE 4: CHELAN COUNTY AGE GROUP

Age	Chelan County Estimate	Chelan County %	Washington %
Under 5 years	4625	5.9%	5.9%
5 to 9 years	5512	7.0%	6.2%
10 to 14 years	5166	6.6%	6.3%
15 to 19 years	4887	6.2%	6.0%

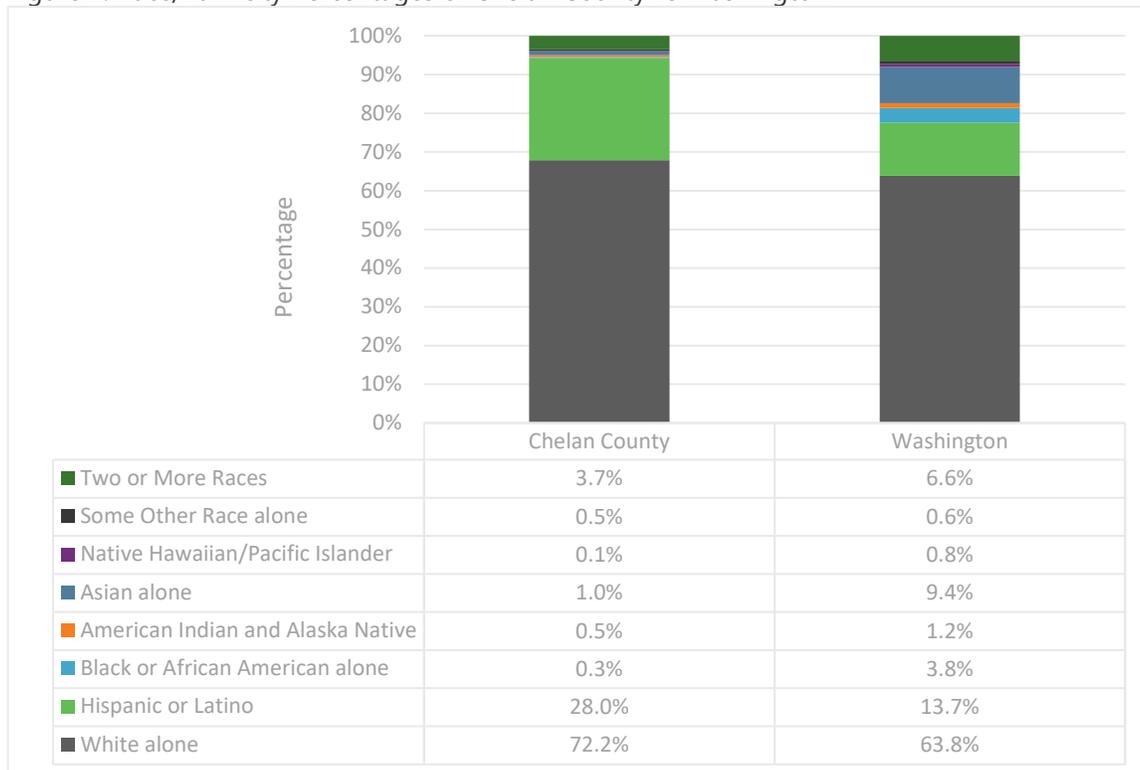
20 to 24 years	4622	5.9%	6.3%
25 to 34 years	9665	12.3%	15.1%
35 to 44 years	9379	11.9%	13.7%
45 to 54 years	8773	11.2%	12.3%
55 to 59 years	5319	6.8%	6.3%
60 to 64 years	5633	7.2%	6.4%
65 to 74 years	8873	11.3%	9.6%
75 to 84 years	3968	5.1%	4.1%
85 years and over	2086	2.7%	1.7%

SOURCE: AMERICAN COMMUNITY SURVEY 2021 5-YEAR ESTIMATES, DP05.

Race & Ethnicity

About 72.2% of Chelan County residents are white alone, 28.0% identify as Hispanic or Latino, 1.0% are Asian alone, 0.3% are Black or African American, 0.5% are American Indian or Alaska native, 0.1% are Native Hawaiian/Pacific Islander, 0.5% are some other race, and 3.7% are two or more races. 27.8% of the Chelan County population is an ethnicity that isn't white alone. Figure 2 below shows the race and ethnicity percentages of Chelan County vs Washington State as a whole.

Figure 2: Race/Ethnicity Percentages of Chelan County vs Washington



Source: 2020 Decennial Census, DP1

TABLE 5: ETHNICITY

Ethnicity	Chelan County Estimate	Chelan County %	Washington %
Hispanic or Latino (any race):	22104	28.0%	13.7%
Not Hispanic or Latino:	56970	72.0%	86.3%

SOURCE: 2021 ACS 5-YEAR ESTIMATES, DP05.

While understanding racial and ethnic demographics can help identify the need for incorporating languages other than English into parks planning, operations, and programming, it is even more critical to examine English proficiency and languages spoken at home, as Census data does not indicate cultural identities of populations. Increasing efforts to engage with residents in the languages represented by community members could help make planning efforts and parks more accessible to all.

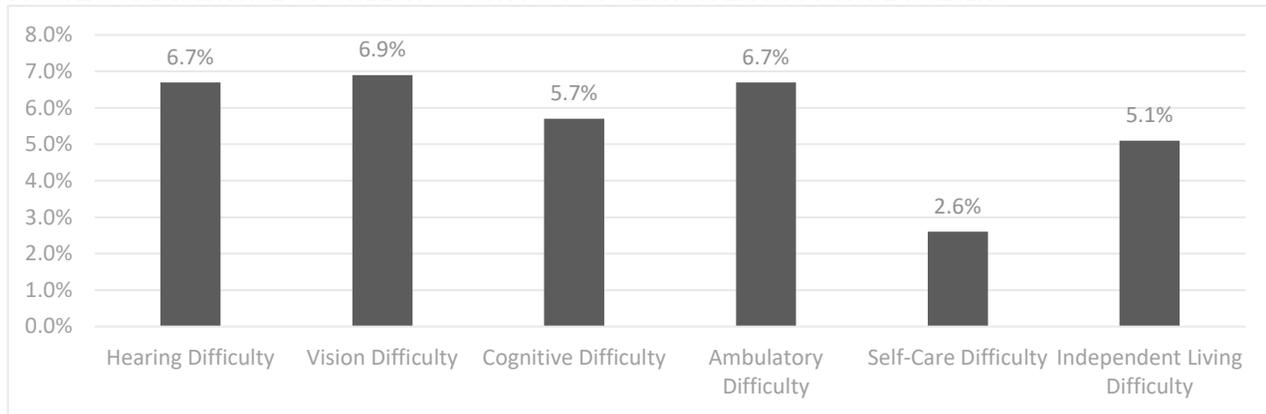
Of Chelan County residents over the age of 5 who were included in the ACS data, 26.0% speak a language other than English. (2021: ACS 5-Year Estimates, S1601). 24.0% speak Spanish at home. Of the roughly 19,182 residents who speak a language other than English, 39.3%, or 7,530 indicated that they speak English “less than very well.” 24.0% of residents speak Spanish at home, 1.3 % speak another Indo-European language, and 0.6% speak an Asian or Pacific Islander language (2021 ACS S1601). It is also worth noting that Census data and estimates often have an undercount of non-English speakers, as undocumented residents with the community do not feel safe filling out the surveys.

Disability

Disability metrics for Chelan County are important to understand, as they help in identifying the accessibility needs of the population and incorporating amenities within the parks system for greater access. This information also helps to determine how many people are likely to travel to parks and open spaces. According to the U.S. Census, 17.5% of the population have at least one disability. This is a higher percentage of the population that lives with a disability than Washington (12.7%). In further developing a parks plan for Chelan County, it is important to consider amenities and accommodations which would serve the portion of the population who live with disabilities.

Figure 3 below shows the percentage of residents within Chelan County living with a disability according to the U.S. Census. Of the total population, 6.7% have difficulty with walking, 5.7% have cognitive difficulty, 6.7% have difficulty with hearing and 6.9% have difficulty with vision. These disability categories should be taken into consideration when planning public spaces. Additionally, 5.1% need assistance with independent living, and 2.6% need assistance with self-care. Disability impacts most people at some point in their lives, so the more accessible communities are, the more they will be able to benefit the whole population.

FIGURE 3: PERCENTAGE OF CHELAN COUNTY’S POPULATION LIVING WITH DISABILITY



SOURCE:

2021 ACS 5-YEAR ESTIMATES, S1810.

Income

The median household income in Chelan County per 2021 ACS estimates was approximately \$64,895 compared with Washington State at \$82,400. Overall, Chelan County income brackets are consistent with statewide households. 38.1% of Chelan County households make less than \$50,000 a year. Table 6 below shows the distribution of household incomes for Chelan County and Washington State. Figure 4 below shows a graph of the income distributions. The median property value in Chelan County is \$492,700.

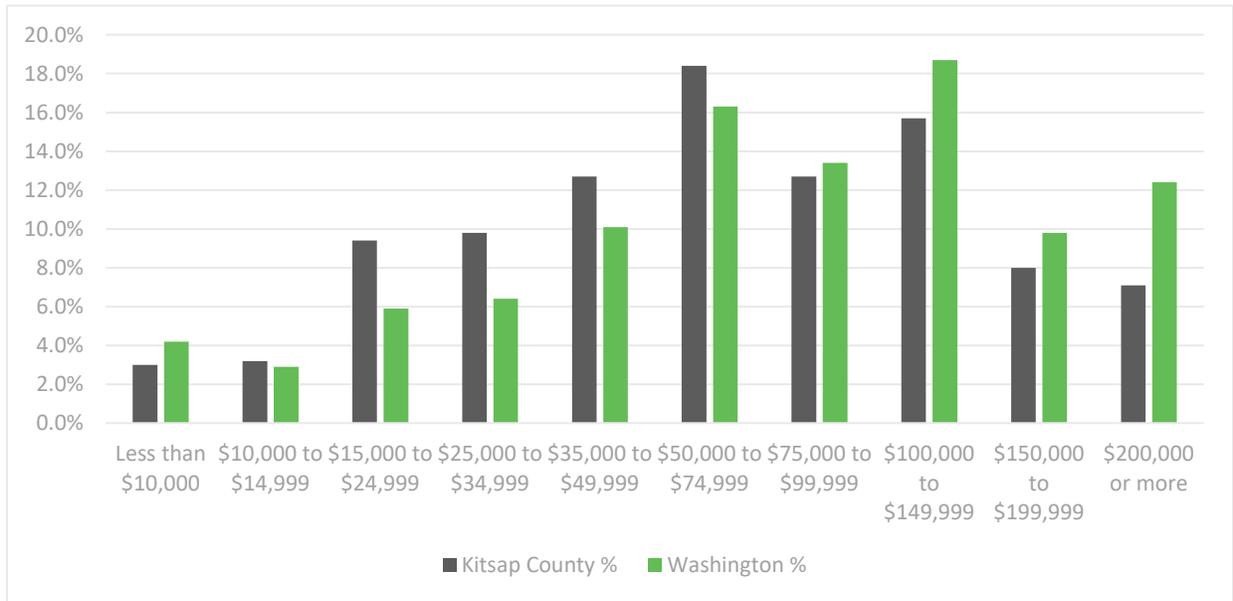
TABLE 6: HOUSEHOLD INCOME

Household Income	Chelan County Households	Washington Households
Less than \$10,000	3.0%	4.2%
\$10,000 to \$14,999	3.2%	2.9%
\$15,000 to \$24,999	9.4%	5.9%
\$25,000 to \$34,999	9.8%	6.4%

\$35,000 to \$49,999	12.7%	10.1%
\$50,000 to \$74,999	18.4%	16.3%
\$75,000 to \$99,999	12.7%	13.4%
\$100,000 to \$149,999	15.7%	18.7%
\$150,000 to \$199,999	8.0%	9.8%
\$200,000 or more	7.1%	12.4%
Total Households	29,474	2,931,841
Median income (dollars)	\$64,895	\$82,400

SOURCE: AMERICAN COMMUNITY SURVEY 2021 5-YEAR ESTIMATES, TABLE S1901.

FIGURE 4: CHELAN COUNTY AND WASHINGTON HOUSEHOLD INCOME



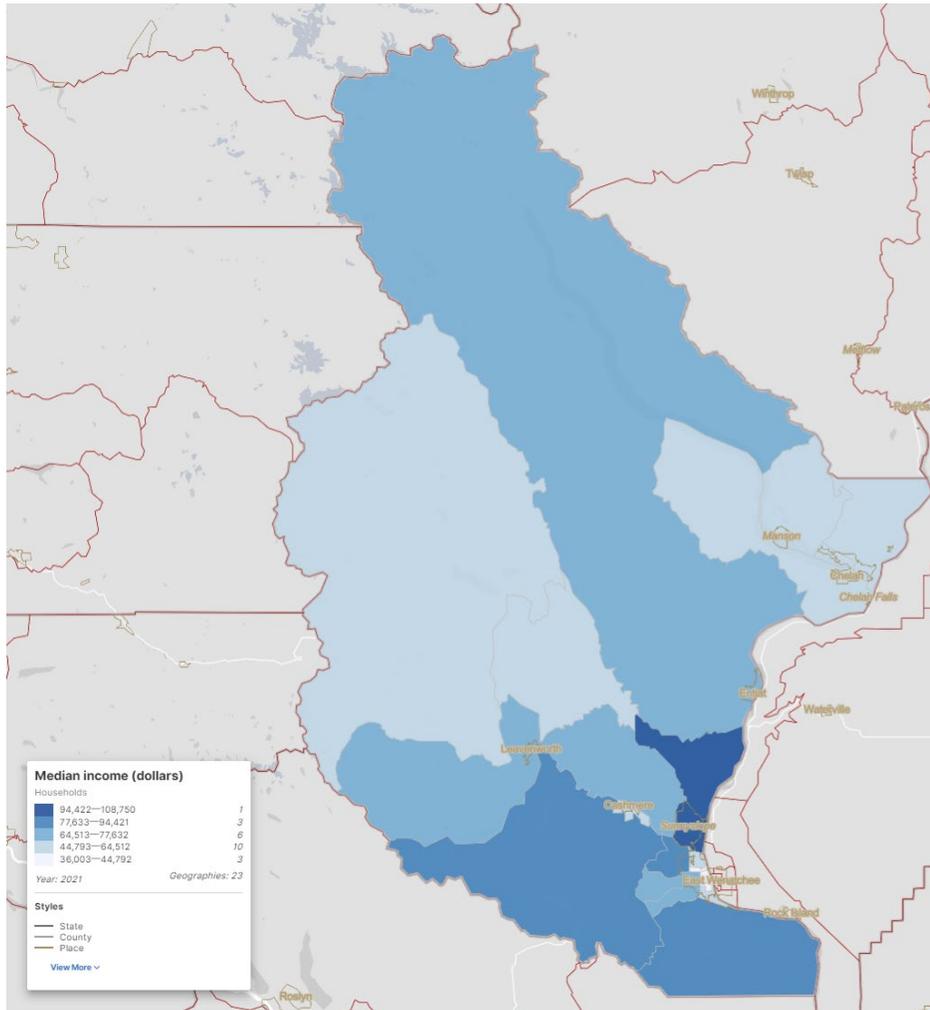
Source: 2021 ACS 5-Year Estimates, S1901.

In 2021, the census tracts with the highest Median Household Income in Chelan County, WA was Census Tract 9607 (north of Wenatchee) with a median income of \$108,750, followed by Census Tract 9605.02 (near Monitor, South of Monitor and West of Wenatchee) with a median income of \$94,421 and Census Tract 9612 (south of Wenatchee), with a median income of \$93,464. The tracts with the lowest median household incomes are Tract 9610.02 (Wenatchee) at \$36,003, Tract 9608.03 (Wenatchee) at \$37,940, and Tract 9611.01 (Wenatchee) at \$44,792.

The following map shows all of the tracts in Chelan County, WA colored by their Median Household Income. As seen from the visualization, the areas surrounding Wenatchee have concentrations of census tracts with higher average incomes, and Wenatchee proper has a concentration of census tracts with lower median incomes. Considerations should be made within Chelan County PROS recreation and programming to accommodate and

serve the needs and demands of all communities in Chelan County and thereby developing an equitable distribution of parks systems.

Figure 5: Chelan County Census Tracts and Median Incomes



Source: S1901, ACS 2021 5-Year estimates

Table 7 below identifies the number of residents over the age of one and their poverty status in 2021. For reference, according to the 2021 Federal Poverty Guidelines, being below the poverty level for a one-person household would earn less than \$12,880 or for a four-person household it would be \$26,500, with other amounts for other household sizes. 150% of the poverty level for a one-person household is \$19,320 or \$39,750 for a four-person household. This paints a picture of finances for all residents in Chelan County – with a reminder that this includes both adults and children. It is important to note that 19.9% of residents are living at or below 149% of the poverty level, indicating that they likely have limited disposable income available for recreational activities.

TABLE 7: POVERTY STATUS IN CHELAN COUNTY POPULATION

# of People for Whom Poverty Status is Determined (Age 1 and over)	77,001
Below 100% of the poverty level	10.7%
100-149% of the poverty level	9.2%
At or above 150% of the poverty level	80.1%

Source: 2021 ACS 5-Year Estimates, S0701.

Housing

Housing Type

Table 8 presents the distribution of various housing unit types in Chelan County, along with their corresponding percentages relative to the total housing within Chelan County and the state of Washington. 68.7% of all housing units in Chelan County are single-family units, which is higher than Washington (67.1%). Chelan County also has a lower percentage of structure with 20 or more units (4.7%) than Washington (11.7%), and it has a higher percentage of mobile homes (12.3%) than the state as a whole (5.9%). Otherwise, the distribution of housing types are generally consistent with Washington state percentages.

TABLE 8: TYPES OF HOUSING STRUCTURES IN CHELAN COUNTY VS. WASHINGTON

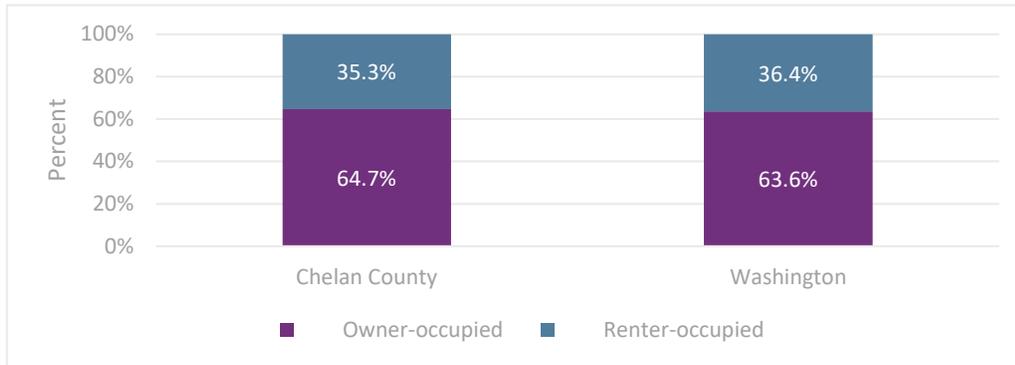
Housing Type	Chelan County # of Units	Chelan County %	Washington %
<i>Total:</i>	38,744	38,744	3170695
1, detached	25482	65.8%	63.0%
1, attached	1137	2.9%	4.1%
2	971	2.5%	2.3%
3 or 4	1226	3.2%	3.6%
5 to 9	1061	2.7%	4.4%
10 to 19	2246	5.8%	4.8%
20 or more units	1840	4.7%	11.7%
Mobile home	4781	12.3%	5.9%
Boat, RV, van, etc.	0	0.0%	0.2%

SOURCE: 2021 AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES, DP04.

Housing Tenure

Excluding vacancy rates, 64.7% of occupied units in Chelan County are owner-occupied and 35.3% of units are renter-occupied. The percentage of owner-occupied housing is consistent with Washington state (63.6%) percentages. This is consistent with Chelan County's housing values and incomes. Figure 6 below shows owner vs. renter rates in Chelan County Washington.

FIGURE 6: OWNER VS RENTER IN CHELAN COUNTY AND WASHINGTON



Source: 2021 American Community Survey 5-year estimates, DP04.

Average Household Type

The average household size in Chelan County is 2.62 people, which is a slightly higher average household size than Washington State at-large (2.55 people). Table 9 provides a breakdown of the average number of households per type of household. This information is useful when considering what housing types might be best suited for people in Chelan County with differing life circumstances. While a single-family home might be most suitable for certain family households, multi-family homes might create a greater sense of community for households with one parent present, and smaller units may be better suited for nonfamily households. This table shows that Chelan County has a slightly lower percentage of married households (49.7%) than statewide percentages (50.1%).

TABLE 9: AVERAGE HOUSEHOLD TYPE

Household Type	Chelan County # Households	Chelan County %	Washington %
<i>Total</i>	29,474	29,474	2,931,841
Married-couple family household	14637	49.7%	50.1%
Male householder, no spouse present, family household	5219	17.7%	18.1%
Female household, no spouse present, family household	7307	24.8%	23.6%
Cohabiting couple household	2311	7.8%	8.2%

SOURCE: 2021 AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES, DP02

Employment & Transportation

Employment

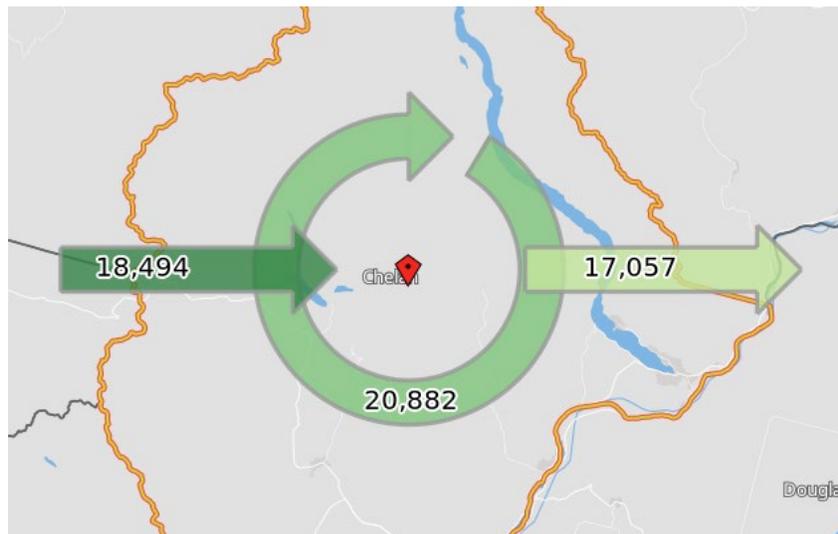
The civilian employed population 16 years and over in Chelan County is estimated to be 36,584, according to 2021 American Community Survey 5-year estimates (DP03). The largest industry employment sectors in Chelan

County are educational services, health care and social assistance (22.7%) and retail trade (12.0%). Chelan County's public administration sector employs a higher percentage of the population than that of Washington, but is otherwise generally consistent with statewide percentages.

EMPLOYMENT INFLOW/OUTFLOW

Figure 7 below shows the US Census OnTheMap estimates for inflow and outflow of daily jobs in Chelan County. This identifies that a greater number of people travel into Chelan County for employment (18,494) than travel out of the county (17,057). 20,882 people remain in Chelan County to live and work. It is important to note that employment has changed for many people since the 2020 Census, with many more people working from home. These numbers continue to change each year following the pandemic.

Figure 7: Inflow/Outflow of Employment in Chelan County.

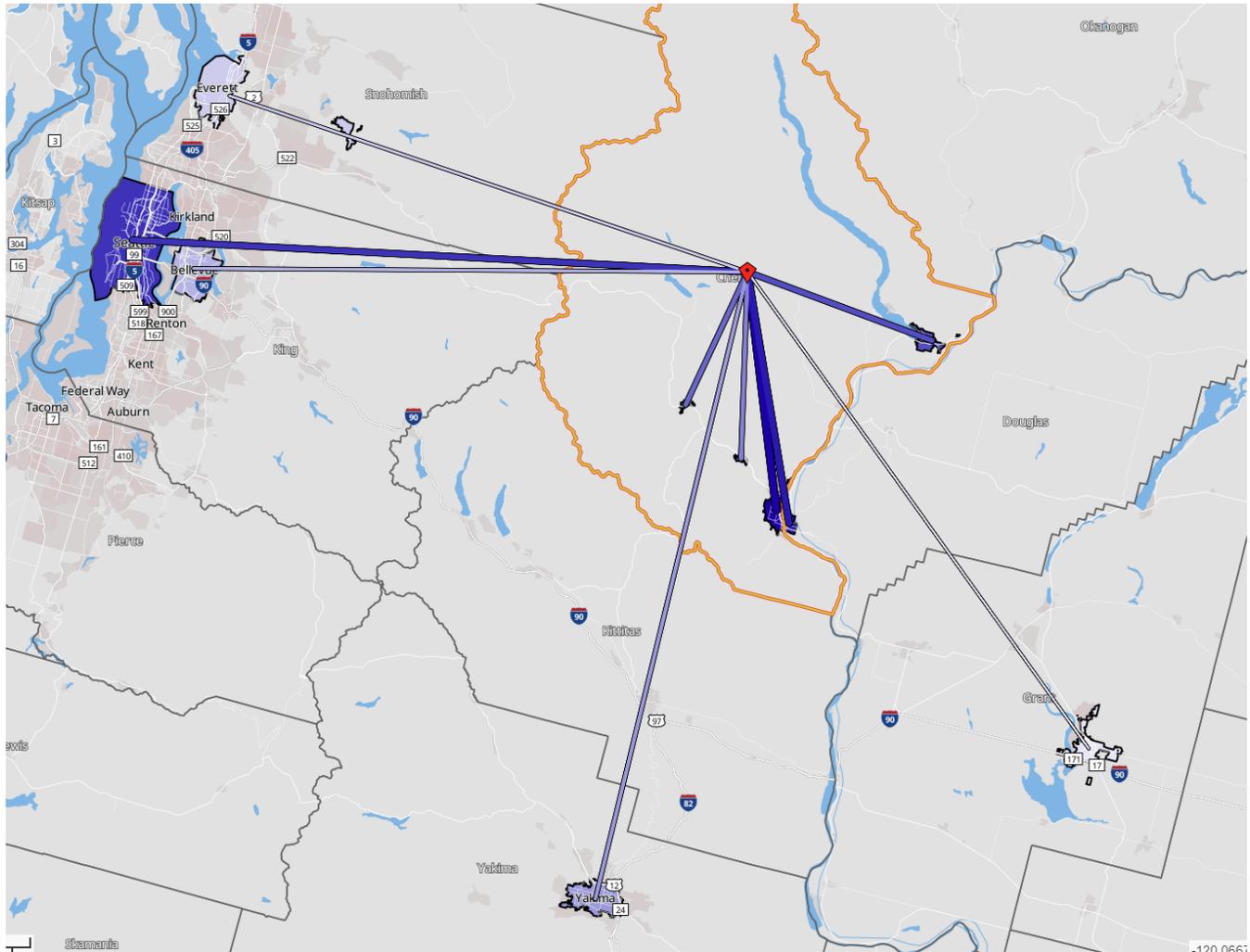


Source: OnTheMap, 2021 Census Estimates.

Employment Locations

Figure 8 below shows a map of the top 10 employment locations of Chelan County residents in 2021, emanating from Chelan County. According to the OnTheMap visualization, there are concentrations of employment in Wenatchee, East Wenatchee, Seattle, Chelan, and Leavenworth, with lower concentrations in other cities (Cashmere, Yakima, Bellevue, Everett, Moses Lake, etc.).

FIGURE 8: EMPLOYMENT LOCATIONS OF CHELAN COUNTY RESIDENTS



Source: OnTheMap, 2021 Census Estimates

Table 10 below shows the distances residents travel to work and the percentage of the populations in Kitsap County and Washington. 58.2% of Kitsap County residents travel less than 10 miles for work, which is a higher percentage compared to statewide percentages (49.4%). About 70.5% of Kitsap County residents travel less than 25 miles to work, and 22.5% work greater than 50 miles away from home.

TABLE 10: CHELAN COUNTY DISTANCE TRAVELED TO WORK VS. WASHINGTON

Distance	Chelan County %	Washington %
Less than 10 miles	58.20%	49.4%
10 to 24 miles	12.30%	27.0%
25 to 50 miles	7.00%	10.4%
Greater than 50 miles	22.50%	13.2%

SOURCE: 2020 CENSUS.

Means of Transportation to Work

Table 11 below shows the means of transportation for the populations of Chelan County and Washington. 84.9% of Chelan County residents travel by car/truck/van to work, which is a higher percentage compared to statewide (76.9%). 1.0% of Chelan County residents take public transportation to work, and 7.3% of residents work from home according to 2021 estimates.

TABLE 11: CHELAN COUNTY MEANS OF TRANSPORTATION TO WORK VS. WASHINGTON

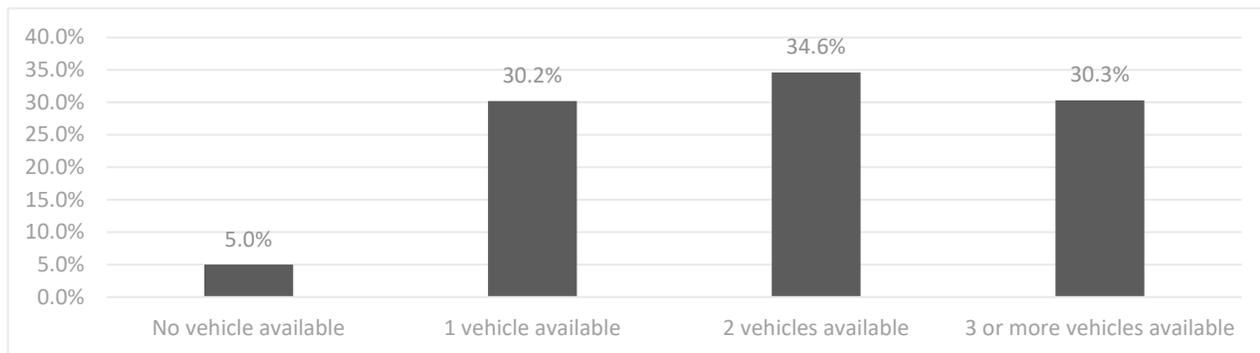
Means of Transportation	Chelan County %	Washington %
Car, truck, or van	84.9%	76.9%
Public transportation (excluding taxicab)	1.0%	5.2%
Walked	3.8%	3.3%
Bicycle	0.6%	0.7%
Taxicab, motorcycle, or other means	2.3%	1.2%
Worked from home	7.3%	12.6%

SOURCE: AMERICAN COMMUNITY SURVEY 2021 5-YEAR ESTIMATES, TABLE S0801.

Access to Vehicles

Figure 9 below shows the access Chelan County residents have to vehicles. 34.6% of people in Chelan County have access to 2 vehicles, and 30.5% have access to 3 or more vehicles at any time. It is important to note that 5.0% of residents have no vehicle available, and for parks to be accessible to all residents, walkability is a crucial factor.

FIGURE 9: PERCENTAGE OF CHELAN COUNTY VEHICLE AVAILABILITY



Source: 2021 ACS 5-Year Estimates, S2504.

Physical Inventory & Assessment

The many recreation opportunities within Chelan County include boating and water sports, rafting, kayaking, fishing, mountain biking, backpacking, mountaineering, rock climbing, golf, hiking, hunting, camping, motorized trail sports, horseback riding, sightseeing, bird watching, snowboarding, cross-country skiing, downhill skiing, and

fossil, rock and mushroom collecting. Many regional facilities are inventoried within the incorporated city comprehensive plans and are not listed in detail here.

Some parts of the County have few opportunities for traditional community sports activities such as baseball and soccer. Facilities for these types of activities tend to be located in more urbanized locations.

The County operates the Expo Center, manages the Ohme Garden State Park and owns the Wenatchee River County Park, located in the Monitor area. That park includes 17 developed acres adjacent to the Wenatchee River, and includes full service camp-sites for recreational vehicles and a State of Washington temporary farm worker camp and is managed through a contract.

Chelan County PUD has developed 14 parks to provide recreational opportunities along the Columbia River and Lake Chelan as required as part of dam licensing. Five of those parks are in Douglas County (Rock Island, Lincoln Park, Orondo, Daroga, Beebe Bridge).



Figure 9 Chelan PUD has park opportunities in Chelan and Douglas County. Source Chelan PUD

The Manson Park District manages five parks within the planning area: Manson Bay Park, Old Mill Park, Singleton Park, Willow Point Park, and Wapato Lake Campground.

Washington State agencies provide many recreation options, including dispersed recreation on Department of Fish and Wildlife and Department of Natural Resource land and seven State Park facilities, including Chelan County-operated Ohme Garden.

The private Appleatchee Riders Club offers riding facilities and has also purchased a former mine property that is now protected as the Dry Gulch Preserve and provides valuable wildlife habitat, open space, and trails for users. The Leavenworth Winter Sports Club provides many winter recreation opportunities, including cross-country ski trails, a rope-tow accessed downhill ski area with a historic 90 meter ski jump, and a smaller modern ski jump. Evergreen Mountain Bike Alliance has partnered with the US Forest Service to implement a multi-use, non-motorized trail network centered around the Leavenworth Ski Hill area.

Chelan County Parks			
Management	Name	Acres	Amenities

Chelan County	Wenatchee River County Park	17	Adjacent to the Wenatchee River with 43 full-service camp sites for RVs
Chelan County	Chelan County Expo Center	33	140RV hook-ups with sewer, horse barn with 42 inside stalls and 40 outside stalls, grandstand with 1,200 seating, arena, buildings (24,000 sq ft for Pavilion with full commercial kitchen, auditorium with 6,500 sq ft) multiple smaller buildings
Chelan County	Ohme Gardens	40	Botanic garden with lawns, seven pools, four waterfalls and one mile of natural stone paths. Also used as a rentable special events center.

Chelan County PUD			
Management	Name	Acres	Amenities
Entiat Park and Recreation Department	Entiat Park	40	Camping (26 tent sites and 31 RV sites with complete hookups), 2-lane boat launch , boat trailer parking, swimming, restrooms, showers, RV dump station, playground equipment, 2 picnic shelters, picnic areas
WA State Parks and Recreation Commission	Wenatchee Confluence State Park	197	Camping (59 tent/RV sites: 51 with electricity, water and sewer, 8 standard), baseball/soccer field, 2-lane boat launch, boat trailer parking, swimming, restrooms, showers, picnic shelter, volleyball, tennis, playground equipment, Wenatchee River pedestrian bridge, 4.5 miles of trail, wildlife area, interpretive graphics, RV dump station.
PUD	Chelan Falls Park	33	Two-lane boat launch, short-term boat moorage, parking, day-use facilities, picnic shelters, restrooms, showers, shoreline trail, tennis court, playground equipment, sports fields, horseshoe pits, swimming area.

PUD	Chelan Falls Powerhouse Park	20	Boat ramp, boat dock, day-use facilities, picnic shelter, restrooms, playground equipment, swimming area.
PUD	Chelan Riverwalk Park	12	One-mile scenic river loop trail, boat launch, short-term moorage, boat trailer parking, grass playfield, restrooms, picnic areas, picnic shelter.
PUD	Entiat Park	40	Campsites, picnic shelters, restrooms, boat launch, interpretive trail
PUD	Rocky Reach Dam Park	38	Extensive, award-winning landscaping, picnic areas, picnic shelter, playground equipment, horseshoe pits, Visitor Center, fish viewing room, historical galleries, restrooms.
PUD	Walla Walla Point Park	70	Fourplex soccer/softball complex, swimming, 1.2 miles of trail, tennis, volleyball, horseshoe pits, playground equipment, restrooms, picnic shelters, special event area, ADA fishing pier platform.
PUD	Wenatchee Riverfront Park	31	1.1 miles of shoreline trail, "special event" mini-railroad, ice rink, 2-lane boat launch, short-term moorage, boat trailer parking, restrooms.

Local Parks			
Management	Name	Acres	Amenities
Chelan	Chelan Ball Field Complex (aka 'Stinky Fields')	12	(2) Hardball/Softball Fields, (1) Softball Field with 2 batting cages, horseshoe pits, food concession, restroom, and a playground.
Chelan	Ruth Pingrey Centennial Park	0.5	Overlook with benches and lawn area.
Chelan	Don Morse Memorial Park	40	18 hole natural green grass putting course, toy rentals, snack bar, volleyball courts, skate park, tennis and basketball courts, playground and picnic shelters with electric, water, and BBQ areas.
Chelan	Lakeshore Marina/RV	5	100 slip with or without power, pump out station, launch, 163 full hook up sites for RV's (water,

			electric, sewer & cable), including 22 sites with 16 x16 tent pads, picnic tables, dump station and ADA accessible restrooms and showers.
Chelan	Lakeside Park	10	17,500 sq. ft. of beach front swim area, seasonal boat launch, volleyball & basketball courts, play equipment, picnic tables and ADA accessible restrooms and 2 hour transient boat tie up.
Cashmere	Ardeta Park	0.06	Small park in the city center where the Christmas tree is located
Cashmere	Cottage Avenue Park	0.67	Climbing structure, swings, and picnic tables
Cashmere	Natatorium Park	N/A	Outdoor heated swimming pool
Cashmere	Railroad park	0.02	Picnic tables, trees, grass
Cashmere	Cashmere Riverside Park	13.8	Two restroom buildings, skate park, bmx pump track, horseshoe pits, children's play area, multiple use soccer/ softball fields, access ramp for rafters, parking, and picnic area. A paved walking trail runs the full length of the park and along the dike from Aplets Way to N. Douglas Street.
Cashmere	River Street Park	0.49	Small neighborhood park where the old City Hall was located
Cashmere	Simpson Park	4.27	Small playground, and picnic tables, softball field
Dryden	Dryden School Memorial Park	N/A	
Entiat	Columbia Breaks Fire Interpretive Center	17.5	Amphitheater, Forest Service lookouts, and ½ mile trail

Entiat	Kiwanis Park	4.5	Kiwanis 2 baseball/softball fields
Entiat	Rainbow Gardens	0.5	Beautification area
Wenatchee River Institute	Barn Beach Reserve	5.36	Natural area, Upper Valley Museum, trails, interpretive signs, Wenatchee River Institute and Red Barn educational buildings
Leavenworth	Blackbird Island	14.12	Trails, interpretive signs, groomed ski trail
Leavenworth	Enchantment Park	39.46	Two softball fields, a junior baseball field (one field doubles as a youth soccer field), playground, BBQ, trails with interpretive signs, boat put-in, groomed ski trails, skate park. Restrooms and changing rooms are adjacent to the fields, along with parking that accommodates a large number of vehicles and up to 3 busses, including ADA parking
Leavenworth	Front Street Park	1.75	Lawns, shade trees, restrooms, gazebo, interpretive kiosk, and alpine gardens downtown
Leavenworth	Fish Hatchery	N/A	Visitor's center, interpretive signs, picnic area, trails, and tours of fish hatchery infrastructure, as well as groomed cross-country ski trails in winter managed by the Leavenworth Winter Sports Club.
Leavenworth	Frankie's Wayside	.5	Benches, shade trees, water fountain
Leavenworth	Leavenworth Golf Course	102.5	18-hole public golf course, groomed ski trails

Leavenworth	Lions Club Park	1.76	Picnic tables, picnic shelter, adjoining City Hall and City pool
Leavenworth	Pump Track	N/A	Public bathrooms, asphalt pump track located in Enchantment Park
Leavenworth	Leavenworth Ski Hill	N/A	2 rope tows and tube hill, lodge with public bathrooms, and groomed cross- county ski trails managed by Leavenworth Winter Sports Club, as well as a new mountain bike trail system built by Evergreen Mountain Bike Alliance.
Leavenworth	Trout Unlimited Park (City Boat Launch)	1.6	Boat launch, parking, trails.
Manson Park and Rec District	Manson Bay Park/Marina	6	Lake overview, swimming, picnic area, restrooms, 3 boat docks, 32-slip marina, winter-only boat launch, boat sanitary pump-out facility
Manson Park and Rec District	Old Mill Park	20	4-lane boat launch, short-term moorage, picnic area, restrooms, marine dump station, boat trailer parking.
Manson Park and Rec District	Old Swim Hole	N/A	Grassy area, designated swim area
Manson Park and Rec District	Singleton Park	10	Softball and baseball fields, restrooms, gazebo, soccer field, basketball courts and universally accessible paths and parking, and playground improvements are planned for the near future
Manson Park and Rec District	Wapato Lake	6	The site has a forty-site campground for tent camping and small RVs, 2 boat docks, a gazebo, restroom facilities and a boat

			ramp that has previously been maintained by the State Department of Wildlife.
Manson Park and Rec District	Willow Point Park	1.85	Designated swim area, playground, 3 barbecues and 5 picnic tables
Peshastin	Kiwanis Park	N/A	
Wenatchee	Centennial Park	0.4	Picnic area, bandshell, restrooms
Wenatchee	Chase Park	0.5	Picnic area & playground
Wenatchee	Hale Park	4.97	Dog off-leash recreation area, parking, picnic area. Restrooms, skate park, play area and picnic shelter area slated for 2018.
Wenatchee	Lincoln Park	18.8	Ball fields, bandshell, restrooms, picnic shelter, & Rotary playground
Private (Wenatchee)	Morris Park	N/A	Located on Cherry Street in Wenatchee, Morris Little League Park features four fully-functional baseball diamonds complete with scoreboards, outfield fences, dugouts, grandstands and a concession stand.
Wenatchee	Okanogan Street Property	.29	Undeveloped park space
Wenatchee	Pennsylvania Park	1	Play equipment, wading pool, ball field, restrooms
Wenatchee	Pioneer	7.7	City pool, restrooms, picnic area, play equipment and skateboard park

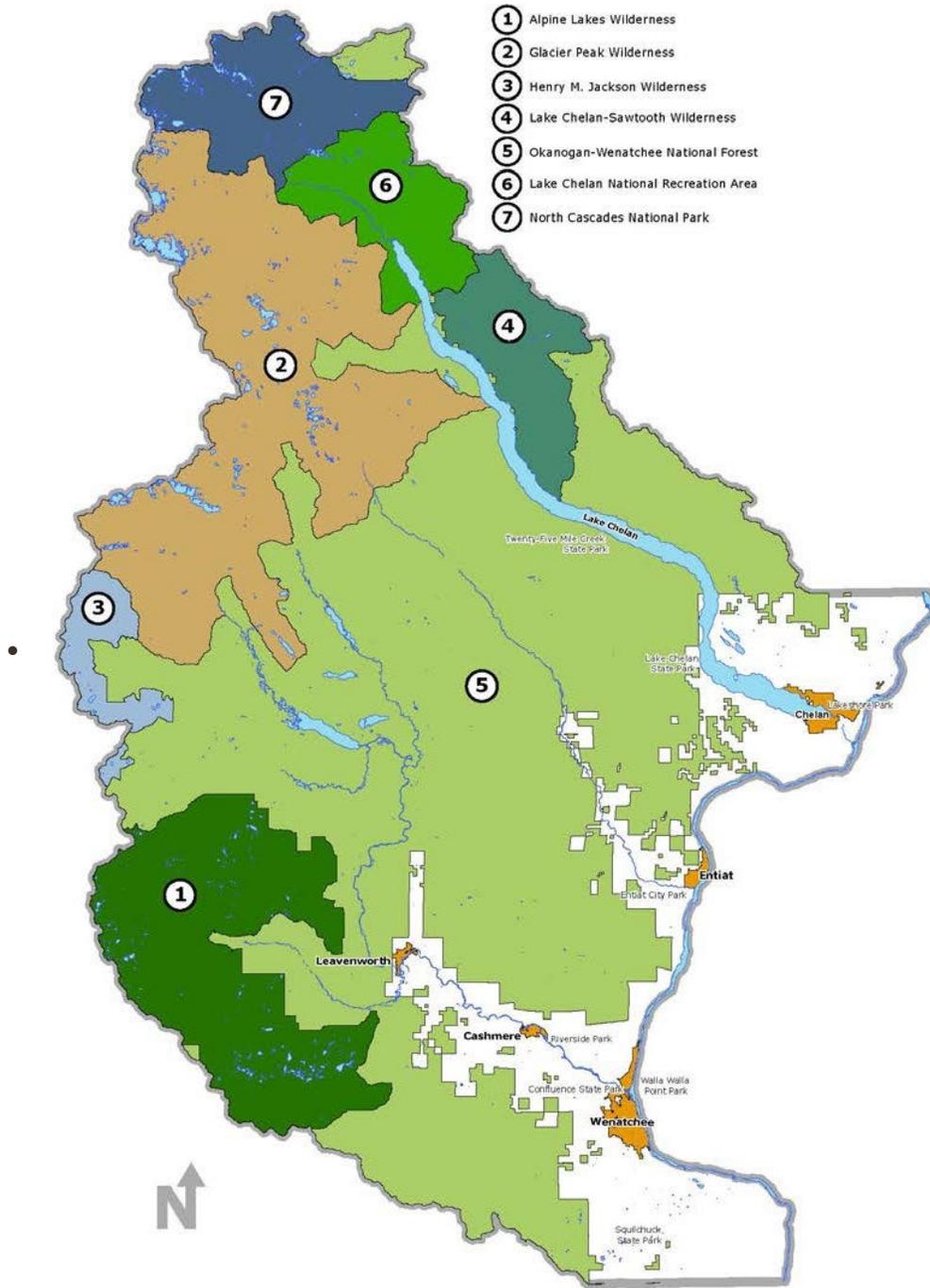
Wenatchee	Rainbow	2	Gateway into the City of Wenatchee
Wenatchee	Rotary Park	8	Group and individual picnic shelters, restrooms, basketball court, disk golf course, horseshoe pits, splash pad, flag plaza, parking, restrooms, paved loop trail
Wenatchee	Saddle Rock Gateway	4.83	Parking, electric vehicle charging station, restrooms, picnic shelter, amphitheater, interpretive areas, bike racks, and drinking fountain
Wenatchee	Skyline Drive Overlook	.3	Parking area with views of the Wenatchee Valley
Wenatchee	Washington Park	4.1	Picnic shelter, restrooms, wading pool, play equipment
Wenatchee School District	Wenatchi Park	8.1	Soccer, baseball & softball fields, open space
Chelan-Douglas Land Trust, Chelan PUD, City of Wenatchee, and private landowners	Wenatchee Foothills Trails	1,928	Natural space with pristine shrub/steppe habitat and many miles of non-motorized trails in the Sage Hills Trails, Horse Lake Reserve, Castle Rock Natural Area, Saddle Rock Trails, Jacobson Preserve, Foothills North, and Dry Gulch areas. Several parking areas have restrooms, picnic areas, and interpretive signs. These areas provide superb, easily accessible outdoor recreation opportunities in the Wenatchee Valley.
Wenatchee	Wenatchee Ice Arena	1	Replaced in 2008 with Semi-public events center
Wenatchee School District	Lewis and Clark Park	11	

Wenatchee School District	Recreation Park	9.11	
Wenatchee School District	Triangle Park	0.18	
Wenatchee School District	Western Hills Park	5	Soccer and softball fields, play equipment

State Agency			
Management	Name	Acres	Amenities
Washington State Parks & Recreation Commission	25-mile Creek	235	An inland waters camping park on the forested south shore of Lake Chelan. The park separates the mountains from the lake and is surrounded by spectacular scenery. With its modern marina, the park affords visitors excellent boating access to the upper reaches of Lake Chelan.
WA Fish and Wildlife	Chelan Butte Wildlife Area	8,200	Mostly dry grassland with some shrubs and riparian zones where most of the wildlife is. There is small game habitat favorable for upland birds including chukar, quail, grouse, and mourning doves
WA Fish and Wildlife	Swakane and Entiat Wildlife Areas	19,200	Mostly valley bottom near the Columbia River with numerous steep drainages that have perennial and intermittent streams. Major habitat types include sage steppe, ponderosa pine and several riparian draws.
Washington State Parks & Recreation Commission	Lake Chelan State Park	127	Lake Chelan State Park is a camping park on the forested south shore of Lake Chelan. The park has 6,000 feet of shoreline, lakeside views and expansive lawns for strolling and playing.

Washington State Parks & Recreation Commission	Lake Wenatchee State Park	489	A camping park with 12,623 feet of waterfront on glacier-fed Lake Wenatchee and the Wenatchee River. The park is bisected by the Wenatchee River, creating two distinct areas – South Park, with areas for camping, swimming and horseback riding; and North Park, in a less developed, forested section, a quarter-mile walk from the lake. The park is a natural wildlife area, and visitors should be aware of the presence of bears and other natural dangers.
Washington State Parks	Wenatchee Confluence State Park	200	Park consists of two distinct areas. Facilities include camping, picnic shelters, boat launch and docking, swim area, multi-purpose play area, tennis courts, restrooms, and a trail system including interpretive signs and parking at various points.
Washington State Parks & Recreation Commission	Peshastin Pinnacles State Park	34	A popular location for rock climbing, one and a half miles of trails and sandstone slabs and spires. Spires are as high as 200 feet.
Washington State Parks & Recreation Commission	Squilchuck State Park	288	A camping park covered with forests of fir and ponderosa pine. The park sits at an elevation of 4,000 feet. A new system of mountain bike trails built and maintained by Evergreen Mountain Bike Alliance adds to the recreation opportunities of the park.

Federal Land			
Management	Name	Acres	Amenities
National Park Service	North Cascades National Park	504,654	The North Cascades National Park Complex encompasses North Cascades National Park, Ross Lake and Lake Chelan National Recreation Areas. North Cascades National Park contains
National Park Service	Lake Chelan National Recreation Area	61,949	The Lake Chelan National Recreation Area surrounds the northern end of Lake Chelan and the community of Stehekin. There are no roads to the Recreation Area and access is limited to foot, boat, or plane. Some of the possible experiences include accessible trails to world class mountaineering, hiking, camping, wildlife viewing, relaxation, boating and fishing.
Forest Service	Mt. Baker Snoqualmie National Forest	1,724,229	Includes parts of Alpine Lakes, Henry M Jackson, and Glacier Peak Wilderness Areas
Forest Service	Wenatchee-Okanogan National Forest	3,800,000	3000 miles of recreation trails of varying length and difficulty on the forest. There are low-elevation trails in the sage-covered fringes of the forest, trails in the timbered zones, and high country trails traversing alpine terrain. Almost half of these trails are within designated Wilderness. Several "barrier-free" trails have also been developed adjacent to recreation sites to provide access to those with physical challenges.



• *Figure 10 There are an abundance of recreational opportunities available throughout Chelan County's public lands.*

There are multiple recreational opportunities available on US Forest Service property, including hiking, mountain biking, and motorized trails, drive-in and remote campgrounds, and day use and trailhead facilities. There are approximately 70 developed Forest Service Campgrounds in Chelan County.

Antilon Lake
 Junior Point
 Windy Camp

Grouse Mtn. Springs
 Cascade Creek
 Fields Point Landing

Handy Springs
 South Navarre
 Fish Lake

Domke Lake	Domke Falls	Stuart
Hatchery	Moore Point	Prince Creek
Bygone Byways	Big Creek	Corral Creek
Deer Point	Fox Creek	Lake Creek
Silver Falls	North Fork	Spruce Grove
Three Creek,	Cottonwood	Pine Flat
Graham Harbor Creek	Lucerne	Mitchell Creek
Refrigerator Harbor	Safety Harbor	Eight Mile
Bridge Creek	Johnny Creek	Ida Creek
Chatter Creek	Rock Island	Black Pine Creek
Tumwater	Alder Creek	Goose Creek
Meadow Creek	Deep Creek	Deer Camp
Grouse Creek	Finner Creek	Riverbend
Chiwawa Horse Camp	Schafer Creek	Nineteen Mile
Alpine Meadows	Phelps Creek	Nason Creek
Glacier View	Soda Springs	Little Wenatchee Ford
Theseus Creek	Napeequa Crossing	Grasshopper Meadows
White River Falls	Fish Pond	Rock Creek
Atkinson Flats	Graham Harbor	Grouse Mountain
Holden	Ramona Park	Swiftwater
White Pine		

The School Districts in Chelan County provide many sports fields and indoor venues, but public access is limited by school activities. Facilities often are most often not available to the general public, but only at predetermined times.

School District	Number of Schools	Students
Cashmere School District 222	3 Schools	1,556
Lake Chelan School District 129	5 Schools	1,459
Entiat School District 127	2 Schools	341
Cascade School District 228	6 Schools	1,336
Manson School District 19	2 Schools	671
Stehekin School District	1 School	8
Wenatchee School District 246	16 Schools	7,931
Private Schools	7 Schools	838

Planning Context

Existing Plans Working Together

In the formation of this plan, any plans that have already been completed or are underway that are relevant to Chelan County’s parks, recreation, and open space goals have been reviewed and incorporated as necessary. The plans that have been reviewed include:

In the review of existing plans that are relevant to the City of Normandy Park’s Parks, Recreation, and Open Space & Trails (PROST), there are some key themes and priorities that have emerged, which should be highlighted in the development of the new PROS Plan. The other plans referred to and their priorities include:

Source	Year	Type	Title	Geographic Scope	Diversity	Notes
Chelan County Natural Resources Dept.	2017	Planning Document informed by public input	Parks and Recreation Element of Chelan County Comprehensive Plan	Chelan County		Top community priorities from public engagement focused on collaboration to achieve common recreation goals: 1) better collaboration between land/recreation resource managers; 2) increase in organized recreation advocacy groups. Goals identified in the plan focus on more passive role for County in encouraging the addition/improvement of open space and recreation opportunities, as well as increased coordination for efficiency/effectiveness of operations, but also to ensure alignment with other important community factors (housing supply, critical habitat, water resources, etc.)

Trust for Public Land	2018	Vision Document informed by public input	Lake Chelan Community Open Space Vision	Southernmost portion of Lake Chelan Basin, including Chelan and Manson.	76% White/non-Hispanic respondents; 19% Hispanic respondents	Top community priorities from survey were 1) protecting Lake Chelan water quality and 2) increasing public access to Lake Chelan. The final list of top open space goals: 1) Protect water quality; 2) Promote community health through increasing access to trails, parks, and the lake; 3) Protect wildlife habitat; 4) Preserve agricultural land.
Chelan County Natural Resource Dept.	2019	Planning Document informed by public input	Stemilt-Squilchuck Recreation Plan	Stemilt-Squilchuck Basin, southern Chelan County		Detailed plan for improvements, development of new amenities or infrastructure, and longterm management objectives for both summer and winter recreation. Implementation Committee coordinated by CCNRD.
Chelan County Natural Resource Dept.	2019	Management Plan informed by Advisory Committee	Nason Ridge Community Forest Management Plan	Lake Wenatchee Area		Wholistic management plan that includes recreation management. Rec mgmt goals generally focus on continuing to provide access to the property, and improving recreation opportunities that are compatible with other

						management objectives, with special focus on children, underserved communities, and providing for hunting opportunities. Continued management will be guided by a Stewardship Committee.
Chelan PUD	2020	Planning document informed by public input	Strategic Plan	Chelan County rate-payers		Regarding Chelan PUD's Public Power Benefit program, through which Chelan PUD reinvests funding in certain sectors of their service area, survey respondents prioritized the following top categories: 1) economic development investments; 2) environmental stewardship; 3) recreational opportunity projects.
Chelan County Natural Resource Dept.	2021	Feasibility Study	Wenatchee River Whitewater Park Feasibility Study	Wenatchee River corridor	N/A	Out of 6 sites evaluated, feasibility study identified 1) Dryden Dam and 2) historic mill dam in Leavenworth as two most suitable sites for whitewater park development based on the following criteria: adequate hydraulic drop, existing park infrastructure, adj.

						public property ownership, geomorphic suitability, constructability, river reach degraded, habitat improvement potential, safety improvement potential.
Upper Valley Parks & Recreation Service Area	2021	Report of Survey Data	Needs Assessment	Upper Valley PRSA (similar to Cascade SD, minus Plain/Lake Wenatchee)	Respondents: 85% Caucasian; 8% Latino	Improvements with most support from respondents: 1) trail connecting Leavenworth/Peshastin; 2) year-round covered aquatic center; 3) trail connecting Leavenworth/Wenatchee; 4) more multi-use hiking/biking trails
Chelan County Natural Resource Dept.	2021	Planning document informed by public input	Chelan County Multimodal Pathways Plan	Chelan County	Respondents: 81% Caucasian; 3% Latino	Identified priority corridors connecting communities or major destinations: Leavenworth to Lake Wenatchee area, shore of Lake Chelan, Chelan to Manson, Wenatchee to Leavenworth, South of Wenatchee, Wenatchee to Chelan, East Leavenworth & Icicle Roads.
Our Valley Our Future	2022	Planning Document informed by public input	Action Plan	Chelan and Douglas Counties	Survey/input: 26% Latino	Community input placed high value on open space, public access and recreation resources. Relevant action items

						<p>identified: Active Transportation with connected pathways; Recreational stewardship; Funding for trails & open space; Frontcountry trails expansion; Trails & Access Infrastructure; Whitewater Park on the Wenatchee. Keep in mind: demand for local and regional recreation & sports centers.</p>
Chelan County Public Works	2022	Inventory Data	<u>RECREATION ACCESS INVENTORY AND ASSESSMENT</u>	Chelan County	n/a	<p>Inventory & analysis of XX distinct recreation access sites that are currently within a Chelan County road ROW. Many sites are used for river access, and some for authorized or unauthorized trail systems. Overall, recommendations focus on creating parking space & trailheads in a formalized way on land adjacent to current ROW informal use.</p>
TREAD	2023	Survey Data	Central Washington Outdoor Recreation Survey	Chelan and Douglas Counties		<p>Survey respondents (nearly all residents) identify Wenatchee Mtns in southeastern Chelan County as the place they visit most for outdoor recreation, followed by Alpine Lakes area,</p>

						Lake Wenatchee Area, and the 'Canyons' area north of Hwy 2 between Leavenworth and Wenatchee. Top desires: More trails, but especially paved pathways between communities; maintenance of existing trails & access infrastructure; improved access points (trailheads).
Chelan Douglas Regional Port Authority	2023	Survey & Inventory Data	Regional Sports Complex Feasibility Study Phase I Findings	Chelan and Douglas Counties		Study indicates population growth trends, including relatively significant 25% increase in population under 40 by 2050. Survey & inventory focused on sports fields and aquatic resources, but several mentions of pathways as a method of safe transportation to reach a regional sports facility.
Visit Chelan County	2023	Survey Data	Destination Master Plan	Chelan County	86.9% Caucasian respondents	Resident survey key findings: 1) Visitor impact at high use locations is a significant issue, and visitor impact management strategies are needed; 2) Outdoor recreation is a primary driver of visitation, and there is a need to strengthen collaboration among the outdoor industry

						and tourism; 3) Mobility, access, and connectivity are significant challenges across the county, and transportation solutions are needed; 4) Sports facilities and infrastructure is needed to support recreation and events.
City of Wenatchee	2023	Planning document informed by public input	Parks, Recreation and Open Space Plan	Greater City of Wenatchee area		Public survey section notes that top two outstanding capital projects from previous planning that had highest community support were 1) constructing more trails and 2) acquiring more property for open space and habitat.
City of Cashmere	2023	Planning document informed by public input	Cashmere Parks, Recreation and Open Space Plan	City of Cashmere	Survey respondents: 10% self-identified Latino	Focus on urban parks and trails, but specifically calls out trail connections in unincorporated county, as well as the formation of a City trails committee to achieve this goal. Goal 4. Connectivity: Provide an interconnected network of multi-use trails, walkways, and bikeways connecting city and regional destinations.
Trust for Public Land	2016 & present	Vision Document informed	Upper Wenatchee	Upper Wenatchee River		2016 plan was developed to anticipate long-range

		by public input	Community Lands Plan	watershed: Cashmere/Mission Cr, Blewett/Peshastin, Leavenworth, Chumstick		planning for the 38,000 acres of private commercial timberlands owned in Chelan County. This plan is currently being updated as the landowner has changed, and real timelines associated with a phased option to acquire the lands are in play.
Chelan County Natural Resource Dept./ City of Leavenworth	2023/2024	Planning document informed by public input	River Recreation Management Plan for the Wenatchee River & Icicle Creek Near Leavenworth	Portion of Wenatchee River near Leavenworth, incl. lower reaches of Icicle Creek.		Report based on user data and public input collected in 2020 and 2023. Managing heavily used river access sites in the study area is challenging due to multiple jurisdictions and inadequate amenities (incl. parking). Report suggests staffing specifically for managing river recreation, and also establishing a user registration fee system to fund staffing. Chelan County needs to consider how to build this into current public engagement process.
City of Wenatchee	2023 & present	Planning document (informed by public input?)	Reimagine Wenatchee Master Plan	Portion of downtown Wenatchee & Columbia waterfront.	Unknown as yet	Only discovery phase has been completed, results linked. Process may affect management of and scope of recreation

						resources provided along Loop Trail/waterfront in downtown area.
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Assessment

Assessing the quantity and quality of parks and recreation facilities in Chelan County is crucial to establishing standards for the level of service. These standards should reflect the community’s fundamental recreation needs and expectations. Currently, Chelan County lacks officially adopted standards for parks and recreation at the county level. However, various planning entities have different facility requirements and have implemented distinct levels of service.

Cities and service providers have outlined urban levels of service within municipal boundaries and adjacent urban growth areas, with a notable emphasis on the Wenatchee planning area. Although there are numerous recreational opportunities within the county, there is a lack of metrics to gauge the quality and distribution of these parks and recreation options.

Public engagement is a crucial component in this planning process. Other regional planning initiatives suggest that the county should prioritize parks and recreation efforts toward enhancing connectivity to existing opportunities and creating more access points to the County’s diverse range of outdoor recreation options. Additionally, fostering partnerships and coordinating regional-scale planning activities, which often span multiple jurisdictions, is essential. Access and linkages to federally owned lands are critical components of the overall parks and recreation system in the county.

Public Engagement

Introduction

The successful development and execution of a parks, recreation, and open space system hinge on attentive listening to the community’s needs, demands, and ideas. Recognizing that decisions are made by those who actively participate, it was crucial to implement an effective public involvement process that offered multiple opportunities for Chelan County citizens and visitors to shape the process and outcomes. These opportunities included:

1. Comprehensive Recreation Element Survey
2. Public Open Houses
3. Commission Public Hearing (Upcoming)

With grant programs and decision-makers emphasizing an understanding of a community’s desired quality of life, public involvement becomes the most vital and time-consuming aspect of the planning process. This phase allows for a thorough assessment of the community’s aspirations. The public and users can share their ideas, goals, and objectives for the parks system, ensuring alignment with the community’s needs.

The public involvement approach aimed to maximize an equitable distribution of needs, wishes, and ideas from the public. To reflect Chelan County's community and its shared interests, needs, and priorities, specific engagement goals were identified:

Engagement Goals:

1. Ensure equitable distribution of survey results throughout the whole County.

Gathering survey results from every populated area within the county is crucial for understanding its diverse communities. This approach ensures a holistic understanding of the community's needs, enabling tailored strategies for resource allocation, interventions, and community engagement.

2. Create multiple virtual and analog engagement opportunities

Alongside online surveys, in-person workshops in North and South County provided additional opportunities for participation. Various organizations and agencies also actively shared surveys with their members, ensuring a diverse range of voices.

3. Monitor & adapt the survey as results are dynamically captured

Real-time collection of survey results requires cross-referencing with the community demographic profile from the latest US census data. This ensures accurate representation and allows adjustments to target missing or under-represented demographics.

4. Provide a broad range of constituents with the ability to supply both broad and specific action-oriented feedback.

The planning process facilitated the expression of broad needs and desires and identified site-specific desires within parks or recreation destinations. It aimed to offer tangible ways for the public to make a meaningful impact, drawing participants representing the true profile of all residents and recreational users within the County.

Public Engagement Plan Overview

The engagement plan was organized around a series of both virtual and analog, in-person events.

1	Online Recreation Element Survey	Late Jan through Feb
2	Public Workshop #1 (Chelan)	February 7
3	Public Workshop #2 (Wenatchee)	February 8
4	Public Commission Hearing (End of March)

Distribution

Marketing of the survey and its distribution occurred from several distinct actions. A list of stakeholders, partnering agencies, and other community groups was identified, and the engagement flyer and its direct link were sent. Surveys were distributed in both English and Spanish to the following groups:

Organization	Contact Name	Contact	When?	How did/will
--------------	--------------	---------	-------	--------------

				they promote?
Leavenworth Winter Sports Club	Callie Baker, Program Director	cbaker@skileavenworth.com	1/26/24	Social media post, eNews pending
	Kelly Carter, Events Manager	events@skileavenworth.com	1/26/24	
Residents Coalition of Chelan County	Kirvil Skinnerland, Board President	info@coalitionofchelancounty.org	1/26/24	social media
	Michael Cochran, Board member	mikecochranjr@gmail.com	1/26/24	
Wenatchee River Alliance	N/A	general contact submission form	1/25/24	
TREAD	Hanne Beener	hanne.beener@tread-cw.com	1/25/24	Social media posts (4 planned)
Plain Valley Ski Trails	Christie Saugen, Director	director@skiplain.com	1/26/24	
Evergreen Mountain Bike Alliance	Mic McClane	mic@evergreenmtb.org	1/26/24	social media
Team Naturaleza	Monica Valle, Coordinator	teamnaturaleza.wa@gmail.com	1/26/24	
Chelan-Douglas Land Trust	Dania Contreras, Communications Coordinator	danial@cdlandtrust.org	1/26/24	social media
WA Trails Association	Doreese Norman, Communications Director	dnorman@wta.org	1/26/24	
Northwest Motorcycle Association	N/A	general contact submission form	1/26/24	email to all members
Backcountry Horsemen Association, Wenatchee Valley Chapter	General	bchwenatchee@gmail.com	1/26/24	
Lake Wenatchee Rec Club	General	lakewenatcheerecclub@gmail.com	1/26/24	
Bavarian Boondockers	General	bavarianboondockers@gmail.com	1/26/24	
Lake Chelan Trails Alliance	Guy Evans, President	info@lakechelantrails.org	1/26/24	social media, email

	Paul Willard, Board member	paul.willard@usda.gov	1/26	
Chelan PUD	Rachel Hansen, Sr Communications Strategist	rachel.hansen@chelanpud.org	1/26/24	social media repost from CC, TREAD; mention in Lightly eNewsletter sent out early Feb
Wenatchee Chamber	Christian Barragan, Membership & Events Coord.	christian@wenatchee.org	1/28/24	
Leavenworth Chamber	Jessica Stoller, Marketing & Public Relations Dir.	jessica@leavenworth.org	1/28/24	
Chelan Chamber	Eleazar Pacheco, Information Specialist	eleazar@lakechelan.com	1/28/24	
Visit Chelan County	Jerri Barkley	jerri@visitchelancounty.com	1/26/24	
CAFE	general	info@wenatcheecafe.org	2/2/24	
NCW Equity Alliance	Oscar Licon-Eusebio	ncwequity@gmail.com	1/29/24	
Wenatchee Valley College	Sara Buman, Public Information Office	sbuman@wvc.edu	1/29/24	
State Parks	Matt Morrison	matt.morrison@parks.wa.gov	2/2/24	
USFS	Victoria Wilkins	victoria.wilkins@usda.gov	2/2/24	
City of Wenatchee	Dave Erickson, Dir. Parks, Rec, Cultural Services Dept.	derickson@wenatcheewa.gov	1/29/24	
City of Chelan	Paul Horne, City of Chelan Parks & Rec Dir.	phorne@cityofchelan.us	1/29/24	
City of Cashmere	Steve Croci, Dir. of Operations	steve@cityofcashmere.org	1/29/24	
City of Entiat	Renee Swearigan, Mayor		1/26/24	
City of Leavenworth	Kara Raftery, Communications & Special Projec. Mgr.	kraftery@cityofleavenworth.com	1/29/24	
NCESD/School Districts?	Becca Freimuth, NCESD Social Media/Communications Services	beccaf@ncesd.org	1/28/24	

BLM	Diane Priebe, Outdoor Rec Planner	dpriebe@blm.gov	2/2/24	
WDFW	Rich Finger, Land Operations Mgr	richard.finger@dfw.wa.gov	2/2/24	
Manson Parks and Recreation	Robin Pittman, Director	robin@mansonparks.com	1/29/24	
Thriving Together	Morgan Eastman, Communications Mgr	Morgan@thrivingncw.org	1/26/24	social media posts, eNewsletter distribution
	Mariah Kelley, Network Coordinator	Mariah@thrivingNCW.org	1/26/24	
Indigenous Roots & Reparations Foundation	General	twa-le@indigenoustrf.org	2/2/24	
NCW Libraries	Amanda Brack, Communications & Engagement Mgr	abrack@ncwlibraries.org	2/2/24	
Link Transit	Marketing Dept.	marketing@linktransit.com	2/2/24	
Brave Warrior Project	Erica Moshe, Executive Director	erica@thebravewarriorproject.com	2/2/24	
Our Valley Our Future	Steve Maher, Coordinator	info@ourvalleyourfuture.org	1/30/24	
Wenatchee Valley Ridge Runners ATV Club	General	wvrratvclub@yahoo.com	2/16/24	
Lake Chelan Snowmobile Club	General	general contact submission form	2/16/24	
Lake Chelan Off Road Club	General	Facebook page message	2/16/24	
Wenatchee Row & Paddle Club	Saint Brooks, President		2/17/24	

In addition, several social media boosts were scheduled over the month of February for both Facebook and Instagram and a webpage was developed on Chelan County's website where the survey and other background information could be found.

Chelan County Boost Analytics- February 2024

February 2nd Boosts

FACEBOOK- ENGLISH

Performance

\$56.00 spent over 14 days.

Link clicks **233**

Reach **4,312**

Cost per Link Click **\$0.24**

Activity

Post engagements **264**

Link clicks **233**

Post shares **12**

Post reactions **11**

Post comments **6**

Post saves **2**

Ad rating

Are you satisfied with this ad?

Details

Status **Completed**

Goal **Get more website visitors**

Total budget **\$56.00**

Duration **14 days**

[See all](#)

Audience

This ad reached 4,312 people in your audience.

People | Placements | Locations

Age Group	Audience (%)	Comparison (%)
13-17	~1%	~1%
18-24	~1%	~1%
25-34	~3%	~2%
35-44	~8%	~5%
45-54	~11%	~8%
55-64	~15%	~11%
65+	~19%	~14%

Audience details

Location: United States: Chelan (+10 mi), 2 Merritt Lndg, Stehekin (+10 mi), Wenatchee (+15 mi) Washington; Chelan County Washington

Age: 18 - 65+

[Edit Audience](#)

Confluence Technology Center *Interpretation services can be provided at in-person events by request up to 5 business days before the event date. Assistance accessing online materials can be accommodated. For any accessibility requests, please contact Erin McKay, Senior Natural Resource and Recreation Specialist, at (509) 630-5303 or Erin.McKay@co.chelan.wa.us.

Chelan County needs to hear from you! Please take our survey so that the desires and vision of the community are reflected in the upcoming Plan! Click the link below to take the surve...

[View ad](#) [Edit ad](#)

Payment method

MasterCard • 3887

We'll charge a backup if there's a problem with this payment method.

[Change](#)

Amount spent

Total amount **\$56.00**

Notes: Cost per link click is good. Good distribution of ages outside of very young. 12 shares! That's a lot and undoubtedly helped these numbers.

FACEBOOK- SPANISH

Performance

\$56.00 spent over 14 days.

86 clicks

86

Reach i

4,586

Cost per Link Click i

\$0.65

Activity

Post engagements 88

Link clicks 86

Post shares 1

Post reactions 1

Ad rating

Are you satisfied with this ad?

Details

Status i
Completed

Goal
Get more website visitors

Total budget i
\$56.00

Duration
14 days

[See all](#)

Audience

This ad reached 4,586 people in your audience.

People

Placements

Locations

Age Group	Primary Audience (%)	Secondary Audience (%)
13-17	~1%	~1%
18-24	~2%	~3%
25-34	~5%	~7%
35-44	~8%	~11%
45-54	~10%	~9%
55-64	~11%	~10%
65+	~14%	~11%

Audience details

Location
United States: Chelan (+10 mi), 2 Merritt Lndg, Stehekin (+10 mi), Wenatchee (+15 mi) Washington; Chelan County Washington

Age
18 - 65+

[Edit Audience](#)

Preview

¡El condado de Chelan necesita escuchar de usted! ¡Por favor tome nuestra encuesta para que la visión y deseos de la comunidad sean reflejados en el plan próximo! Haga c...

Payment method

MasterCard • 3887

We'll charge a backup if there's a problem with this payment method.

Amount spent

i

Total amount \$56.00

Notes: Reached about the same number of people but had significantly less link clicks. Demographics skewed more towards middle age.

INSTAGRAM- ENGLISH

Performance

\$27.98 spent over 14 days.

Link clicks	106
Reach	1,976
Cost per Link Click	\$0.26

Activity

- Post engagements: 111
- Link clicks: 106
- Post reactions: 3
- Post saves: 1
- Post comments: 1

Ad rating

Are you satisfied with this ad?

Details

- Status: Completed
- Goal: Get more website visitors
- Daily budget: \$2.00
- Duration: 14 days

[See all](#)

Audience

This ad reached 1,976 people in your audience.

People | Placements | Locations

Age Group	Percentage
13-17	~1%
18-24	~15%
25-34	~8%
35-44	~10%
45-54	~8%
55-64	~10%
65+	~12%

Audience details

Location: United States: Chelan (+10 mi), 2 Merritt Lndg, Stehekin (+10 mi), Wenatchee (+15 mi) Washington; Chelan County Washington

Age: 18 - 65+

Preview

Learn more

[Edit ad](#)

Payment method

MasterCard • 3887

We'll charge a backup if there's a problem with this payment method.

[Change](#)

Amount spent

Total amount	\$27.98
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Notes: Skewed much younger, link click number is great but not phenomenal. Would like to see link clicks over time.

INSTAGRAM- SPANISH

Performance

\$27.96 spent over 14 days.

Link clicks	32
Reach	1,868
Cost per Link Click	\$0.87

Activity

Post engagements: 35

Link clicks: 32

Post reactions: 2

Post saves: 1

Audience

This ad reached 1,868 people in your audience.

People | Placements | Locations

Age Group	Percentage
13-17	~1%
18-24	~22%
25-34	~15%
35-44	~12%
45-54	~8%
55-64	~5%
65+	~3%

Audience details

Location: United States: Chelan (+10 mi), 2 Merritt Lndg, Stehekin (+10 mi), Wenatchee (+15 mi) Washington; Chelan County Washington

Age: 18 - 65+

Ad rating

Are you satisfied with this ad?

Details

Status: Completed

Goal: Get more website visitors

Daily budget: \$2.00

Duration: 14 days

Preview

Learn more

Payment method

MasterCard · 3887

We'll charge a backup if there's a problem with this payment method.

Amount spent

Total amount: \$27.96

Notes: Reached mostly the very young, about the same number as the English post but less than half clicked it. Wondering if its because most people that saw it didn't speak Spanish.

February 26th Boosts
 FACEBOOK- ENGLISH

Performance

\$70.00 spent over 7 days.

Link clicks ?

125

Reach ?

4,763

Cost per Link Click ?

\$0.56

Activity

Post engagements 133

Link clicks 125

Post shares 3

Post reactions 3

Post saves 1

Post comments 1

Ad rating

Are you satisfied with this ad?

Details

Status **Completed**

Goal **Get more website visitors**

Total budget **\$70.00**

Duration **7 days**

[See all](#)

Audience

This ad reached 4,763 people in your audience.

People
Placements
Locations

Age Group	Primary Audience (%)	Secondary Audience (%)
13-17	~1%	~1%
18-24	~1%	~1%
25-34	~3%	~3%
35-44	~9%	~7%
45-54	~11%	~9%
55-64	~16%	~11%
65+	~19%	~13%

Audience details

Location
 United States: Chelan (+10 mi), 2 Merritt Lndg, Stehekin (+10 mi), Wenatchee (+15 mi) Washington; Chelan County Washington

Age
 18 - 65+

[Edit Audience](#)

Preview

Residents of Chelan County: Take our survey! Let us know your thoughts about recreation in the County to help plan for its future! It will only take 5-10 minutes. Click the link below to take...

Payment method

MasterCard • 3887

We'll charge a backup if there's a problem with this payment method.

Amount spent

Total amount \$70.00

Notes: This was for half the time as the last one, but \$20 more in cost for half the number of clicks.

FACEBOOK- SPANISH

Performance

\$70.00 spent over 7 days.

Link clicks	91	Reach	4,951
		Cost per Link Click	\$0.77

Activity

Post engagements: 96

Link clicks: 91

Post reactions: 4

Post shares: 1

Audience

This ad reached 4,951 people in your audience.

People | Placements | Locations

Age Group	Audience Reached (%)	Total Audience (%)
13-17	~0.5	~1
18-24	~1	~2
25-34	~4	~7
35-44	~8	~11
45-54	~10	~11
55-64	~11	~12
65+	~15	~13

Audience details

Location: United States: Chelan (+10 mi), 2 Merritt Lndg, Stehekin (+10 mi), Wenatchee (+15 mi) Washington; Chelan County Washington

Age: 18 - 65+

Edit Audience

Ad rating

Are you satisfied with this ad?

No Yes

Details

Status: Completed

Goal: Get more website visitors

Total budget: \$70.00

Duration: 7 days

See all

Preview

Gente del condado de Chelan: ¡tome nuestra encuesta! ¡Haznos saber tu opinión en recreación del condado y nos ayuda a planificar para el futuro! Haga clic en el enlace de abajo. *S...

View ad Edit ad

Payment method

MasterCard • 3887

We'll charge a backup if there's a problem with this payment method.

Change

Amount spent

Total amount: \$70.00

Notes: This performed about the same as the last FB Spanish post that ran for half the time.

INSTAGRAM- ENGLISH

Performance

\$27.96 spent over 7 days.

Link clicks	63
Reach	1,846
Cost per Link Click	\$0.44

Activity

Post engagements: 66

Link clicks: 63

Post reactions: 2

Post shares: 1

Audience

This ad reached 1,846 people in your audience.

People | Placements | Locations

Age Group	Blue Campaign (%)	Red Campaign (%)
13-17	0	0
18-24	4	4
25-34	7	7
35-44	10	10
45-54	10	10
55-64	12	10
65+	12	10

Audience details

Location: United States: Chelan (+10 mi), 2 Merritt Lndg, Stehekin (+10 mi), Wenatchee (+15 mi) Washington; Chelan County Washington

Age: 18 - 65+

Ad rating

Are you satisfied with this ad?

Details

Status: Completed

Goal: Get more website visitors

Daily budget: \$4.00

Duration: 7 days

Preview

Learn more

Edit ad

Payment method

MasterCard • 3887

We'll charge a backup if there's a problem with this payment method.

Change

Amount spent

Total amount: \$27.96

Notes: 40 less link clicks on the same reach compared to the last one.

INSTAGRAM- SPANISH

Performance

\$27.97 spent over 7 days.

Link clicks	27	Reach	2,043
		Cost per Link Click	\$1.04

Activity

Link clicks: 27

Post engagements: 27

Ad rating

Are you satisfied with this ad?

No Yes

Details

Status: Completed

Goal: Get more website visitors

Daily budget: \$4.00

Duration: 7 days

Duration: 7 days

See all

Preview

Learn more

Payment method

MasterCard • 3887

We'll charge a backup if there's a problem with this payment method.

Change

Amount spent

Total amount: \$27.97

Audience

This ad reached 2,043 people in your audience.

People Placements Locations

Age Group	Percentage
13-17	~1%
18-24	~22%
25-34	~15%
35-44	~8%
45-54	~5%
55-64	~3%
65+	~2%

Audience details

Location: United States: Chelan (+10 mi), 2 Merritt Lndg, Stehekin (+10 mi), Wenatchee (+15 mi) Washington; Chelan County Washington

Age: 18 - 65+

Notes: This actually reached more people and generated about the same number of clicks as the last one. Both heavily skew younger.

HELP PLAN THE FUTURE OF CHELAN COUNTY'S PARKS, OPEN SPACE, AND TRAILS!

COUNTY OF CHELAN

2024 Comprehensive Plan Update - Recreation Element
HOW YOU CAN PARTICIPATE

1 Inventory & Assessment Survey
 In English: bitly.com/ChelanCountyPROS
 En Español: bitly.com/ChelanCountyPROSspanish
 Tell us about yourself and what kind of improvements you want to see.

2 Project Visioning #1: Chelan
 Please join us in Chelan on February 7th from 6-8pm, at the Chelan City Hall for our first public workshop!
 135 E. Johnson Ave
 Chelan, WA 98816

3 Project Visioning #2: Wenatchee
 Please join us in Wenatchee on February 8th from 5-7pm, at the Confluence Technology Center (CTC) for our second public workshop!
 286 Technology Center Way
 Wenatchee, WA 98801

Chelan County needs to hear from you!
 Please take our survey so that the desires and vision of the community are reflected in the upcoming Plan! Scan the QR Code above, type the survey link into your web browser, or pick up a printed copy at Chelan County DNR Office at 411 Washington St. #201 or during the Peshastin Mill Creek Site public meeting on January 5th.
 For more information please, visit the Chelan County website at bit.ly/chelan-countyrecreationalplanning.

Interpretation services can be provided at in-person events by request up to 2 business days before the event date. Assistance accessing online materials can be accommodated. For any accessibility requests, please contact Erin Peckley, Senior Natural Resource and Recreation Specialist, at (509) 839-8303 or Erin.Peckley@chelan.us.

SCJ ALLIANCE
 COUNTY PARKS DEPARTMENT

1 – Recreation Element Survey

The first engagement touchpoint as developed in Alchemer, a software platform that provides survey and feedback solutions. Formerly known as SurveyGizmo, Alchemer offers a range of tools for creating and conducting online surveys, and to gather valuable feedback from target audiences about their use patterns, desires & needs, to better understand the needs and parks usage of the Chelan County community. This survey was open to all residents and to, visitors and people in neighboring communities.

The survey was designed to capture the following questions;

1. How often do you visit these facilities owned and managed by Chelan County?
2. Which outdoor recreation sites in Chelan County have you accessed before?
3. What barriers do you experience accessing open space and recreation opportunities in Chelan County?

4. Which public access and recreation resources are most important to add in Chelan County? These options are based on a variety of recent past surveys and planning documents in our region.
5. It requires funding to improve amenities, provide better access to outdoor recreation, and support the operations and maintenances of these amenities. How would you be willing to fund improvements?
6. Would you support increased maintenance, access, and amenities in currently unmanaged areas, even if that meant increased oversight and use guidelines?

Lastly, some very generic and optional demographic questions were asked so that the survey results could be tested against the established County demographic profile for consistency of representation, including where people lived, connections to the County, age, household size, ethnic or racial group, gender, languages, spoken, and the ability to sign up for continued results.

Survey Key Takeaways

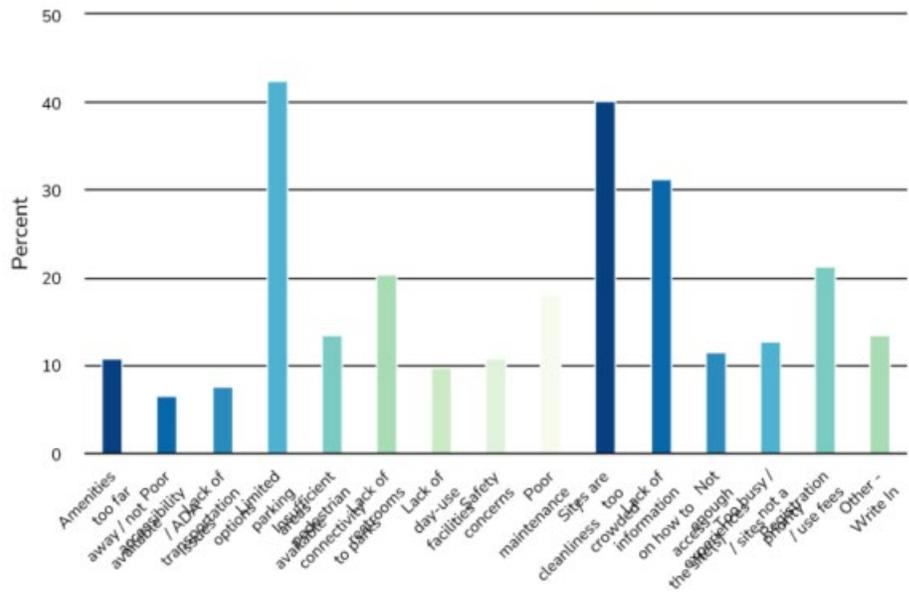
Together, the number of respondents who took the survey or participated in the in-person workshops resulted in over 1,300 surveys and almost 50 in-person attendees.

Response Counts



Totals: 1,316

3. What barriers do you experience accessing open space and recreation opportunities in Chelan County? Select all that apply.

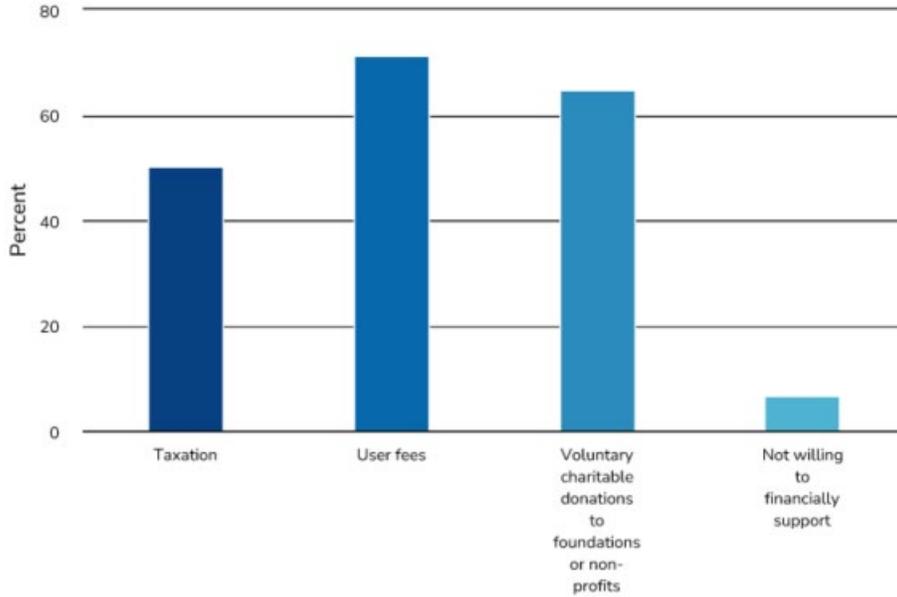


4. Which public access and recreation resources are most important to add in Chelan County? These options are based on a variety of recent past surveys and planning documents in our region. Web: Drag each option to prioritize from most important to least important. Mobile: Click each option in order of priority and they will be numbered in order.

Item	Overall Rank	Rank Distribution	Score	No. of Rankings
Developed/managed access points and trailheads for public lands	1		8,328	837
Public water access to rivers in Chelan County	2		8,107	824
Multi-modal pathways connecting communities in Chelan County	3		7,884	791
Public water access to Lake Chelan	4		7,454	788
Native-surface trails in non-wilderness open lands/space	5		6,638	733
Developed campgrounds	6		5,590	700
Opportunities for Mountain bike skills park	7		5,234	698
Developed parks with high levels of day-use amenities	8		5,108	639
Opportunities for ORVs	9		5,025	709
Whitewater park on the Wenatchee River	10		4,605	646
Sports courts or active recreation areas	11		4,421	628
Athletic fields for soccer or baseball	12		3,751	599
Opportunities for winter motorized recreation	13		3,741	623

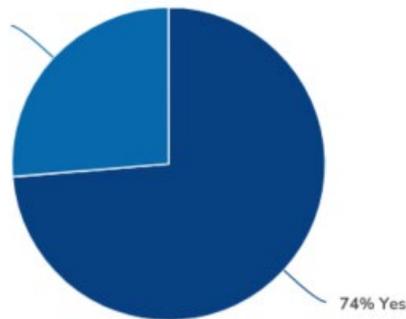


5. It requires funding to improve amenities, provide better access to outdoor recreation, and support the operations and maintenances of these amenities. How would you be willing to fund improvements? Select all that apply.

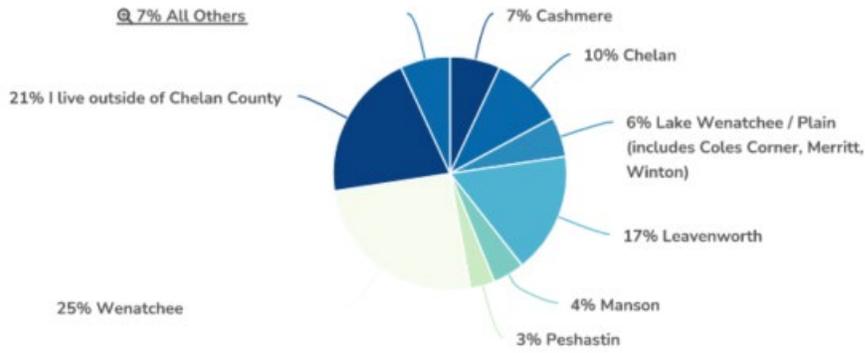


6. Would you support increased maintenance, access, and amenities in currently unmanaged areas, even if that meant increased oversight and use guidelines?

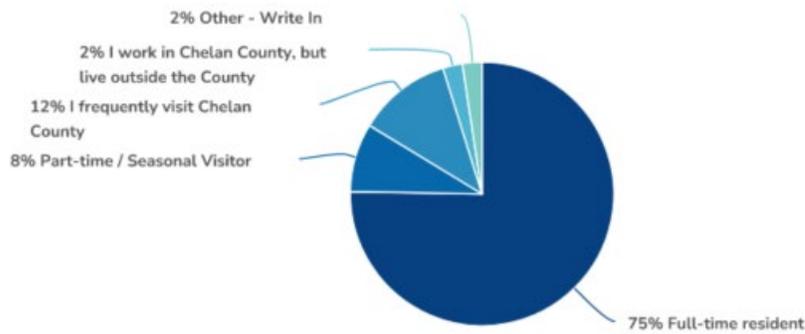
26% No



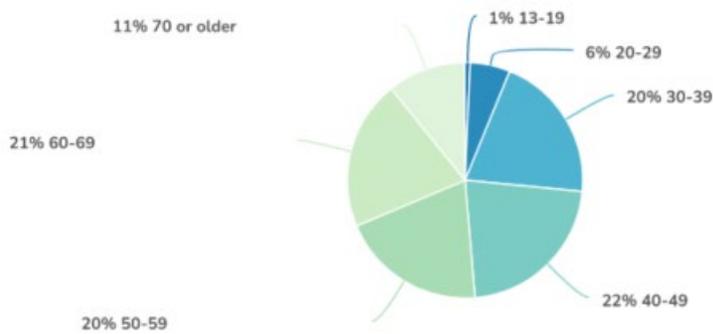
7. Where do you live?



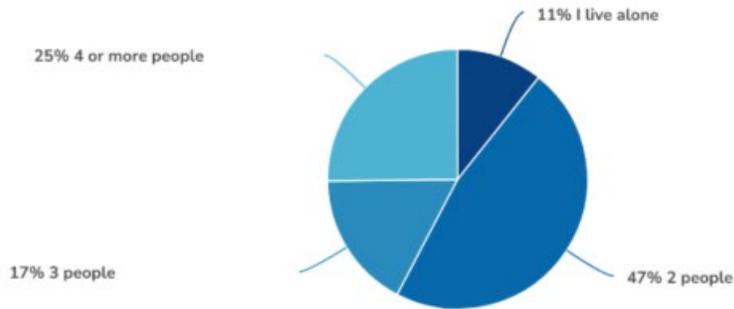
8. What best describes your connection to Chelan County?



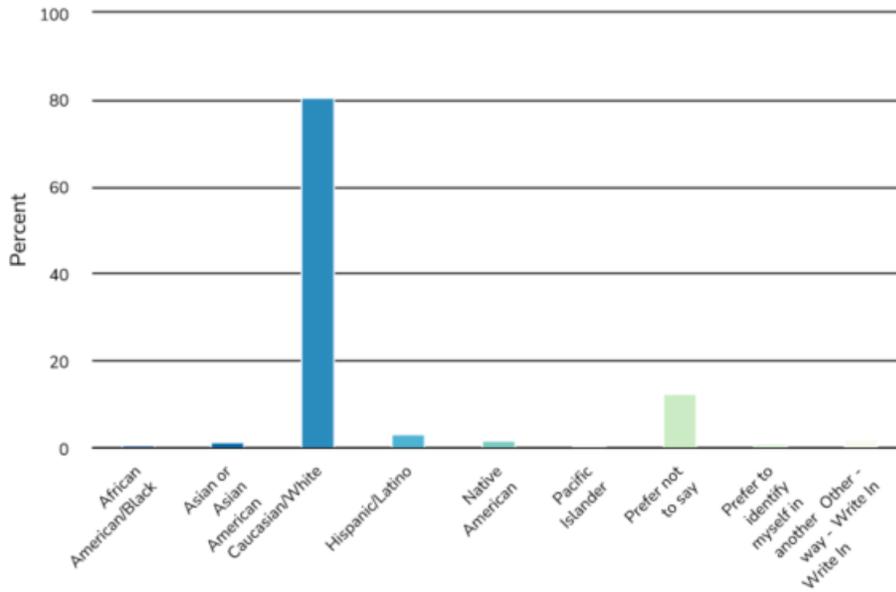
9. What is your age range?



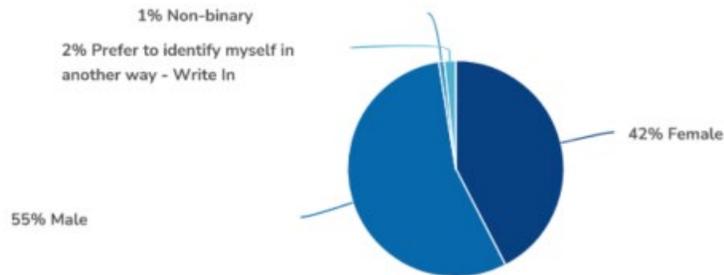
10. What is your household size, including yourself?



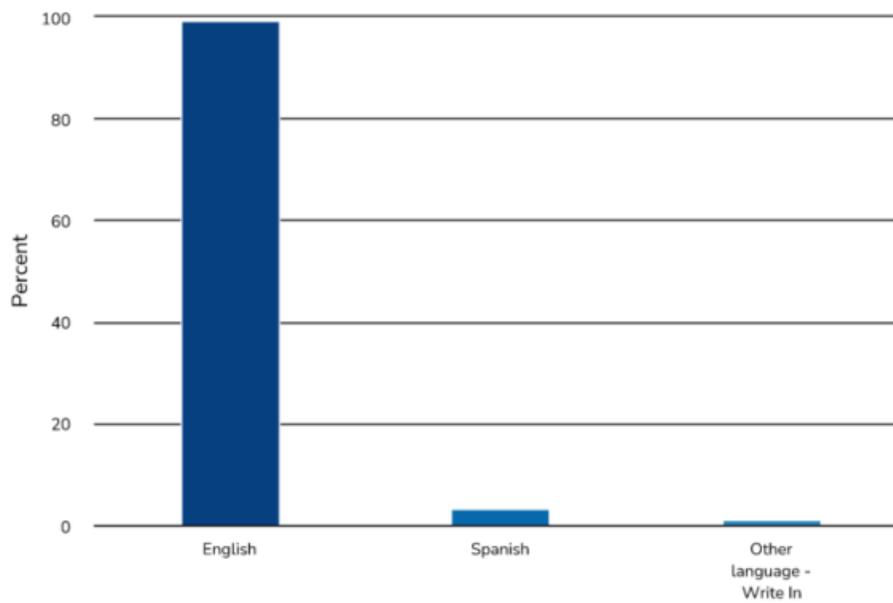
11. What ethnic or racial group do you identify with? Select all that apply.



12. How do you identify your gender?



13. What languages are most often spoken in your home? Select all that apply.



Demand & Needs

The survey highlights various barriers and concerns faced by respondents in Chelan County related to outdoor activities and recreational access. One recurring theme is the state of road conditions, with mentions of poor maintenance, rough roads, and closures impacting accessibility to trailheads and recreation areas.

Safety concerns are raised, particularly regarding wildfire prevention and homeless camps. There's also a desire for improved fire-wise prevention measures and increased safety in areas like Hay Canyon, where homeless camps and shooting activities are reported.

Recreational enthusiasts express frustration over limitations on ATV and motorcycle use and the need for better infrastructure, such as boat ramps and improved access to rivers. Some respondents indicate a fear of going alone, emphasizing the importance of safety and the need for knowledgeable companions.

Additional issues include inadequate trail signage, concerns about inappropriate behavior in parking areas, such as break-ins and unsanitary conditions, and frustrations with excessive government regulation and fees.

The feedback suggests a need for better road maintenance, enhanced safety measures, increased access to recreational areas, and improved communication about available amenities. Additionally, addressing issues related to homelessness and ensuring proper regulation enforcement are identified as crucial steps toward creating a more enjoyable and secure outdoor experience for the community.

As outlined in survey responses, the public's demands for Chelan County's parks and recreation system are multifaceted and reflect a diverse set of priorities.

1. Improved Road Conditions and Maintenance

One of the predominant concerns voiced by respondents is the need for improved road conditions. Many highlighted the importance of regular maintenance for access roads leading to recreational areas and trailheads. The community seeks better infrastructure to ensure safe and reliable access to outdoor spaces.

2. Wildfire Prevention and Safety Measures

The threat of wildfires emerged as a critical issue impacting health and safety. Survey participants expressed a desire for more proactive fire-wise prevention efforts, including the clearing of ladder fuels and strategic forest thinning to mitigate risks and protect recreational areas.

3. Enhanced Safety and Security

Safety concerns were raised regarding homeless camps, shooting activities, and general security. Respondents called for measures to address these issues, creating a safer environment for individuals engaging in outdoor activities.

4. Improved Access and Infrastructure

Access to rivers, boat ramps, and the creation of a whitewater park were cited as priorities. The community emphasized the need for infrastructure development to facilitate recreational pursuits, including additional trails for off-highway vehicles and motorcycles, as well as improved signage for existing trails.

5. Reduced Barriers and Fees

Frustration with fees, permits, and perceived bureaucratic hurdles was evident in responses. The public demands reduced barriers to access, reasonable fees, and less regulatory interference to make outdoor recreation more accessible to all.

6. Community Engagement and Education

Respondents expressed a desire for increased community engagement, education programs, and awareness initiatives. There is a need for better communication about existing amenities, rules, and regulations to ensure that the public is well-informed and can fully enjoy available resources.

7. Environmental Conservation

Environmental concerns, such as the impact of motorized vehicles on trails and degradation of road and trail conditions, were highlighted. The community calls for improved trail maintenance, signage, and education to preserve the natural surroundings.

8. Diverse Recreational Opportunities

The survey indicates a desire for a diverse range of recreational options. This includes the development of new trails, access for different vehicles, and facilities such as outdoor pools. There is interest in expanding opportunities for activities like dirt biking, skiing, and snowshoeing.

9. Improved Communication

Clear communication about available amenities, guidelines, and rules emerged as a key theme. The community emphasized the importance of effective promotion of recreational opportunities and transparent communication from relevant authorities.

10. Addressing Homelessness Issues

Concerns about homelessness affecting certain areas were raised. Respondents called for measures to address this issue, ensuring that public spaces remain safe and accessible for everyone.

In summary, the public demands a well-maintained, safe, and accessible parks and recreation system that accommodates diverse interests. Addressing infrastructure improvements, safety concerns, community engagement, and environmental conservation are pivotal for meeting these demands.

Goals and Policies

Chelan County Vision for Parks, Recreation, Open Space, and Trails:

“Chelan County provides a mix of parks, recreation, and open space that complements community character, creates diverse opportunities for residents and visitors, and preserves ecological functions.”

The goals and policies have undergone revisions based on valuable input gathered during the second workshop, ensuring that the comprehensive plan aligns with the public’s suggestions and reflects the most current thoughts on parks and recreation facilities and services. Recognizing the significant impact of the tourist industry on

various areas of Chelan County, the importance of recreational opportunities and the region's natural beauty is underscored, benefiting both residents and visitors.

Open space is acknowledged as a crucial element in the natural environment, supporting diverse systems and contributing to aesthetic, recreational, and economic resources within the rural landscape. Chelan County's open space includes minimally developed land, encompassing critical areas, parks, wildlife corridors, historic sites, resource lands, and conservation areas. Identifying and mapping specific sites within this open space system will be an ongoing process, responding to public interest and the need to preserve the integrity of overall open space corridors.

Community safety assumes a paramount role in the urban, wildland-urban interface, and natural undeveloped areas within community recreation planning. The plan recognizes the growing prominence of outdoor recreation and integrates natural ecosystems into development strategies. The heightened awareness of natural hazards, particularly wildfires, is emphasized in the early planning stages. Acknowledging wildfire as a significant natural hazard in Chelan County, the plan advocates for resilient recreation planning strategies that consider the role of fire in the local landscape, aiming to reduce community risks associated with wildfires.

The following list of goals and associated policies should guide recreation and parks management and future development.

Revised Goals and Objectives Based on Survey Results:

Goal 1 – Enhance Open Space and Public Land Use for Community Enjoyment:

Objectives:

- 1.1 Implement innovative techniques (e.g., public benefit rating, open space tax) to preserve open space while respecting private ownership rights.
- 1.2 Promote compatible multiple uses of public lands supporting open space and recreation.
- 1.3 Foster access to public lands, coordinating with private landowners, while respecting property rights.
- 1.4 Identify areas prone to natural hazards, including wildfire, for possible acquisition to act as buffers and recreational spaces.
- 1.5 Map open space corridors, emphasizing recreation, wildlife habitat, and critical connections.
- 1.6 Review open space corridors for acquisition opportunities through donation or purchase.

Goal 2 – Develop and Maintain Recreational Facilities to Meet Community Needs:

Objectives:

- 2.1 Evaluate new park facilities using the Recreation and Conservation Funding Board format, addressing diverse recreational needs.
- 2.2 Design parks for year-round operation, supporting four-season recreation and cultural events.
- 2.3 Encourage public access to shorelines while protecting critical areas and property rights.
- 2.4 Establish coordinated park planning between Chelan County and public/private entities for effective land use.
- 2.5 Ensure publicly owned tourist/recreation destinations provide sanitary facilities with maintenance plans.
- 2.6 Provide a range of open space and recreation facilities for diverse age, social, and economic groups.
- 2.7 Facilitate environmental and natural hazard education in parks and recreation development.

Goal 3 – Consider Impacts on Surrounding Areas and Preserve Natural Features:

Objectives:

- 3.1 Ensure compatibility with adjacent land uses and infrastructure adequacy in developing recreational facilities.
- 3.2 Preserve environmentally sensitive or culturally valuable areas in park and recreation development.

- 3.3 Design facilities to capitalize on natural features, environmentally sensitive areas, and historic/cultural resources.
- 3.4 Prioritize aesthetic quality in the design and development of recreational opportunities and facilities.
- 3.5 Incorporate natural hazard mitigation in the design and location of parks and recreation facilities.
- 3.6 Employ ecosystem-based fire management practices where appropriate.

Goal 4 – Improve Recreation Service Efficiency through Coordination:

Objectives:

- 4.1 Support various park and recreation plans from different entities, fostering collaboration and input.
- 4.2 Encourage ongoing public input in recreational plans and coordinate with other agencies.
- 4.3 Collaborate with public and private entities to gauge recreation demand and needed facilities.

Goal 5 – Foster Active Communities Through Park and Trail Development:

Objectives:

- 5.1 Promote active communities through park and trail use and development.

Goal 6 – Provide and Maintain Public Facilities and Services:

Objectives:

- 6.1 Implement a maintenance plan for the ongoing upkeep of public parks and recreation facilities.
- 6.2 Support the expansion of facilities to meet community needs.
- 6.3 Uphold adopted levels of service standards in cities, urban growth areas, and established park districts.

Noted differences from the previous Recreation Element:

The revised set of goals and objectives demonstrates a nuanced and refined approach, integrating valuable insights from the survey results. The key differentiators include a heightened emphasis on the impact of wildfire and natural hazards on recreational planning, highlighting the need for resilience strategies. The global COVID-19 pandemic also created another notable shift in overall awareness of open spaces, outdoor recreation and trails as highly important resources, both as economic drivers of tourism and quality of life for residents. This has led to a significant increase in use of these open space and recreation resources. There is a strengthened commitment to public input and collaboration, fostering partnerships with entities such as recreation districts, municipalities, public service entities such as the utility district, port and transit authorities, and various community initiatives.

Environmental education and natural hazard mitigation take center stage, with an explicit call for ecosystem-based fire management practices. The goals underscore the importance of providing diverse and inclusive recreation options, catering to various age, social, and economic groups. Considerations for seasonal and year-round facilities are introduced, promoting four-season recreation and cultural events.

Enhanced coordination efforts extend to collaborating with different agencies and implementing coordinated park planning processes to maximize the use of publicly-owned land. Stewardship and preservation receive heightened attention, focusing on mitigating impacts on surrounding land uses and emphasizing the utilization of natural features, environmentally sensitive areas, and historic and cultural resources.

In summary, these refinements reflect a comprehensive and community-centric approach, addressing specific concerns raised by the public and aligning the goals with the nuanced preferences and priorities outlined in the survey responses.

Capital Improvement Program

The Parks, Recreation, Open Space, and Trails Plan for Chelan County serves as a foundational framework, significantly influencing the residents' quality of life through the county's Parks & Recreation system. The management of these services, overseen by the county's administrative staff within the department, requires a strategic allocation of resources from both the county's and relevant districts' budgets. These ongoing investments in staff, equipment, and supplies play a pivotal role in offering and sustaining a diverse range of outdoor recreation opportunities, prioritizing safety, and meeting public expectations.

Aligned with Chelan County's strategic objectives and integrated into the Comprehensive Plan's guiding principles, this plan underscores the commitment to fostering a safe, healthy, and accessible community, promoting cultural appreciation, and preserving the environment. It encapsulates the aspirations and desired quality of life for Chelan County residents.

This section reaffirms the county's dedication to addressing public feedback and rectifying system deficiencies by outlining a comprehensive Capital Improvement Program (CIP). Encompassing specific projects and overarching recommendations, the CIP aims to bridge service gaps. These proposals, presented in tabular and detailed formats, outline planned enhancements and conceptual improvements slated for implementation over the next six years. Additionally, the incorporation of long-term aspirational projects reflects a proactive stance, ready to embrace opportunistic improvements contingent upon market conditions or funding viability.

At the core of this plan are key recommendations meticulously crafted to efficiently address current issues, anticipate future demands, maximize funding flexibility, and align with public preferences. It takes into account the full spectrum of available parks and recreation amenities within Chelan County.

On-Going Priorities & Capital Projects

Parks and recreation play a major role in Chelan County. Implementing this plan will take time, money and dedication, but the results will be a stronger parks and recreation system and continued support and growth of that system. Leadership is a vital aspect of cohesively implementing a parks and recreation plan.

Chelan County is the best entity to fill this leadership role. The parks and recreation plan identifies three key areas for leadership, including:

- coordinating the process at the regional scale,
- creating connectivity with existing opportunities,
- developing partnerships with other agencies and non-governmental organizations

Focusing in on these key areas will facilitate the process for implementing the following projects and processes.

One theme that has become apparent during both planning processes was the intention to collaborate to achieve common recreation goals. This theme has taken shape in two different contexts:

- 1) a desire to see greater collaboration between agencies and local government, and
- 2) an increase in organized recreation advocacy groups such as the Complete the Loop Coalition, a local volunteer group that advocates funding and developing public trails in the Wenatchee Valley.

This new focus marks a shift in community involvement around recreation development and opens pathways for collaboration between the public and the agencies. Continued confusion about who does what was still a common talking point with the public with an apparent lack of coordination between agencies. The public sees a major gap in the type of collaboration needed to allow for trail connectivity, which is a high priority for recreation development in Chelan County. This plan reinforces that Chelan County is the best suited to lead the effort to coordinate the implementation of recreation plan goals at a regional scale and develop partnerships to further cooperation and create connectivity with existing opportunities.

Organized recreation advocacy groups, such as the Lake Chelan Trails Alliance and Central Washington Evergreen Mountain Bike Alliance, are gaining momentum by engaging agencies and other stakeholders to promote recreation development in the open spaces of Chelan County. Many of these efforts have been met with measurable success, such as the agreement between Evergreen Mountain Bike Alliance and the US Forest Service to implement development of a series of mountain bike trails in the vicinity of the Leavenworth Ski Hill. Other advocacy groups, such as FIDO (Friends Improving Dog Opportunities), are working towards improving recreational opportunities within city limits. Formation of a Wenatchee Valley Trails Alliance (TREAD) is currently underway, showing great promise of an organized approach to planning for trail development and connectivity. These groups are increasingly important driver in recreation development in Chelan County, and will be key players in implementing some of the recreation concepts discussed at the community workshops. They will also hold agencies and local governments accountable for collaboration when the rubber hits the road. In a county with no Parks and Recreation department and a population very interested in recreation, these advocacy groups will play a major role in recreation planning and development. This role should be recognized and appreciated by the County and other land management agencies, and the focus on collaboration that was highlighted at the community meetings will be crucial to successful recreation planning and implementation in Chelan County.

Parks and Recreation Projects Identified In the Previous Plan

During the previous plans' public and stakeholder workshops, participants highlighted various parks and recreation project ideas to address community needs and demands. In many instances, these initiatives were designed to enhance or expand access to existing recreational facilities. Notably, the majority of the proposed projects were focused on developing trails.

The primary objective of the previous plan was to unite Chelan County's parks and recreation landscape. The County's role is centered on facilitating recreation by supporting the parks and recreation initiatives led by cities and other agencies responsible for these services. The projects outlined in the previous plan reflect this role, particularly emphasizing the importance of trails that connect different parks and recreation facilities. Additionally, the plan underscores the necessity of providing planning and feasibility services to determine suitable project locations.

Several concepts and frameworks can aid the County in its facilitation role. Examples include:

County Parks and Recreation Structure and Staffing

As the County currently has no Parks and Recreation department, an idea posed at the Chelan community workshop entailed a part- or-full time County recreation coordinator to help facilitate agency and public cooperation and guide multi-jurisdictional projects through the planning and implementation process.

Comprehensive County Pathways Plan

Of the projects mentioned by participants, many were trail projects. They are in different stages of readiness, however, with only a few actually prepared to receive funding for either land conservation or development. The number and range of trail projects included on the overall project list underscore the importance of having an integrated trail system serving Chelan County. A trail plan is a crucial step in determining the linkages the trails will provide and exploring alignment, design, cost, phasing, and relative priority. A comprehensive trails plan would dovetail with the trails and forest access plans prepared by Washington State Parks and the US Forest Service, ensuring that trails outside of state and federal lands connect with the larger recreational systems within them and should also involve Washington Department of Transportation, Chelan Port District, production agriculture interests, and the municipalities. This process would include and reference the Lake Chelan Valley Trails Master Plan.

Shoreline Public Access Plan

With the 2017 update, the Shoreline Master Program will be incorporated into the County Comprehensive Plan. The Public Access Plan, which was completed for the Shoreline Master Program, will be integral in future

recreation planning efforts on or near County shorelines. The Chelan County Noxious Weed Board also provides a reminder of the link between recreation and the spread of invasive species. All water craft should be inspected before entering the waters of Chelan County, and wash/decontamination stations should be provided at boat launches and ports of entry. All invasive species should be reported to the Washington State Invasive Species Council or the Chelan County Noxious Weed Board. All ORVs should also inspect equipment before and after use for noxious weeds that may be attached to the vehicle.

The following list of projects includes planning efforts, feasibility studies and construction projects gathered from public workshops and past plans, presenting a range of work that needs to be undertaken to fulfill the intent of this parks and recreation plan. The projects have been categorized by project area, with those project areas prioritized in the following section.

Number 2 Canyon

A proposal to expand and improve existing trails for hikers, bikers and equestrians on US Forest Service land in the Horse Lake Mountain area, west of Wenatchee's Number 2 Canyon. Potential for an additional 30+ miles of trails, road improvements, and trailhead facilities are currently being assessed.

Lakeside Trail

Phases of this Chelan area trail are under construction with additional funding for development needed. This trail, when completed, will extend from Lakeside Park, along the southern shore of Lake Chelan, through downtown and up the north shore to the City limits.

Upper Columbia River Water Trail

A series of access points and campsites facilitating one-day to multi-day trips on the river.

Lake Chelan Water Trail

A series of access points and campsites facilitating one-day to multi-day trips on the lake.

Wenatchee Valley Scenic Bikeway

Nicknamed "The Fruit Loop," this is an effort to officially designate a bike route through the Wenatchee Valley from the Columbia River to Leavenworth.

Trail Connectors

Squilchuck to Number Two Canyon trail connector, and Number Two Canyon to Maiden Lane trail connector (also in the City of Wenatchee Comprehensive Plan)

Wenatchee River Water Trail

A series of access points and day-use sites facilitate one-day trips on the river.

Ski Hill Loop Trails

An increasing series of trails created by a partnership between the USFS and EMBA to establish additional riding opportunities in the Leavenworth area.

Nordic Ski Trails

Possibility of a winter non-motorized recreation area in Stemilt Basin, and groomed Nordic trails at Mission Ridge.

Riverside Trail

A proposal to link the newly acquired Peshastin Mill site to the town of Leavenworth via an abandoned railroad grade. The railroad property is privately owned, but some owners have expressed a willingness to provide easement.

Leavenworth National Fish Hatchery

Nordic trail system that is underutilized in summer- possible location for disc golf course

Rattlesnake Hill Park

Potential bike/hike natural area with separate hiking/mountain biking trails and lookout/viewpoint on summit

Washington Department of Fish and Wildlife (WDFW) river access

Access improvements at Drunkards Drop, Rodeo Hole, and Turkey Shoot rapids

Dryden WA Dept. of Transportation property

Potential park, river access and whitewater play feature.

Additional suggestions received via public comment on the previous planning efforts, included:

- Feasibility study for a whitewater park.
- Expansion of Wenatchee Row and Paddle Club boathouse facilities on the Columbia River at Ninth Street in Wenatchee
- Additional sports playing fields in Cashmere
- Outdoor splash park in Cashmere
- Pedestrian bridge parallel to Icicle Bridge on Icicle Road
- Better public access/launch for boaters and tubers on the Icicle/Wenatchee in Leavenworth, with parking, restrooms, bank stabilization
- Designated foot/horse traffic (non-mountain bike) trail at Leavenworth Ski Hill
- Bike path along Chumstick Highway, from Leavenworth to Plain
- Year-round swimming pool and recreation center in Leavenworth
- Ice Rink in Leavenworth
- Year-round soccer field complex in Leavenworth
- Downtown Leavenworth to Leavenworth National Fish Hatchery non-motorized trail or enhanced pedestrian shoulder on Icicle Road or East Leavenworth
- Leavenworth to Plain non-motorized trail for biking, running, XC skiing
- Signage/parking for climbing access in the Icicle Canyon
- Continued expansion of mountain biking trails in Chelan County
- Indoor climbing gym in Leavenworth
- Outdoor splash park in Leavenworth
- Safe bike travel paths on Hwy. 2 bridges between Wenatchee and Leavenworth
- Note: There was strong support at the public workshop and in written public comments for a whitewater park on the Wenatchee River. The desire is to create a year-round wave or "play feature" on the Wenatchee River (or other suitable location) for whitewater paddlers. Participants noted the potential economic benefits associated with other whitewater parks in other communities in the Country.

Other recreation planning efforts proposed and/or already occurring around Chelan County include the following:

Stemilt-Squilchuck Recreation Plan

A broad coalition of agriculture, wildlife, recreation, development, and conservation interests, known as the Stemilt partnership, was formed in 2007 in response to a proposed private development of 2,500 acres of public land in the Stemilt Basin. The Partnership and Chelan County were successful in stopping the sale and in the process developed the Stemilt-Squilchuck Community Vision as a landscape strategy for the entire watershed. This document focused on the protection of three pillars of the community: water, wildlife, and recreation.

The Partnership and the County, with the assistance of state and private funds, were able to acquire an additional 4,000 acres of private timberland in the basin for public management in 2014. This acquisition further demonstrated the region's dedication to preserve water and wildlife. The County is currently working with the Partnership, public agencies, recreation community, and other stakeholders to address recreation which is the

third pillar of the Vision Document. The goal is to create a recreation plan that will help identify and create a sustainable and diverse recreation strategy for the area.

Wenatchee Foothills Trail Plan

The Chelan-Douglas Land Trust initiated this plan in collaboration with the City of Wenatchee, Chelan County, Chelan PUD, and Washington Department of Natural Resources to sustainably protect natural and recreational resources in over 10,000 acres of public lands in the foothills directly adjacent to Wenatchee. The plan calls for the realignment of unsustainable trails, closure of two-track corridors, formalized trail access points, and trailhead development, all in balance with significant conservation and weed management efforts.

Dog Park Feasibility Study

Participants noted the lack of off-leash dog parks outside of Wenatchee. Having an area to legally walk dogs off-leash in the Foothills was also mentioned as a need in the community.

Malaga Community Park Improvements

Malaga has fulfilled a long term goal by creating a public park for its residents. A combination of public and private funds has helped to create the

2.5 park on the Malaga Alcoa Highway. While some features of the park are completed, assistance is still needed to develop and improve future facilities at the park.

Disc Golf Course

Participants discussed the potential for a disc golf course in the County. Proponents of disc golf courses tout the relative lack of expense in developing and maintaining a course. These courses can often utilize an area of land that is unsuitable for other sports development.

Manson Bay Waterfront Revitalization Project

Manson Parks and Recreation District is focusing on creating more water access, additional seating areas and green space, a trail connecting waterfront parks, and additional parking along the Manson waterfront. Phase 2 of this project will focus on expanding and redesigning the current Manson Marina, to meet a demand for increased moorage at the facility. The District is in the early stages of exploring opportunities to improve and expand the current facilities at the popular park on Lake Chelan.

Singleton Park Drainage

Manson Parks and Recreation District is interested in reviewing drainage issues to improve access and use of the baseball and soccer fields.

Willow Point Park

Manson Parks and Recreation District is interested in addressing on-going erosion along the Lake Chelan shoreline.

Number 2 Canyon Road Improvement

The US Forest Service is working on a proposal that would develop parking, restrooms for an additional 30+ miles of trails on land near Wenatchee's Number 2 Canyon. A short section of unpaved County road provides the primary access to the proposed area; this section of road is in poor condition and is rarely maintained. Improving the County portion of the road was cited by workshop participants as a priority for ensuring the project is successful.

Paddle Sports Access on the Columbia River

There was interest in increasing access for human-powered boating activities on the Columbia. This included the wish for additional boat storage buildings as well as improved dock facilities.

Designated Countywide Bicycle Routes

Formal designation of bicycling routes in the County can provide improved opportunities for both cyclists and motorists on public roadways.

Numerous participants noted a desire for improving bicycle safety within the County. Better signage, safety improvements, and reduced interaction with motorists were cited as benefits of the proposal. Proponents cited the region's beauty and central location as draws for bicycle tourism. As a current example, the Upper Valley Trails Plan focuses on non-motorized multi-use trails linking residential/urban areas in the Leavenworth area.

Upper Wenatchee Community Lands Exchange

Suggestions to acquire and convert private land to public ownership when the opportunities become available were listed as a priority for attendees. The suggestions noted the potential to purchase timberland currently owned by Weyerhaeuser in the Upper Wenatchee Valley.

Lake Chelan "20 Trails" Network

The Lake Chelan Trails Alliance is a community organization whose mission is to lead the community in planning, building, promoting, and enjoying trails in the Lake Chelan Valley. The Alliance endeavors to create a "Top 20 Trails" network throughout the lower Lake Chelan basin. Trails will be a mixture of upland and urban in character. Assistance with all aspects of planning and implementation are needed to attain the intended goal.

Updated Project & Program Improvements

The current results from the public workshops and survey provide comprehensive insights into the community's perspectives and preferences regarding Chelan County's parks and recreation system. Key themes and recommendations from participants include:

Theme	Project Description / Idea	Capacity Needs for Implementation
Increased & Improved Access Points & Trailheads	Develop formal and managed access points at heavily used informal sites: Derby Cyn, Sauer Mtn, Hay Cyn, Nahahum Cyn, potentially 4 th of July Mtn, Wenatchee Foothills area access points, Icicle Valley climber access points. Reference priority sites identified in CCPW Recreation Access Site Assessment & Need study, 2022.	
	Increase parking & other amenities at existing formal access points & trailheads: Icicle Ridge, Snow Lakes, Colchuck/Stuart Lake, Chelan Butte/Chelan Gorge trails.	
	Facilitate representative planning teams to explore and develop trailheads and access points in underserved communities.	

	Shuttle service to high-use trailheads to reduce parking congestion and safety concerns for roadway overflow parking.	
	Increase designated active transportation routes to access trailheads.	
Multi-modal pathways connecting communities in Chelan County	Implement Chelan County Pathways planning process	
	Develop additional ADA accessible trails throughout the Wenatchee Valley	
	Develop a comprehensive inventory of all trails and conditions	
Increased Access to River Recreation	Increased access points and improved safety for human-powered watercraft.	
	Facilitate partnerships for management of existing designated sites, such as some owned by WDFW or CPUD.	
	Implement recommendations of River Recreation Management Plan for the Wenatchee River & Icicle Creek Near Leavenworth	
	Develop whitewater park on Wenatchee River, informed by CCNRD Wenatchee River Whitewater Park Feasibility Study	
	Develop the Peshastin Community Park	
Increased Access to Lake Chelan	Develop Access to and New Water Access Points in Chelan, Manson, and the County	
Improved Communications & Knowledge	Updated signage for road routes, wayfinding, ownership, and rules.	
	Develop real-time status updates for trails and recreation.	
	Desire for clear demarcation of public and private lands, especially on trails	

Safety Improvements	Suggestions for more reflectors on recreational roads and bridge improvements for pedestrian safety	
	Add video monitoring at select trailheads with motion-sensing	
	Improve parking capacity and/or transit/shuttle stops at key trailheads	
Economic Development	Concentrate recreation resources near visitor accommodations to boost the local economy.	
Improved ORV / ATV Access & Dedicate Trails	Open County Roads between trailheads & ORV Trails	
	Complete the Motorized Trail Planning process	
Organizational Recommendations	Identify the oversight agency and the need for better coordination between state and local governments.	

The Capital Improvement Program (CIP) delineates projects with their respective priorities organized by Tiers. This improvement plan specifically encompasses priority enhancements within Chelan County's parks and recreation domain for the upcoming six years. Rather than assigning a fixed dollar amount, the estimated costs are rated to account for potential changes over time. The cost ratings are categorized as follows: Low = Under \$50,000; Medium = \$50,000-\$500,000; and High = Over \$500,000.

In assessing the financial impact of the proposed recreation concepts, it is imperative to consider long-term maintenance. The estimated costs are detailed along with the corresponding year, when available, for financing purposes. Year 1 corresponds to 2024, and Year 6 extends to 2030, covering the entire six-year span outlined in this plan. The following projects serve as illustrations of initiatives identified by the community as crucial for parks and recreation improvements in Chelan County.

Tier 1 Projects					
Project Name	Project Category	Facility Type	Cost Category	Year	Potential Funding
No. 2 Canyon Road Improvement and Trail System	Trail/Path	TB, TP, ORV	Medium	1-3	RCO, EMBA, USFS, Local
Wenatchee Valley Scenic Bikeway	Trail/Path	TB	High	3-6	County, WSDOT, Local

Chelan Lakeside Trail	Trail/Path	TP, EQ, WF	Medium	1-2	RCO, USFS, Local
Leavenworth-Plain Bike Path	Trail/Path	TB	Medium	2-3	WSDOT, Local
Indoor Pool/Rec Center Leavenworth	Infrastructure	SI, BB	High	3-4	County, City
Boat/Tube Launch Facilities Leavenworth	Infrastructure	WF, B	Medium	1-2	County, City, RCO
Whitewater Park Feasibility Study	Planning/Feasibility	B, WF	Medium	1-2	RCO, Local
Regional Trails Organization	Planning/Feasibility	TP, TB, EQ, ORV, OS	Medium	1-6	Local, RCO
Wenatchee-Leavenworth Non-Motorized Path	Planning/Feasibility	TB, TP	Medium	1-2	County, City, Local

Tier 2 Projects					
Project Name	Project Category	Facility Type	Cost Category		Potential Funding
Wenatchee River Water Trail	Trail/Path	B, WF	Medium	1-3	Local, WDFW, RCO
Nordic Ski Trail Stemilt-Squilchuck	Trail/Path	W	Medium	2-4	RCO, WDFW, Mission Ridge
Ice Rink Leavenworth	Infrastructure	W	High		County, City
Manson Bay Waterfront Revitalization	Infrastructure	B, WF	High	1-2	County, City
Climbing Area Signage/Parking Leavenworth	Infrastructure	TP	Low	1	Local, Donation
Disc Golf Course	Infrastructure	TP	Low	1	Local
Indoor Climbing Gym Leavenworth	Infrastructure	BB	Medium		City, Local
Dog Park Feasibility Study	Planning/Feasibility	NPK, TP	Low	1	City, Local
County Parks and Recreation Structure and Staffing	Planning/Feasibility	AM	Medium	1-6	County

Tier 3 Projects					
Project Name	Project Category	Facility Type	Cost Category		Potential Funding
Upper Columbia Water Trail	Trail/Path	B, WF	Medium		State, RCO
Lake Chelan Water Trail	Trail/Path	B, WF	Medium		USFS, RCO
Rattlesnake Hill Trail System Leavenworth	Trail/Path	TP	Medium		City, Local
Riverside Trail Peshastin to Leavenworth	Trail/Path	TP, TB	Medium		Local, Donation
Hiker/equestrian Only Trail at Ski Hill	Trail/Path	TP, EQ	Low-Medium		EMBA, City

Paddle Sports Facility Improvement on Columbia River in Wenatchee	Infrastructure	B, WF	Low-Medium	1	City, Local
Indoor/Outdoor Soccer Complex Leavenworth	Infrastructure	FS	High		City
Outdoor Sports Facilities Cashmere	Infrastructure	PF, BS, FS	Medium		City
Water Splash Park Cashmere	Infrastructure	SO	Medium		City
Water Splash Park Leavenworth	Infrastructure	SO	Medium		City

The ongoing planning and implementation initiatives previously discussed in this plan should be formally acknowledged as part of the Capital Improvement Projects, making them eligible for sustained financial support. A significant number of the planning efforts outlined in this plan update are fundamental in establishing the necessary framework for bringing to fruition several of the community-driven concepts. It is imperative to recognize and allocate continued financial resources to these ongoing endeavors to ensure their seamless integration and to provide the structural foundation required for the successful implementation of the community's proposed projects. The CIP lists the funding options and project as categorized using:

Funding Sources

- L – Local Funds
- B – General Obligation Bonds
- U – Unknown
- D – Donation
- R – Revenue Bonds
- M- Matching Grant
- O – Other Bonds

RCO- Recreation and Conservation Office, encompasses the following programs:

Project Categories

- Trail/path
- Infrastructure
- Planning/Feasibility

LWCF- Land and Water Conservation Fund
 WWRP- Washington Wildlife and Recreation
 Program RCFB – Recreation and Conservation
 Funding Board WSPC – WA State Parks
 Commission

The CIP also includes all facility types that apply for each project with the primary use listed first. Facility types specify what funding can be considered and include:

Facility Type	Symbol	Facility Type	Symbol
Aquarium	A	Open Space, Greenway	OS
Administration, Maintenance	AM	ORV Facility, Trail	ORV
Boating Facilities	B	Picnic, Day Use	P
Basketball, Other Courts	BB	Play Equipment	PE
Botanical Garden	BG	Open Play Field	PF
Baseball, Softball Fields	BS	Swimming Beach	SB
Camping Facility	C	Swimming, Indoor Pool	SI
Community, Senior Center	CC	Swimming, Outdoor	SO
Equestrian Facility/Trail	EQ	Tennis Court	T
Fishing Area	F	Trail, Bicycle	TB
Football/Soccer Fields	FS	Trail, Pedestrian	TP
Golf Course	G	Winter Sports Facility	W
Interpretive/Nature Study	I	Waterfront/Beach Access	WF
Neighborhood Park	NPK	Zoo	Z

Appendices



CHELAN COUNTY

Natural Resources Department

Chelan County Comprehensive Plan Recreation Element Update Staff Report

TO: Chelan County Planning Commission
FROM: Chelan County Natural Resource Department
WORKSHOP DATE: March 27, 2024
FILE NUMBER: ZTA _____

RECOMMENDED MOTION

No motion is recommended at this time. Chelan County Natural Resource Department proposes to hold a workshop with the Planning Commission to describe the Chelan County Comprehensive Plan Recreation Element update process and share the results of robust community outreach that informed the updates to the Priorities and Policies of the plan as well as the Capital Improvement Projects list. Feedback from the Planning Commission will be integrated into the final Plan prior to the April Planning Commission hearing.

GENERAL INFORMATION

Applicant	Chelan County
Planning Commission Notice of Hearing Published	March 11, 2024
Planning Commission Hearing on	March 27, 2024
60-day State agency review	State agency review will be initiated following the Planning Commission workshop
SEPA Determination	N/A
Adoption of Existing Environmental Document	

SEPA Environmental Review

SEPA will be initiated along with State agency 60-day review period following the March 27th Planning Commission workshop.

Agency Comments:

N/A

Public Comment:

NA

60-Day Notice:

Request for expedited review will be sent to State agencies following March 27th workshop.

PROJECT DESCRIPTION – ZTA

Proposal: Chelan County Natural Resource Department proposes an amendment to the 2017 Chelan County Comprehensive Plan Recreation Element. The amendment incorporates updates in response to changes in demographics and recreation inventory as well as in response to robust community outreach to garner input on desired opportunities and community priorities. The Comprehensive Plan Recreation Element was last updated in 2017. The Washington State Recreation and Conservation Office (RCO) requires Comprehensive Plan updates every 7 years to maintain eligibility for submitting RCO grant proposals. This eligibility is important from a funding standpoint, but the update also ensures that community priorities around Parks and Recreation stay up-to-date and proposed Capital Improvement Projects stay current and relevant. This 2024 update meets both RCO requirements and County Parks and Recreation objectives.

ATTACHMENT

1. Word document of draft 2024 Chelan County Comprehensive Plan Recreation Element Update



CHELAN COUNTY

Natural Resources Department

Chelan County Comprehensive Plan Recreation Element Update Staff Report

TO: Chelan County Planning Commission
FROM: Chelan County Natural Resource Department
WORKSHOP DATE: March 27, 2024
FILE NUMBER: ZTA _____

RECOMMENDED MOTION

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GENERAL INFORMATION

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SEPA Determination	N/A
Adoption of Existing Environmental Document	

SEPA Environmental Review

SEPA will be initiated along with State agency 60-day review period following the March 27th Planning Commission workshop.

Agency Comments:

N/A

Public Comment:

NA

60-Day Notice:

Request for expedited review will be sent to State agencies following March 27th workshop.

PROJECT DESCRIPTION – ZTA

Proposal: Chelan County Natural Resource Department proposes an amendment to the 2017 Chelan County Comprehensive Plan Recreation Element. The amendment incorporates updates in response to changes in demographics and recreation inventory as well as in response to robust community outreach to garner input on desired opportunities and community priorities. The Comprehensive Plan Recreation Element was last updated in 2017. The Washington State Recreation and Conservation Office (RCO) requires Comprehensive Plan updates every 7 years to maintain eligibility for submitting RCO grant proposals. This eligibility is important from a funding standpoint, but the update also ensures that community priorities around Parks and Recreation stay up-to-date and proposed Capital Improvement Projects stay current and relevant. This 2024 update meets both RCO requirements and County Parks and Recreation objectives.

ATTACHMENT

1. Word document of draft 2024 Chelan County Comprehensive Plan Recreation Element Update



CHELAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

2024 Development Text Amendments to Titles 11, 12, 14 Staff Report

TO: Chelan County Planning Commission
FROM: Chelan County Community Development 
HEARING DATE: March 27, 2024
FILE NUMBER: ZTA 2024-105 Development Regulation Text Amendments

PROJECT DESCRIPTION – ZTA 2024-105

Proposal: The Board of County Commissioners formed a Task Force in the fall of 2022, wrapping up in early spring of 2023, to review and propose recommendations on the provisions of the Chelan County Code that allow for substandard lot creation and the BLA provisions that also allow/encourage the revision of existing conforming properties to substandard lots. The Task Force was comprised of representatives from the 3 Community Councils (Malaga, Peshastin and Manson), a representative from the builder/realtor coalition, a representative from the agricultural community, at-large representatives from each of the Commissioner districts and representatives from Chelan County agencies of jurisdiction. The Task Force was facilitated by an outside contract consultant – Berk Associates. Berk provided the County Commissioners with a summary of the work group discussions, sections of code reviewed and recommendation for code amendments, including Titles 11 & 12. The County Commissioners directed staff to proceed with the Task Force recommendations, resulting in this draft document (Attachment 1).

The Task Force Summary and Recommendation Report is included as Attachment 2.

GENERAL INFORMATION

Applicant	Chelan County
Planning Commission Notice of Hearing Published	March 14, 2024
Planning Commission Hearing on	March 27, 2024
60-day State agency review	Initiated: March 11, 2024
SEPA Determination	March 11, 2024

SEPA Environmental Review

A Determination of Non-Significance was issued under WAC 197-11-340 for ZTA 2024-105 on March 11, 2024 (Attachment 3). 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 5.)

Public Comment:

None received to date. (If received prior to hearing, will be Attachment 6.)

WASHINGTON STATE GROWTH MANAGEMENT ACT (GMA)

RCW 36.70A.030 Definitions:

- (35) "Rural character" refers to the patterns of land use and development established by a county in the rural element of its comprehensive plan:
- (a) In which open space, the natural landscape, and vegetation predominate over the built environment;
 - (b) That foster traditional rural lifestyles, rural-based economies, and opportunities to both live and work in rural areas;
 - (c) That provide visual landscapes that are traditionally found in rural areas and communities;
 - (d) That are compatible with the use of the land by wildlife and for fish and wildlife habitat;
 - (e) That reduce the inappropriate conversion of undeveloped land into sprawling, low-density development;
 - (f) That generally do not require the extension of urban governmental services; and
 - (g) That are consistent with the protection of natural surface water flows and groundwater and surface water recharge and discharge areas.
- (36) "Rural development" refers to development outside the urban growth area and outside agricultural, forest, and mineral resource lands designated pursuant to RCW 36.70A.170. Rural development can consist of a variety of uses and residential densities, including clustered residential development, at levels that are consistent with the preservation of rural character and the requirements of the rural element. Rural development does not refer to agriculture or forestry activities that may be conducted in rural areas.
- (44) "Urban growth" refers to growth that makes intensive use of land for the location of buildings, structures, and impermeable surfaces to such a degree as to be incompatible with the primary use of land for the production of food, other agricultural products, or fiber, or the extraction of mineral resources, rural uses, rural development, and natural resource lands designated pursuant to RCW 36.70A.170. A pattern of more intensive rural development, as provided in RCW 36.70A.070(5)(d) (LAMIRDs), is not urban growth. When allowed to spread over wide areas, urban growth typically requires urban governmental services. "Characterized by urban growth" refers to land having urban growth located on it, or to land located in relationship to an area with urban growth on it as to be appropriate for urban growth.

RCW 36.70A.020 Planning goals:

The following goals are adopted to guide the development and adoption of comprehensive plans and development regulations of those counties and cities that are required or choose to plan under RCW [36.70A.040](#) and, where specified, also guide the development of regional policies, plans, and strategies adopted under RCW [36.70A.210](#) and chapter [47.80](#) RCW. The following goals are not listed in order of priority and shall be used exclusively for the purpose of guiding the development of comprehensive plans, development regulations, and, where specified, regional plans, policies, and strategies:

- (1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
- (2) ***Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.***

- (4) Housing. Plan for and accommodate housing affordable to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
- (8) Natural resource industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses.
- (9) Open space and recreation. Retain open space and green space, enhance recreational opportunities, enhance fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.
- (10) Environment. Protect and enhance the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.
- (12) Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.
- (14) Climate change and resiliency. Ensure that comprehensive plans, development regulations, and regional policies, plans, and strategies under RCW 36.70A.210 and chapter 47.80 RCW adapt to and mitigate the effects of a changing climate; support reductions in greenhouse gas emissions and per capita vehicle miles traveled; prepare for climate impact scenarios; foster resiliency to climate impacts and natural hazards; protect and enhance environmental, economic, and human health and safety; and advance environmental justice.

RCW 36.70A.070(5)

- (5) Rural element. Counties shall include a rural element including lands that are not designated for urban growth, agriculture, forest, or mineral resources. The following provisions shall apply to the rural element:
 - (a) Growth management act goals and local circumstances. Because circumstances vary from county to county, in establishing patterns of rural densities and uses, a county may consider local circumstances, but shall develop a written record explaining how the rural element harmonizes the planning goals in RCW 36.70A.020 and meets the requirements of this chapter.
 - (b) Rural development. The rural element shall permit rural development, forestry, and agriculture in rural areas. The rural element shall provide for a variety of rural densities, uses, essential public facilities, and rural governmental services needed to serve the permitted densities and uses. To achieve a variety of rural densities and uses, counties may provide for clustering, density transfer, design guidelines, conservation easements, and other innovative techniques that will accommodate appropriate rural economic advancement, densities, and uses that are not characterized by urban growth and that are consistent with rural character.
 - (c) Measures governing rural development. The rural element shall include measures that apply to rural development and protect the rural character of the area, as established by the county, by:
 - (i) Containing or otherwise controlling rural development;
 - (ii) Assuring visual compatibility of rural development with the surrounding rural area;
 - (iii) Reducing the inappropriate conversion of undeveloped land into sprawling, low-density development in the rural area;
 - (iv) Protecting critical areas, as provided in RCW 36.70A.060, and surface water and groundwater resources; and
 - (v) Protecting against conflicts with the use of agricultural, forest, and mineral resource lands designated under RCW 36.70A.170.

(d) Limited areas of more intensive rural development. Subject to the requirements of this subsection and except as otherwise specifically provided in this subsection (5)(d), the rural element may allow for limited areas of more intensive rural development, including necessary public facilities and public services to serve the limited area as follows:

- (i) Rural development consisting of the infill, development, or redevelopment of existing commercial, industrial, residential, or mixed-use areas, whether characterized as shoreline development, villages, hamlets, rural activity centers, or crossroads developments.
 - (A) A commercial, industrial, residential, shoreline, or mixed-use area are subject to the requirements of (d)(iv) of this subsection, but are not subject to the requirements of (c)(ii) and (iii) of this subsection.
 - (B) Any development or redevelopment other than an industrial area or an industrial use within a mixed-use area or an industrial area under this subsection (5)(d)(i) must be principally designed to serve the existing and projected rural population.
 - (C) Any development or redevelopment in terms of building size, scale, use, or intensity may be permitted subject to confirmation from all existing providers of public facilities and public services of sufficient capacity of existing public facilities and public services to serve any new or additional demand from the new development or redevelopment. Development and redevelopment may include changes in use from vacant land or a previously existing use so long as the new use conforms to the requirements of this subsection (5) and is consistent with the local character. Any commercial development or redevelopment within a mixed-use area must be principally designed to serve the existing and projected rural population and must meet the following requirements:
 - (I) Any included retail or food service space must not exceed the footprint of previously occupied space or 5,000 square feet, whichever is greater, for the same or similar use; and
 - (II) Any included retail or food service space must not exceed 2,500 square feet for a new use;
- (ii) The intensification of development on lots containing, or new development of, small-scale recreational or tourist uses, including commercial facilities to serve those recreational or tourist uses, that rely on a rural location and setting, but that do not include new residential development. A small-scale recreation or tourist use is not required to be principally designed to serve the existing and projected rural population. Public services and public facilities shall be limited to those necessary to serve the recreation or tourist use and shall be provided in a manner that does not permit low-density sprawl;
- (iii) The intensification of development on lots containing isolated nonresidential uses or new development of isolated cottage industries and isolated small-scale businesses that are not principally designed to serve the existing and projected rural population and nonresidential uses, but do provide job opportunities for rural residents. Rural counties may allow the expansion of small-scale businesses as long as those small-scale businesses conform with the rural character of the area as defined by the local government according to *RCW [36.70A.030](#)(23). Rural counties may also allow new small-scale businesses to utilize a site previously occupied by an existing business as long as the new small-scale business conforms to the rural character of the area as defined by the local government according to *RCW [36.70A.030](#)(23). Public services and public facilities shall be limited to those necessary to serve the isolated nonresidential use and shall be provided in a manner that does not permit low-density sprawl;

- (iv) A county shall adopt measures to minimize and contain the existing areas of more intensive rural development, as appropriate, authorized under this subsection. Lands included in such existing areas shall not extend beyond the logical outer boundary of the existing area, thereby allowing a new pattern of low-density sprawl. Existing areas are those that are clearly identifiable and contained and where there is a logical boundary delineated predominately by the built environment, but that may also include undeveloped lands if limited as provided in this subsection. The county shall establish the logical outer boundary of an area of more intensive rural development. In establishing the logical outer boundary, the county shall address (A) the need to preserve the character of existing natural neighborhoods and communities, (B) physical boundaries, such as bodies of water, streets and highways, and land forms and contours, (C) the prevention of abnormally irregular boundaries, and (D) the ability to provide public facilities and public services in a manner that does not permit low-density sprawl;
- (v) For purposes of this subsection (5)(d), an existing area or existing use is one that was in existence:
 - (A) On July 1, 1990, in a county that was initially required to plan under all of the provisions of this chapter;
 - (B) On the date the county adopted a resolution under RCW **36.70A.040(2)**, in a county that is planning under all of the provisions of this chapter under RCW **36.70A.040(2)**; or
 - (C) On the date the office of financial management certifies the county's population as provided in RCW **36.70A.040(5)**, in a county that is planning under all of the provisions of this chapter pursuant to RCW **36.70A.040(5)**.

CHELAN COUNTY COMPREHENSIVE PLAN

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

The following Comprehensive Plan goals and policies are relevant to the request:

CHAPTER 2 - LAND USE ELEMENT

The goals and policies contained in the Land Use Element form the basis of the land use strategy for development within the County and address the following general planning goals:

- provide for a supply and distribution of land use types to accommodate the population and employment growth projected for the planning area;
- reduce development pressures and patterns of sprawl within rural areas;
- conserve agricultural, forest and mineral resource lands of long-term commercial significance; and
- Preserve and protect critical areas, open space, and the areas of rural character.

It is common to find development occurring adjacent to built infrastructure, such as roads and power lines, and where travel to services (such as grocery stores, churches or schools) is easily accessible. This type of development is not sprawl but rather follows the pattern of rural living in Chelan County with larger lot sizes used for residential living and often agricultural activities or clustered lots with large areas of protected open space. The County will continue to experience growth pressures on developable land.

RURAL CHARACTER

The remaining County land is able to meet current and projected population needs; however, due to constrained transportation facilities and funding resources for rural utilities, it is common to find development occurring adjacent to built infrastructure, such as roads and power lines, and where travel to services (such as grocery stores, churches or schools) is easily accessible. This type of development is not sprawl but rather follows the pattern of rural living in Chelan County with larger lot sizes used for residential living and often agricultural activities or clustered lots with large areas of protected open space. The County will continue to experience growth pressures on developable land.

RESIDENTIAL DEVELOPMENT PATTERNS

Development among the hills and hilltops is relatively new but is consistent with the rural area, especially when developed in a manner which reduces road cuts and visual impacts, preserves open space, provides agriculture and/or recreational opportunities and protects critical areas.

Sprawl is defined, by Webster's Dictionary, as "to spread or develop irregularly or without restraint" and "to cause to spread out carelessly or awkwardly". The negative effects associated with sprawl are a reduction in environmental and human health. Chelan County does not support sprawl rather development of rural land is consistent with the historic density patterns; provide for the protection of the natural and critical environment and habitat; supports the Federal and State natural wilderness and park lands; protects the small rural communities; allows for recreation throughout the County; and, encourages orderly growth of populated areas through adoption of subarea plans, LAMIRD designations, and city urban growth areas in a manner consistent with the State population forecasting and Chelan County's rural character.

Growth Patterns: The County anticipates growth to occur in a manner consistent with the land use designations planned for and implemented by the zoning map and regulations. Growth is expected to occur in areas identified as vacant and underutilized by the County Assessor's primary land use classification code.

GOALS AND POLICIES FOR LAND USES

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 LU 4: Preserve the integrity of significant natural, historic, and cultural features by minimizing the impacts of development.

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

Rationale: The design of development proposals should consider the relationship with the natural environment from both aesthetic and environmental perspectives. Capitalizing on natural features can enhance the quality of new development while minimizing potential adverse impacts and exposure.

Policy LU 4.3: Promote the use of land preserves and conservation areas to protect important natural area from inappropriate development.

CHAPTER 3 - RURAL ELEMENT

The GMA recommends providing for a variety of residential densities at levels that are consistent with the preservation of rural character and the requirements of the Rural Element. The Rural Element provides guidance on appropriate land uses and densities for Chelan County's rural areas. Rural governmental services should be provided at a level necessary to support and sustain the land use pattern planned for rural areas. Rural governmental services should not provide the level of service which promotes growth or sprawl in rural areas

It is the intent of this Rural Element to preserve the rural character and way of life in the rural area, and to protect private property rights while considering impacts to the environment of Chelan County.

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.

As noted in the Land Use Element, the majority of land within the County is in Federal or State ownership, and is therefore considered unbuildable within the planning horizon of this plan.

In addition to Chelan County's rural character being dominated by park lands, Chelan County has a history of agricultural uses - primarily orchards of various sizes, residential rural living; forest practices, rural industrial activities, mining and small-town settlements. Over the last ten years, some areas have transitioned to vineyards, wineries, smaller-scale agricultural production and agricultural and recreational tourism.

Within the Land Use Element each region of the County has been defined by the unique characteristics and rural character, including innovative tools for development. The goals and policies in the Rural Element are to guide land use activities in and surrounding rural lands. Goals and policies have been developed for the preservation of the rural character by:

- Containing or otherwise controlling rural development;
- Assuring visual compatibility of rural development with the surrounding rural area;
- Reducing the inappropriate conversion of undeveloped land into sprawling, low-density development in the rural area;
- Protection of critical areas, surface water and ground water resources; and,
- Protecting against conflicts with the use of agricultural, forest, and mineral resource lands of long-term commercial significance, see Resource Element.

GOALS AND POLICIES – RURAL DESIGNATIONS

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

Rationale: Residents who choose to live in the rural areas need to realize that their lifestyle has an impact on the natural environment and efforts need to be made to find and maintain a balance between human activity and the natural environment.

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

Rationale: Wildlife habitat and open space are all land uses which are typically located in rural areas and are an important part of the reason why people choose to live in a rural setting. Therefore, development may occur when suitable mitigation is provided to address impacts to Critical Areas existing in rural lands.

Policy RE 1.2: Uses not specifically addressed or prohibited in the comprehensive plan are not automatically allowed and should be reviewed on their own merits for compatibility with existing goals and policies.

Rationale: Should there be a new land use or an innovative technique towards the management of growth, they can be reviewed during the annual review process to analyze their compatibility with existing goals and policies of the plan.

Policy 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.

Rationale: The rural areas of Chelan County contain a variety of land uses and densities that comprise the rural character of the area. Continuing this pattern, will help to maintain and enhance this rural character.

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

Policy RE 2.1: Review rural development applications to determine the potential for groundwater contamination.

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

Rationale: Productive agriculture and timber lands exist in the rural areas. Potential negative impacts to these lands from more intense land uses should be avoided through the application of appropriate mitigation measures and/or the use of innovative

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

Rationale: The close proximity of rural lands to resource lands is unavoidable. The presence of these resource activities such as forests and agricultural production adds to the character of these rural lands. However, many activities which take place on these resource lands are not compatible with other activities, especially residential uses. Since the conservation of these resource lands may be jeopardized by development which is not sensitive to the activities that characterize a resource based land use; it is important to provide mitigating measures that will provide an adequate transition area between potentially conflicting land uses.

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

Rationale: These features contribute to the character and attractiveness of the rural area. Their preservation enhances the openness and aesthetic quality of the area. The use of voluntary incentives including the Chelan County Public Benefit Rating System used in evaluating applications for current use taxation of property under the Open Space Program and clustering provisions will help to encourage the preservation and protection of these areas.

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

Rationale: The amount of privately owned developable land in the County is limited. Innovative techniques can provide for rural development while protecting the rural character of the County.

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

Rationale: Road cuts impact on the visual quality of hillsides and are a source of erosion and shall be minimized.

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

Policy RE 3.1: Provide government services in non-urban areas at a limited level appropriate to the rural setting, including police, fire, roads, and general utilities.

Rationale: Limited public facilities and services will be provided to persons living and working in rural areas. Urban levels of services should not extend beyond urban growth areas, except where provided for under the Growth Management Act.

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

Rationale: Land that is immediately adjacent to an urban growth area is unique in that it has a greater potential to eventually develop at higher densities. Therefore, it is appropriate that these lands develop at an appropriate rural density so that when they do obtain the opportunity to develop in an UGA, they will permit the orderly extension of public utilities.

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

Rationale: Innovative site designs can provide an affordable option for rural residential development since many of the site improvement costs and restrictions associated with individual wells can be distributed equally between all the home sites.

Policy RE 3.6: Develop fire protection standards for all commercial, industrial and residential development in rural areas, including, but not limited to, use of fire retardant building materials, access to on-site water bodies (lake, ponds, cisterns, pools, etc), and firewise vegetation removal or fire breaks.

Rationale: Rural development depends upon adequate safety standards to protect life and property in rural areas.

Policy RE 3.7: Seek input from rural fire districts and the County Fire Marshal on design standards for adequate ingress and egress to new developments to address fire safety issues.

Rationale: To provide adequate escape routes for residents and emergency vehicles.

Policy 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.

Rationale: In order to plan for and fund the proper size and extent of supporting public facilities, utilities and services, the density and extent of future development areas must be specified.

Goal RE 4: Encourage rural economic development consistent with the goals and policies of the Chelan County Comprehensive Plan and the Growth Management Act.

Rationale: The comprehensive plan provides for a range of rural economic activities including: rural agriculture, forestry, and mineral resource industries as well as a range of rural development opportunities consistent with the Growth Management Act.

Policy RE 4.1: Permit rural development of small scale recreational, tourist, and resort uses that rely on a rural location and setting, including commercial facilities to serve such uses, provided they do not include new residential development and are otherwise consistent with other goals and policies of this plan.

Rationale: These uses are appropriate in rural areas when it can be demonstrated that they are compatible with the goals and policies of the comprehensive plan. Public services and public facilities shall be limited to those necessary to serve the recreational or tourist use and shall be provided in a manner that does not permit low density sprawl.

IV. Designations/Siting Criteria – Rural:

A. RR20, RURAL RESIDENTIAL/RESOURCE: 1 DWELLING UNIT PER 20 ACRES

Purpose: To allow for low intensity rural development, agricultural and forestry uses which do not require the extension of services or infrastructure. These areas provide greater opportunities for protecting sensitive environmental areas and creating open space typical of a rural setting.

Uses appropriate for these areas include: open space; residential; agriculture; and forestry. Additional uses may be considered with supplemental provisions. These provisions shall address performance standards, impacts to the surrounding area, and be consistent with the goals and policies of the comprehensive plan

Density: One (1) dwelling unit per twenty (20) acres.

Locational Guidelines:

1. **Geographical and Geological Characteristics.** These areas tend to be remote or have been historically rural in character. Soil characteristics, steep slopes or other physical constraints to development may be present. Large tracts of undeveloped, open space exist.
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. In many cases public roads or infrastructure are not available to serve the area, and may not be available in the 20 year planning period.
4. **Existing Land Uses.** Dispersed single family residences, farms or forest management activities, and other low intensity rural development may be present. Predominant parcel sizes are 20 acres or greater

B. RR10, RURAL RESIDENTIAL/RESOURCE: 1 DWELLING UNIT PER 10 ACRES

Purpose: To allow for rural development, forestry and agricultural uses consistent with the rural character and rural development provisions outlined in the goals and policies of the comprehensive plan. These areas can function as areas of transition between resource lands and areas of more intense rural or urban development. These areas also provide opportunities for protecting sensitive environmental areas and creating open space typical of a rural setting.

Uses appropriate for these areas include: open space; residential; agriculture; and forestry. Additional uses may be considered with supplemental provisions. These provisions shall address performance standards, impacts to the surrounding area, and be consistent with the goals and policies of the comprehensive plan.

Density: One (1) dwelling unit per ten (10) 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, steep slopes or other physical constraints to development may be present. Significant areas of undeveloped open space may exist.
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 the extension or provision of urban level services. These areas are rural in character and may have access or limited access to rural governmental services and infrastructure. These areas may have the potential to be provided with rural governmental services within the 20 year planning period.
4. **Existing Land Uses.** Dispersed single family residences, farms or forest management activities and other rural development may be present. Predominant parcel sizes are 10 acres or larger.

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

Purpose: Provides opportunities for small scale agricultural activities, and rural development consistent with the rural character and rural development provisions outlined in goals and policies of the comprehensive plan. These areas may provide opportunities for protecting sensitive environmental areas and open space typical of a rural setting. RR5 designations adjacent to urban growth areas are intended to encourage the preservation of rural areas until such time as they serve as urban growth areas and urban services become available. RR5 designations can also act as buffers between designated resource lands and more intense rural or urban development.

Uses appropriate for these areas include: open space; residential; agriculture; and forestry. Additional uses may be considered with supplemental provisions. These provisions shall address performance standards, impacts to the surrounding area, and be consistent with the goals and policies of the comprehensive plan.

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.

D. RR2.5, RURAL RESIDENTIAL: 1 DWELLING UNIT PER 2.5 ACRES

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

Uses appropriate for these areas include: residential; agriculture; and forestry. Additional uses may be considered with supplemental provisions. These provisions shall address performance standards, impacts to the surrounding area, and be consistent with the goals and policies of the comprehensive plan.

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.

CHAPTER 4 – RESOURCE ELEMENT

The goals and policies contained in the Resource Element form the basis of the land use strategy to support long-term resources:

- Providing for a supply and distribution of land use types to accommodate the population and employment growth projected for the planning area;
- Reducing development pressures and patterns of sprawl within rural areas;
- Conserving agricultural, forest and mineral resource lands of long-term commercial significance; and
- Preserving and protecting critical areas and areas of rural character.

Land Use Designation/Siting Criteria: Commercial Agricultural Lands

Purpose: To assure the long-term conservation of commercial agricultural lands; to protect and preserve the farmers ability to farm; encourage existing and future agricultural land uses as a viable land use and a significant economic activity within the community; and, to protect agricultural land of long term commercial significance not already characterized by urban development from encroachment and incompatible uses.

Uses appropriate for these areas include: agriculture; open space; residential; and forestry. Additional uses may be considered with supplemental provisions. These provisions shall address performance standards, impacts to the surrounding area, and be consistent with the goals and policies of the comprehensive plan. Such uses may include: natural resource support facilities and services; mineral resource activities; intensification of existing small scale recreational or tourist uses that rely upon a rural setting but that do not include A new residential component; intensification of development on lots containing existing isolated nonresidential uses; home occupations; bed and breakfasts; and community facilities.

Density: One (1) dwelling unit per 10 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. Geographic and Geological Characteristics: The area contains farmland soils classified as prime or unique by the Natural Resource Conservation Service. Soil characteristics, moderate slopes or other physical constraints to development may be present. The area should not be adjacent to intensive urban or incompatible rural development. The predominant land use in the area is agriculture.
2. Natural Resources: The area should contain or have the potential to contain agricultural or agriculture support activities. The area should meet the criteria under WAC 365-190-050, as agricultural lands of long term commercial significance.
3. Public Services: Uses should not require extension or provision of urban level services. These areas may have access to rural governmental services and infrastructure or have the potential to be provided with rural governmental services within the 20 year planning period. Urban services should not be present.
4. Existing Land Uses: The prevailing land use pattern consists of agricultural operations and agricultural support facilities and services. Dispersed single family residences and low intensity rural uses may be present. The predominant parcel size is typically 5 acres or larger.

Agricultural Resource Lands: Goals & Policies

While developing goals and policies and designating agricultural resource lands, many issues and concerns were identified during the public participation process and addressed during the development of the goals and policies for the agricultural section of the Land Use Element including: Agriculture vs. residential development

- Who is responsible for mitigation measures (developer of incompatible use)
- Where should development occur
- Recognize as a significant economic activity
- Agricultural uses vs. compatible and incompatible uses
- Availability of irrigation water o Protecting farmers options
- Periodic re-examination of the Commercial Agriculture designations

Areas not designated as agricultural resource lands of long term commercial significance that do not meet the designation criteria can still play an important part in the local agricultural industry. Rural designations and buffers between orchards and non-farm development may be beneficial in retaining much of the rural area's current

orchards. Future expansion of long term agriculture into rural undeveloped areas is a possibility, but will heavily depend upon the availability of water, water rights, and market conditions.

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

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

Policy AL 1.2: The farmer shall have the right to farm, consistent with appropriate local, state and federal requirements.

Rationale: Agriculture plays a significant role in the welfare of the County and its residents, and should be supported.

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

Rationale: Activities in designated agricultural resource lands should be discouraged that would limit or eliminate the ability to continue agricultural operations.

Goal AL 2: Conserve agricultural lands of long-term significance by controlling encroachment of incompatible uses.

Goal Rationale: Limiting the encroachment of incompatible uses will help to insure that agricultural lands remain viable.

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

Rationale: Such notification will help property owners and purchasers to make educated decisions.

Policy AL 2.2: Encourage clustering of residential development on lands adjacent to agricultural resource lands provide open space buffers between uses and address incompatibility issues.

Rationale: Clustering can provide for open space adjacent to the resource use and may help to minimize conflicts.

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

Rationale: Orchard operations in rural lands account for a significant amount of the agriculture within Chelan County. It is important to protect the farmer's ability to continue to farm by minimizing potential conflicts.

Policy AL 2.4: Development on or adjacent to designated agricultural resource lands, including plats, short plats, and binding site plans, should avoid and minimize potential conflicts with agricultural operations through appropriate siting and mitigation measures, such as buffers, screening, dust control, and pest control.

Rationale: Buffers can reduce the potential for conflicts between agricultural operations and other land uses

CHAPTER 5 – HOUSING ELEMENT

Affordable housing options and supportive housing (for seniors and special needs) within the County are limited primarily due to three factors:

1. The County’s role within the Growth Management Act is the preservation of rural lands which limits development options and higher density development.
2. The County is limited in its ability to provide infrastructure, primarily water and sewer, which are necessary to development more affordable housing.
3. Affordable housing in rural areas becomes less “affordable” when factoring in transportation costs.

Despite these limitation, the County has incorporated several regulatory options to support housing alternatives, including permitting of accessory dwelling units, subdivisions options for existing housing, bonus density associated with cluster development or planned developments and allowance of manufactured home parks.

Goal H 2: Promote a variety of residential densities and housing types.

Policy 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.

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.

Policy H 2.2: Encourage development of housing types that meet the needs of the elderly, physically challenged, mentally impaired, and special needs segments of the population (e.g., congregate care facilities).

Rationale: Housing needs should represent the diversity of County residents.

Goal H 4: Support regulatory changes and economic programs that promote affordable housing options.

Policy 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.

Rationale: Supporting the placement of development which minimizes the development of extensive road systems and/or reduces the transportation (travel) costs of residences may result in less impact to the road system and reduce living costs to residents

AFFORDABILITY OPTIONS

Countywide, there is an assumption that the market place will guarantee adequate housing for those in the upper economic brackets, but adequate provisions for the needs of middle and lower income persons will be necessary to ensure affordable housing

Affordable housing options are supported through the zoning code which provides opportunities for clustering of lots, bonus densities with some types of development, planned unit developments, master planned resorts, segregation of residential homes, and accessory dwelling units. The County adopts regulations for the urban growth areas which reflect the associated City housing goals and densities.

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 14.13.040 and Section 14.14.047, the following review criteria were used to evaluate the proposed amendments:

1. *The amendment is necessary to resolve a public land issue or problem (CCC 14.13.040(1)) (code text amendment)*

Discussion: Code revisions in the past that have allowed for the creation and/or revision of substandard parcels have yielded no evidence of the benefit used as justification for the change. The impact of these provisions have led to undue stress on existing infrastructure, with no development review for concurrency of services. Lots have been created and revised through "stacking" or "tiling" of Certificates of Exemption and Boundary Line Adjustments to avoid the concurrency requirements of the GMA.

Many substandard lots were created prior to GMA through old plats and irrigated tracts. The creation of these lots made provisions for appropriate access. The revision, and in many cases, total relocation of the lot requires new access, which is not reviewed for public safety, fire/emergency accessibility, water availability and irrigation shares. Reconfiguring existing lots to redirect access via an additional private easement or changing the access point on an existing public road, should be reviewed for compliance with the county road plans and existing levels of service. These reconfigurations also avoid proper review for infrastructure improvements, which should be completed at the time of development, not deferred to other taxpayers through an exempt process.

The research and summary provided by Berk and the Task Force identified a large percentage of the parcels within each zoning designation as substandard. While they may exist, we should not be promoting, encouraging or facilitating the practice of creating additional substandard lots/parcels. This practice has compromised the primary goal of preserving agriculture in Chelan County. The smaller the lots and the more density we site in the rural areas, the more our farming community is impacted.

Finding of Fact: The practice of creating substandard lots, through either existing provisions in Title 11, or exempt actions in Title 12 have not rendered property more affordable in Chelan County. Creating more high value rural lots through a lot reduction provision does not increase affordability, nor does it provide needed workforce housing. These provision in the code proposed to be amended will align, once again, with the goals of the GMA, and the Chelan County Comprehensive Plan.

Specific to the addition of RV Parks in the Rural Industrial (RI) zoning:

Chelan County has existing provisions for siting RV parks. There is a considerable amount of Rural Industrial zoning in areas with appropriate services (water systems, ample area for septic, public roads/access, etc). Chelan County Code, District Use Chart (11.04.020) currently permits RV parks, with development standards, in some Rural designations, including Rural Commercial. With the Rural Industrial zoned properties being

located in areas with some limited public services and close to recreational amenities (parks, rivers), it seems a natural progression to include additional transient type RV parks in the Rural Industrial zoning district.

Conclusion: The amendments are necessary to resolve a public land use issue or problem.

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

The amendment is consistent with goals of the Growth Management Act, Chapter 36.70A RCW. [\(CCC 14.13.040\(2\)\)](#).

The amendment complies with or supports the county-wide planning policies. [\(CCC 14.13.040\(3\)\)](#) (code text amendments)

Finding of Fact: RCW 36.70A.020 describes 15 planning goals to guide the adoption of comprehensive plans and development regulations for counties and cities planning under the Growth Management Act. These goals include, but are not limited to:

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

Conclusion: The proposal is more consistent with the goals of the Growth Management Act and any applicable county-wide planning policies than the existing procedures and code language.

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

The amendment complies with or supports comprehensive plan goals and policies... [\(CCC 14.13.040\(3\)\)](#) (code text amendment)

Finding of Fact: The proposed amendments to Titles 11 and 12 (development regulations) are supported by various goals and policies identified within the Land Use, Rural, Resource and Housing Elements of the Chelan County Comprehensive Plan identified above in staff report analysis, specifically:

LU Goals: 1, 4

LU Policies: 4.1, 4.3

RE Goals: 1, 2, 3, 4

RE Policies: 1.1, 1.2, 1.3, 2.1, 2.2, 2.3, 2.4, 2.6, 2.8, 3.2, 3.2, 3.5, 3.6, 3.7, 3.8, 4.1

AL Goals: 1, 2

AL Policies: 1.2, 1.4, 2.1, 2.2, 2.3, 2.4

H Goals: 2, 4

H Policies: 2.1, 2.2, 4.6

Conclusion: The proposed amendments support the Chelan County comprehensive plan goals and policies.

4. *The amendment does not adversely affect lands designated as resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated; [CCC 14.13.040\(4\)](#) (code text amendment)*

Finding of Fact: This amendment would stop the degradation and further conversion of our agricultural resources and existing farm land to sprawling residential use through numerous existing means of creating

substandard lots and relocating existing lots in a manner that is inconsistent with sustainable farming practices.

Conclusion: This amendment does not adversely affect lands designated as resource lands of longterm commercial significance or designated critical areas in ways that cannot be mitigated.

5. *The development regulation amendment is based on sound land use planning practices and would further the general public health, safety and welfare. (CCC 14.13.040 (5)) (code text amendment)*

Finding of Fact: The applicant is Chelan County. The proposed Development Regulation Code amendments respect the work of the Task Force members, their review of existing code sections, consideration of alternatives and recommendations, and were forwarded to Community Development Staff by the Board of County Commissioners for processing as an amendment following the Task Force Recommendations.

Conclusion: The proposed amendment serves the interest of the general public, including public health, safety, and welfare.

RECOMMENDED MOTION

The Chelan County Planning Commission may make a motion to recommend approval or denial of the proposed Development Regulation Text Amendment 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. Suggested motion if the Planning Commission intends to move said proposed amendments forward with a recommendation for approval:

- A. Move to recommend **approval** of the Development Regulation Text Amendment(s) to provide regulatory support and clarification, given file number ZTA 2024-105, based upon the findings of fact and conclusions of law contained within the March 27, 2024 staff report.

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) and Chelan County Code outline provisions relating to the adoption and amendments to development regulations. The County used the applicable guidelines and regulatory review criteria for this amendment.
3. RCW 36.70A.210 requires that the Comprehensive Plan be consistent with the provisions of the adopted County-Wide Planning Policies.
4. The requirements of RCW 43.21C, the State Environmental Policy Act, and WAC 197-11, SEPA Rules, have been satisfied. To comply with the requirements of the State Environmental Policy Act for environmental review of a non-project action, the County, as lead agency issued a Determination of Non-significance on March 11, 2024.
5. The required State agency review with the Department of Commerce (COM) and other State agencies initiated on March 11, 2024 (Attachment 3), pursuant to RCW 36.70A.106.
6. A request for amendments to Chelan County Code, Titles 11 & 12, was made by Chelan County to provide policy and regulatory support. This amendment addresses the creation and/or revision of substandard lots or acreage-compliant parcels to substandard parcels, within rural areas of Chelan County, along with revising exempt (from subdivision regulations) actions so that appropriate review of infrastructure is addressed.

CONCLUSIONS OF LAW

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

ATTACHMENTS

1. Draft Code Text Amendments
2. Task Force Summary and Recommendation Report to BoCC
3. Department of Commerce 60-day Review Acknowledgement letter
4. SEPA Determination dated March 11, 2024
5. Agency Comments
6. Public Comments

Attachment 1

RR20

11.08.020 Standards.

All development in this zone shall meet the applicable provisions of the Chelan County Code, including without limitation the following:

(1) Minimum lot size: twenty acres, which measures to the centerline of adjoining public rights-of-way, which may be modified one time for:

(A) Cluster subdivisions and planned developments; or

~~(B) Fractional lot, no less than fifty percent of the minimum area of the district, within a major or minor plat; or~~

~~(C) Fractional lot for boundary line adjustment meeting the criteria of Section 12.18.030; or~~

(D) Lot size reduction for existing dwellings, under the criteria listed in subsection (9) of this section.

(2) Minimum lot width: two hundred feet at the front building line.

(3) Maximum building height: thirty-five feet.

(4) Maximum lot coverage: buildings and structures shall not occupy more than thirty-five percent of the lot area.

(5) Minimum Setback Distances. Minimum setback requirements shall be as provided in this section except when abutting commercial agricultural lands (AC), currently farmed within other Rural Residential zoning districts (RR20, RR10, RR5, RR2.5), and riparian and shoreline areas, or as increased by the provisions of this title:

(A) Front yard: twenty-five feet from the front property line or fifty-five feet from the street centerline, whichever is greater.

(B) Rear yard: twenty feet from the rear property line.

(C) Side yard: five feet from the side property line. On corner lots the street side yard shall be a minimum of twenty-five feet from the property line or fifty-five feet from the street centerline, whichever is greater.

(D) Setbacks from Agriculture. No dwelling unit shall be located within one hundred feet of a property zoned as either commercial agricultural lands (AC) or currently farmed within other Rural Residential zoning districts (RR20, RR10, RR5, RR2.5).

(i) Measurement. The entire width of any public right-of-way may be used as part of the setback calculation. In no case shall the setback from a public right-of-way be

less than fifty-five feet from centerline or twenty-five feet from the front property line, whichever is greater. See Graphic G-2 in Appendix A.

(ii) Administrative Modifications. The granting of a modification request must be necessary for the reasonable use of the land or building and the modification as granted by the administrator shall be the minimum necessary to accomplish this purpose. The decision of the administrator shall be appealable to the Chelan County hearing examiner.

(a) For lots/parcels legally created, and which retain the same legal description without modification, prior to the effective date of these provisions (September 9, 1997), the administrator may modify the required setback from land in agricultural use up to twenty percent.

(iii) Waivers. Agricultural setbacks for dwelling units may be waived on an existing parcel within or adjacent to the commercial agricultural zoning district when a written waiver, signed by both the subject property owner and the adjacent property owner, is notarized, reviewed and approved by the department and recorded with the Chelan County auditor's office as a notice to title. Where such a waiver is implemented, the setbacks identified within this chapter shall be utilized as the minimum standards as listed in CCC 11.08.020, 11.10.020, 11.12.020, 11.14.020, 11.30.020.

(a) Where a waiver has been granted, enlargement of the existing dwelling, request for additional dwellings (ADUs) or conversion of any existing structure to a dwelling unit, within the one-hundred-foot setback, shall require a new waiver, consistent with subsection (6)(C) of this section.

(iv) Existing Dwellings. For existing dwelling units, not placed with a waiver, the setback shall be defined by the existing dwelling for existing property lines. No encroachment into the required agricultural setback for expansion(s) of an existing dwelling unit, or through new or revised property lines.

(6) Off-street parking requirements in this district shall be as follows:

(A) Two spaces per single-family dwelling unit;

(B) One space per five beds and one space per staff person for adult family homes;

(C) Other off-street parking and loading shall be provided as prescribed in Chapter [11.90](#) of this title.

(7) Landscape standards shall be provided as prescribed in Chapter [15.50](#) of Title [15](#), Development Standards, as amended.

(8) Accessory uses which support, promote, or sustain agricultural operations and production as a secondary, subordinate, and/or supplemental element of the operation of an ongoing agricultural activity as defined by RCW [84.34.020](#)(2) must be on the same parcel (or have adjacent or contiguous ownership) as the agriculture use that they are supporting.

~~(9) Lot Size Reduction for Existing Dwellings. To support long-term residential living, maintenance of existing housing and affordable housing options throughout the county. The owner of land may segregate, one time only, property into one additional lot when meeting the following criteria, except for those properties within the Icicle Valley Design Review Overlay District, Chapter [11.72](#):~~

~~(A) The parcel, prior to land division, shall not be divisible by subdivision (short or major), cluster subdivision (short or major) or through a certificate of exemption process, as defined by Title [12](#), excluding "laws of descent."~~

~~(B) The proposed lot has adequate access.~~

~~(C) The size of the proposed lot is the minimum area reasonably necessary to support the existing single-family residence and associated accessory uses. If wells and/or septic systems are adjacent to the existing single-family residence, lot size should include these facilities. If wells and/or septic are not adjacent, then easements shall be provided.~~

~~(D) Land division process shall be completed through Title [12](#) short plat provisions.~~

(109) Lot Size Reduction for Existing Dwellings. In certain rural residential/resource districts for agriculture and timber uses. Land located on "farm and agricultural land" or "timber land" as defined in RCW [84.34.020](#) may be segregated one time only when meeting the following criteria:

(A) Land is a minimum of ~~five~~ twenty (20) acres prior to segregation.

(B) When proposed lot size is the minimum necessary to incorporate legally constructed dwellings and accessory uses existing prior to September 9, 1997. This provision does not apply to accessory dwelling units, dependent care housing or farm worker housing.

(C) The proposed lot has adequate access.

(D) The lot size meets the provisions of the Chelan-Douglas health district.

(E) Division is completed through a short subdivision process in Title [12](#). (Res. 2015-73 (Atts. A, B) (part), 8/4/15; Res. 2012-46 (Att. A) (part), 5/15/12; Res. 2011-86 (Att. A) (part), 10/4/11; Res. 2008-13 (part), 2/5/08; Res. 2007-98 (part), 7/2/07; Res. 2002-8 (part), 1/15/02; Res. 2001-60 (part), 4/17/01; Res. 2000-129 (part), 10/17/00).

RR10

11.10.020 Standards.

All development in this zone shall meet the applicable provisions of the Chelan County Code, including without limitation the following:

(1) Minimum lot size: ten acres, which measures to the centerline of adjoining public rights-of-way, which may be modified one time for:

(A) Cluster subdivisions and planned developments; or

~~(B) Fractional lot, no less than fifty percent of the minimum area of the district, within a major or minor plat; or~~

~~(C) Fractional lot for boundary line adjustment meeting the criteria of Section 12.18.030; or~~

(D) Lot size reduction for existing dwellings, under the criteria listed in subsection (9) of this section.

(2) Minimum lot width: one hundred fifty feet at the front building line.

(3) Maximum building height: thirty-five feet.

(4) Maximum Lot Coverage. Buildings and structures shall not occupy more than thirty-five percent of the lot area.

(5) Minimum Setback Distances. Minimum setback requirements shall be as provided in this section except when abutting commercial agricultural lands (AC), currently farmed within other Rural Residential zoning districts (RR20, RR10, RR5, RR2.5), riparian and shoreline areas, or as increased by the provisions of this title:

(A) Front yard: twenty-five feet from the front property line or fifty-five feet from the street centerline, whichever is greater.

(B) Rear yard: twenty feet from the rear property line.

(C) Side yard: five feet from the side property line. On corner lots the street side yard shall be a minimum of twenty-five feet from the property line or fifty-five feet from the street centerline, whichever is greater.

(D) Setbacks from Agriculture. No dwelling unit shall be located within one hundred feet of a property zoned as either commercial agricultural lands (AC) or currently farmed within other Rural Residential zoning districts (RR20, RR10, RR5, RR2.5).

(i) Measurement. The entire width of any public right-of-way may be used as part of the setback calculation. In no case shall the setback from a public right-of-way be less than fifty-five feet from centerline or twenty-five feet from the front property line, whichever is greater. See Graphic G-2 in Appendix A.

(ii) Administrative Modifications. The granting of a modification request must be necessary for the reasonable use of the land or building and the modification as granted by the administrator shall be the minimum necessary to accomplish this purpose. The decision of the administrator shall be appealable to the Chelan County hearing examiner.

(a) For lots/parcels legally created, and which retain the same legal description without modification, prior to the effective date of these provisions (September 9, 1997), the administrator may modify the required setback from land in agricultural use up to twenty percent.

(iii) Waivers. Agricultural setbacks for dwelling units may be waived on an existing parcel within or adjacent to the commercial agricultural zoning district when a written waiver, signed by both the subject property owner and the adjacent property owner, is notarized, reviewed and approved by the department and recorded with the Chelan County auditor's office as a notice to title. Where such a waiver is implemented, the setbacks identified within this chapter shall be utilized as the minimum standards as listed in CCC 11.08.020, 11.10.020, 11.12.020, 11.14.020, 11.30.020.

(a) Where a waiver has been granted, enlargement of the existing dwelling, request for additional dwellings (ADUs) or conversion of any existing structure to a dwelling unit, within the one-hundred-foot setback, shall require a new waiver, consistent with subsection (6)(C) of this section.

(iv) Existing Dwellings. For existing dwelling units, not placed with a waiver, the setback shall be defined by the existing dwelling for existing property lines. No encroachment into the required agricultural setback for expansion(s) of an existing dwelling unit, or through new or revised property lines.

(6) Off-street parking requirements in this district shall be as follows:

(A) Two spaces per single-family dwelling unit.

(B) One space per five beds and one space per staff person for adult family homes.

(C) Other off-street parking and loading shall be provided as prescribed in Chapter [11.90](#) of this title.

(7) Landscape standards shall be provided as prescribed in Chapter [15.50](#) of Title [15](#), Development Standards, as amended.

(8) Accessory uses which support, promote, or sustain agricultural operations and production as a secondary, subordinate, and/or supplemental element of the operation of an ongoing agricultural activity as defined by RCW [84.34.020](#)(2) must be on the same parcel (or have adjacent or contiguous ownership) as the agriculture use that they are supporting.

~~(9) Lot Size Reduction for Existing Dwellings. To support long-term residential living, maintenance of existing housing and affordable housing options throughout the county. The owner of land may segregate, one time only, property into one additional lot when meeting the following criteria, except for those properties within the Icicle Valley Design Review Overlay District, Chapter [11.72](#):~~

~~(A) The parcel, prior to land division, shall not be divisible by subdivision (short or major), cluster subdivision (short or major) or through a certificate of exemption process, as defined by Title [12](#), excluding "laws of descent."~~

~~(B) The proposed lot has adequate access.~~

~~(C) The size of the proposed lot is the minimum area reasonably necessary to support the existing single-family residence and associated accessory uses. If wells and/or septic systems are adjacent to the existing single-family residence, lot size should include these facilities. If wells and/or septic are not adjacent, then easements shall be provided.~~

~~(D) Land division process shall be completed through Title [12](#) short plat provisions.~~

(10) Lot Size Reduction for Existing Dwellings. In certain rural residential/resource districts for agriculture and timber uses. Land located on "farm and agricultural land" or "timber land" as defined in RCW [84.34.020](#) may be segregated one time only when meeting the following criteria:

(A) Land is a minimum of ~~five-ten (10)~~ acres prior to segregation.

(B) When proposed lot size is the minimum necessary to incorporate legally constructed dwellings and accessory uses existing prior to September 9, 1997. This provision does not apply to accessory dwelling units, dependent care housing or farm worker housing.

(C) The proposed lot has adequate access.

(D) The lot size meets the provisions of the Chelan-Douglas health district.

(E) Division is completed through a short subdivision process in Title [12](#). (Res. 2015-73 (Atts. A, B) (part), 8/4/15; Res. 2012-46 (Att. A) (part), 5/15/12; Res. 2011-86 (Att. A) (part), 10/4/11; Res. 2008-13 (part), 2/5/08; Res. 2007-98 (part), 7/2/07; Res. 2002-8 (part), 1/15/02; Res. 2001-60 (part), 4/17/01; Res. 2000-129 (part), 10/17/00).

RR5

11.12.020 Standards.

All development in this zone shall meet the applicable provisions of the Chelan County Code, including without limitation the following:

(1) Minimum lot size: five acres, which measures to the centerline of adjoining public rights-of-way, which may be modified one time for:

(A) Cluster subdivisions and planned developments; or

~~(B) Fractional lot, no less than fifty percent of the minimum area of the district, within a major or minor plat; or~~

~~(C) Fractional lot for boundary line adjustment meeting the criteria of Section 12.18.030; or~~

(D) Lot size reduction for existing dwellings, under the criteria listed in subsection (9) of this section.

(2) Minimum lot width: one hundred feet at the front building line.

(3) Maximum building height: thirty-five feet.

(4) Maximum Lot Coverage. Buildings and structures shall not occupy more than thirty-five percent of the lot area.

(5) Minimum Setback Distances. Minimum setback requirements shall be as provided in this section except when abutting commercial agricultural lands (AC), currently farmed within other Rural Residential zoning districts (RR20, RR10, RR5, RR2.5), riparian and shoreline areas, or as modified by the provisions of this title:

(A) Front yard: twenty-five feet from the front property line or fifty-five feet from the street centerline, whichever is greater.

(B) Rear yard: twenty feet from the rear property line.

(C) Side yard: five feet from the side property line. On corner lots the street side yard shall be a minimum of twenty-five feet from the property line or fifty-five feet from the street centerline, whichever is greater.

(D) Setbacks from Agriculture. No dwelling unit shall be located within one hundred feet of a property zoned as either commercial agricultural lands (AC) or currently farmed within other Rural Residential zoning districts (RR20, RR10, RR5, RR2.5).

(i) Measurement. The entire width of any public right-of-way may be used as part of the setback calculation. In no case shall the setback from a public right-of-way be less than fifty-five feet from centerline or twenty-five feet from the front property line, whichever is greater. See Graphic G-2 in Appendix A.

(ii) Administrative Modifications. The granting of a modification request must be necessary for the reasonable use of the land or building and the modification as granted by the administrator shall be the minimum necessary to accomplish this purpose. The decision of the administrator shall be appealable to the Chelan County hearing examiner.

(a) For lots/parcels legally created, and which retain the same legal description without modification, prior to the effective date of these provisions (September 9, 1997), the administrator may modify the required setback from land in agricultural use up to twenty percent.

(iii) Waivers. Agricultural setbacks for dwelling units may be waived on an existing parcel within or adjacent to the commercial agricultural zoning district when a written waiver, signed by both the subject property owner and the adjacent property owner, is notarized, reviewed and approved by the department and recorded with the Chelan County auditor's office as a notice to title. Where such a waiver is implemented, the setbacks identified within this chapter shall be utilized as the minimum standards as listed in CCC 11.08.020, 11.10.020, 11.12.020, 11.14.020, 11.30.020.

(a) Where a waiver has been granted, enlargement of the existing dwelling, request for additional dwellings (ADUs) or conversion of any existing structure to a dwelling unit, within the one-hundred-foot setback, shall require a new waiver, consistent with subsection (6)(C) of this section.

(iv) Existing Dwellings. For existing dwelling units, not placed with a waiver, the setback shall be defined by the existing dwelling for existing property lines. No encroachment into the required agricultural setback for expansion(s) of an existing dwelling unit, or through new or revised property lines.

(6) Off-street parking requirements in this district shall be as follows:

(A) Two spaces per single-family dwelling unit.

(B) One space per five beds and one space per staff person for adult family homes.

(C) Other off-street parking and loading shall be provided as prescribed in Chapter [11.90](#) of this title.

(7) Landscape standards shall be provided as prescribed in Chapter [15.50](#) of Title [15](#), Development Standards, as amended.

(8) Accessory uses which support, promote, or sustain agricultural operations and production as a secondary, subordinate, and/or supplemental element of the operation of an ongoing agricultural activity as defined by RCW [84.34.020](#)(2) must be on the same parcel (or have adjacent or contiguous ownership) as the agriculture use that they are supporting.

~~(9) Lot Size Reduction for Existing Dwellings. To support long-term residential living, maintenance of existing housing and affordable housing options throughout the county. The owner of land may segregate, one time only, property into one additional lot when meeting the following criteria, except for those properties within the Icicle Valley Design Review Overlay District, Chapter [11.72](#):~~

~~(A) The parcel, prior to land division, shall not be divisible by subdivision (short or major), cluster subdivision (short or major) or through a certificate of exemption process, as defined by Title [12](#), excluding "laws of descent."~~

~~(B) The proposed lot has adequate access.~~

~~(C) The size of the proposed lot is the minimum area reasonably necessary to support the existing single-family residence and associated accessory uses. If wells and/or septic systems are adjacent to the existing single-family residence, lot size should include these facilities. If wells and/or septic are not adjacent, then easements shall be provided.~~

~~(D) Land-division process shall be completed through Title [12](#) short plat provisions.~~

(109) Lot Size Reduction for Existing Dwellings. In certain rural residential/resource districts for agriculture and timber uses. Land located on "farm and agricultural land" or "timber land" as defined in RCW [84.34.020](#) may be segregated one time only when meeting the following criteria:

(A) Land is a minimum of five [\(5\)](#) acres prior to segregation.

(B) When proposed lot size is the minimum necessary to incorporate legally constructed dwellings and accessory uses existing prior to September 9, 1997. This provision does not apply to accessory dwelling units, dependent care housing or farm worker housing.

(C) The proposed lot has adequate access.

(D) The lot size meets the provisions of the Chelan-Douglas health district.

(E) Division is completed through a short subdivision process in Title [12](#). (Res. 2015-73 (Atts. A, B) (part), 8/4/15; Res. 2012-46 (Att. A) (part), 5/15/12; Res. 2011-86 (Att. A) (part), 10/4/11; Res. 2008-13 (part), 2/5/08; Res. 2007-98 (part), 7/2/07; Res. 2002-8 (part), 1/15/02; Res. 2001-60 (part), 4/17/01; Res. 2000-129 (part), 10/17/00).

RR2.5

11.14.020 Standards.

All development in this zone shall meet the applicable provisions of the Chelan County Code, including without limitation the following:

(1) Minimum lot size: two and one-half acres, which measures to the centerline of adjoining public rights-of-way, which may be modified one time for either a cluster subdivision or a planned development:

~~(A) Cluster subdivisions and planned developments; or~~

~~(B) Fractional lot, no less than fifty percent of the minimum area of the district, within a major or minor plat; or~~

~~(C) Fractional lot for boundary line adjustment meeting the criteria of Section 12.18.030; or~~

~~(D) Lot size reduction for existing dwellings, under the criteria listed in subsection (9) of this section.~~

(2) Minimum lot width: one hundred feet at the front building line.

(3) Maximum building height: thirty-five feet.

(4) Maximum Lot Coverage. Buildings and structures shall not occupy more than thirty-five percent of the lot area.

(5) Minimum Setback Distances. Minimum setback requirements shall be as provided in this section except when abutting commercial agricultural lands (AC), currently farmed within other Rural Residential zoning districts (RR20, RR10, RR5, RR2.5), riparian and shoreline areas, or as increased by the provisions of this title:

(A) Front yard: twenty-five feet from the front property line or fifty-five feet from the street centerline, whichever is greater.

(B) Rear yard: twenty feet from the rear property line.

(C) Side yard: five feet from the side property line. On corner lots the street side yard shall be a minimum of twenty-five feet from the property line or fifty-five feet from the street centerline, whichever is greater.

(D) Setbacks from Agriculture. No dwelling unit shall be located within one hundred feet of a property zoned as either commercial agricultural lands (AC) or currently farmed within other Rural Residential zoning districts (RR20, RR10, RR5, RR2.5).

(i) Measurement. The entire width of any public right-of-way may be used as part of the setback calculation. In no case shall the setback from a public right-of-way be less than fifty-five feet from centerline or twenty-five feet from the front property line, whichever is greater. See Graphic G-2 in Appendix A.

(ii) Administrative Modifications. The granting of a modification request must be necessary for the reasonable use of the land or building and the modification as granted by the administrator shall be the minimum necessary to accomplish this purpose. The decision of the administrator shall be appealable to the Chelan County hearing examiner.

(a) For lots/parcels legally created, and which retain the same legal description without modification, prior to the effective date of these provisions (September 9, 1997), the administrator may modify the required setback from land in agricultural use up to twenty percent.

(iii) Waivers. Agricultural setbacks for dwelling units may be waived on an existing parcel within or adjacent to the commercial agricultural zoning district when a written waiver, signed by both the subject property owner and the adjacent property owner, is notarized, reviewed and approved by the department and recorded with the Chelan County auditor's office as a notice to title. Where such a waiver is implemented, the setbacks identified within this chapter shall be utilized as the minimum standards as listed in CCC 11.08.020, 11.10.020, 11.12.020, 11.14.020, 11.30.020.

(a) Where a waiver has been granted, enlargement of the existing dwelling, request for additional dwellings (ADUs) or conversion of any existing structure to a dwelling unit, within the one-hundred-foot setback, shall require a new waiver, consistent with subsection (6)(C) of this section.

(iv) Existing Dwellings. For existing dwelling units, not placed with a waiver, the setback shall be defined by the existing dwelling for existing property lines. No encroachment into the required agricultural setback for expansion(s) of an existing dwelling unit, or through new or revised property lines.

(6) Off-street parking requirements in this district shall be as follows:

(A) Two spaces per single-family dwelling.

(B) One space per five beds and one space per staff person for adult family homes.

(C) Other off-street parking and loading shall be provided as prescribed in Chapter [11.90](#) of this title.

(7) Landscape standards shall be provided as prescribed in Chapter [15.50](#) of Title [15](#), Development Standards, as amended.

(8) Accessory uses which support, promote, or sustain agricultural operations and production as a secondary, subordinate, and/or supplemental element of the operation of an ongoing agricultural activity as defined by RCW [84.34.020](#)(2) must be on the same parcel (or have adjacent or contiguous ownership) as the agriculture use that they are supporting.

~~(9) Lot Size Reduction for Existing Dwellings. To support long-term residential living, maintenance of existing housing and affordable housing options throughout the county. The owner of land may segregate, one time only, property into one additional lot when meeting the following criteria:~~

~~(A) The parcel, prior to land division, shall not be divisible by subdivision (short or major), cluster subdivision (short or major) or through a certificate of exemption process, as defined by Title 12, excluding "laws of descent."~~

~~(B) The proposed lot has adequate access.~~

~~(C) The size of the proposed lot is the minimum area reasonably necessary to support the existing single-family residence and associated accessory uses. If wells and/or septic systems are adjacent to the existing single-family residence, lot size should include these facilities. If wells and/or septic are not adjacent, then easements shall be provided.~~

~~(D) Land-division process shall be completed through Title 12 short plat provisions. (Res. 2015-73 (Atts. A, B) (part), 8/4/15; Res. 2011-86 (Att. A) (part), 10/4/11; Res. 2010-68 (part), 7/13/10; Res. 2008-13 (part), 2/5/08; Res. 2007-98 (part), 7/2/07; Res. 2002-8 (part), 1/15/02; Res. 2001-60 (part), 4/17/01; Res. 2000-129 (part), 10/17/00).~~

AC

11.30.020 Standards.

All development in this zone shall meet the applicable provisions of the Chelan County Code, including without limitation the following:

(1) Minimum lot size: ten acres, which measures to the centerline of adjoining public rights-of-way, which may be modified one time for:

(A) Cluster subdivisions and planned developments; or

~~(B) Fractional lot, no less than fifty percent of the minimum area of the district, within a major or minor plat; or~~

~~(C) Fractional lot for boundary line adjustment meeting the criteria of Section 12.18.030; or~~

(D) Lot size reduction for existing dwellings, under the criteria listed in subsection (10) of this section.

(2) Minimum lot width: one hundred fifty feet at the front building line.

(3) Maximum building height: thirty-five feet, except as provided for in Section 11.88.170.

(4) Maximum Lot Coverage. Buildings and structures shall not occupy more than thirty-five percent of the lot area.

(5) Minimum Setback Distances. Minimum setback requirements shall be as provided in this section except when abutting commercial agricultural lands (AC), currently farmed within other Rural Residential zoning districts (RR20, RR10, RR5, RR2.5), riparian and shoreline areas, or as modified by the provisions of this title:

(A) Front yard: twenty-five feet from the front property line or fifty-five feet from the street centerline, whichever is greater.

(B) Rear yard: twenty feet from the rear property line.

(C) Side yard: ten feet from the side property line. On corner lots the street side yard shall be a minimum of twenty-five feet from the property line or fifty-five feet from the street centerline, whichever is greater.

(D) Setbacks from Agriculture. No dwelling unit shall be located within one hundred feet of a property zoned as either commercial agricultural lands (AC) or currently farmed within other Rural Residential zoning districts (RR20, RR10, RR5, RR2.5).

(i) Measurement. The entire width of any public right-of-way may be used as part of the setback **calculation**. In no case shall the setback from a public right-of-way be less than fifty-five feet from centerline or twenty-five feet from the front property line, whichever is greater. See Graphic G-2 in Appendix A.

(ii) Administrative Modifications. The granting of a modification request must be necessary for the reasonable use of the land or building and the modification as granted by the administrator shall be the minimum necessary to accomplish this purpose. The decision of the administrator shall be appealable to the Chelan County hearing examiner.

(a) For lots/parcels legally created, and which retain the same legal **description without modification**, prior to the effective date of these provisions (September 9, 1997), the administrator may modify the required setback from land in agricultural use up to twenty percent.

(iii) Waivers. Agricultural setbacks for dwelling units may be waived on an existing parcel within or adjacent to the commercial agricultural zoning district when a written waiver, signed by both the subject property owner and the adjacent property owner, is notarized, reviewed and approved by the department and recorded with the Chelan County auditor's office **as a notice to title**. Where such a waiver is implemented, the setbacks identified within this chapter shall be utilized as the **minimum standards as listed in CCC 11.08.020, 11.10.020, 11.12.020, 11.14.020, 11.30.020.**

(a) Where a waiver has been granted, enlargement of the **existing dwelling**, request for additional dwellings (**ADUs**) or **conversion of any existing structure to a dwelling unit**, within the one-hundred-foot setback, shall require a new waiver, consistent with subsection (6)(C) of this section.

(iv) Existing Dwellings. For existing dwelling units, not placed with a waiver, the setback shall be defined by the existing dwelling for existing property lines. **No encroachment into the required agricultural setback for expansion(s) of an existing dwelling unit, or through new or revised property lines.**

(6) Setbacks from Agriculture. No ~~new~~ dwelling unit shall be ~~placed~~ located within one hundred feet of a property zoned as either commercial agricultural lands (AC) or commercially farmed within other Rural Residential zoning districts (RR20, RR10, RR5, RR2.5).

(A) Measurement. The entire width of any public right-of-way may be used as part of the setback area. In no case shall the setback from a public right-of-way be less than fifty-five feet from centerline or twenty-five feet from the front property line, whichever is greater. See Graphic G-2 in Appendix A.

(B) Administrative Modifications. The granting of a modification request must be necessary for the reasonable use of the land or building and the modification as granted by the administrator shall be the minimum necessary to accomplish this purpose. The decision of the administrator shall be appealable to the Chelan County hearing examiner.

(i) For lots/parcels legally created prior to the effective date of these provisions (September 9, 1997) the administrator may modify the required setback from land in agricultural use up to twenty percent.

(C) Waivers. Agricultural setbacks for dwelling units may be waived on an existing parcel within or adjacent to the commercial agricultural zoning district when a written waiver, signed by both the subject property owner and the adjacent property owner, is notarized, reviewed and approved by the department and recorded with the Chelan County auditor's office (resulting in a notice to title). Where such a waiver is implemented, the setbacks identified within this chapter shall be utilized as the minimum standards.

(i) Where a waiver has been granted, enlargement of the dwelling or request for additional dwellings, within the one-hundred-foot setback, shall require a new waiver, consistent with subsection (6)(C) of this section.

(D) Existing Dwellings. For existing dwelling units, not placed with a waiver, the setback shall be defined by the existing dwelling.

(7) Off-street parking requirements in this district shall be as follows:

(A) Two spaces per single-family dwelling unit;

(B) Other off-street parking and loading shall be provided as prescribed in Chapter [11.90](#) of this title.

(8) Landscape standards shall be provided as prescribed in Chapter [15.50](#) of Title [15](#), Development Standards, as amended.

(9) Chelan County requires that all plats, short plats, binding site plans, development permits, and building permits issued for development activities within five hundred feet of land designated as agricultural, forest, or mineral resource lands contain a notice that the subject property is within or near designated long-term commercial lands on which a variety of commercial activities may occur that are not compatible with residential development for certain periods of limited duration.

(10) Lot Size Reduction for Existing Dwellings. In certain rural residential/resource districts for agriculture and timber uses. Land located on "farm and agricultural land" or "timber land" as defined in RCW 84.34.020 may be segregated one time only when meeting the following criteria:

(A) Land is a minimum of 10 acres prior to segregation.

~~(B) When proposed lot size is the minimum necessary to incorporate legally constructed dwellings and accessory uses existing prior to September 9, 1997. This provision does not apply to accessory dwelling units, dependent care housing or farm worker housing.~~

~~(C) The proposed lot has adequate access.~~

~~(D) The lot size meets the provisions of the Chelan-Douglas health district.~~

~~(E) Division is completed through a short subdivision process in Title 12. (Res. 2015-73 (Atts. A, B) (part), 8/4/15; Res. 2012-46 (Att. A) (part), 5/15/12; Res. 2011-86 (Att. A) (part), 10/4/11; Res. 2008-13 (part), 2/5/08; Res. 2007-98 (part), 7/2/07; Res. 2002-8 (part), 1/15/02; Res. 2001-60 (part), 4/17/01; Res. 2000-129 (part), 10/17/00).~~

~~(10) Lot Size Reduction for Existing Dwellings. The owner of land with agricultural uses may segregate, one time only, the property into one additional lot subject to the following criteria:~~

~~(A) The initial parcel shall be a minimum of five acres prior to any segregation.~~

~~(B) When proposed lot size is the minimum necessary to incorporate legally constructed dwellings and accessory uses, on lots recorded prior to September 9, 1997. This provision does not apply to accessory dwelling units, dependent care housing or farm worker housing.~~

~~(C) The proposed lot has adequate access.~~

~~(D) The lot size meets the provisions of the Chelan-Douglas health district.~~

~~(E) Division is completed through a short subdivision process in Title 12.~~

(11) Additional Public Notice Provisions. Upon receipt of an application for all plats, short plats, conditional use permits, variances and similar land use applications, the county shall provide notice of the application to adjacent property owners and all owners of property located within one thousand feet (1000 feet) of the proposed subdivision or development per the provisions of Section 14.08.050.

(12) All applications related to the following types of land uses shall meet with the agricultural review committee (ARC) to review proposed projects, identify possible impacts, outline possible mitigation measures, and make a formal recommendation to Chelan County staff prior to rendering a decision on the application or setting a public hearing. ARC review and recommendation shall be based on the agricultural good neighbor practices adopted by the Chelan County board of county commissioners, Chapter 10.30. All recommendations are for the consideration and final determination of the decision-making body.

(A) Food service associated with a use or activity allowed pursuant to this chapter are those services which are incidental or accessory to a permitted use or value-added food items produced from agricultural products grown on the applicant's farm and may include sales of ancillary prepackaged foods or beverages that are not prepared on the premises for on-site consumption.

(B) Education services located on a farm shall be a subordinate element of the operation of an ongoing agricultural activity as defined by RCW [84.34.020\(2\)](#).

(C) Ancillary entertainment/special events, including weddings/receptions, catered functions and musical events, shall be consistent with the character of permitted activities and uses.

(D) Accessory uses which support, promote, or sustain agricultural operations and production as a secondary, subordinate, and/or supplemental element of the operation of an ongoing agricultural activity as defined by RCW [84.34.020\(2\)](#). Accessory commercial or retail uses shall predominantly sell regionally produced agricultural products from one or more producers, products derived from regional agricultural production, agriculturally related experiences, or products produced on site. Accessory commercial retail uses shall offer for sale products or services produced on site. (Res. 2018-8 (Att. A) (part), 1/30/18; Res. 2017-119 (Att. B) (part), 12/19/17; Res. 2015-73 (Atts. A, B) (part), 8/4/15; Res. 2011-86 (Att. A) (part), 10/4/11; Res. 2009-122 (Exh. A) (part), 11/3/09; Res. 2008-141 (part), 10/7/08; Res. 2008-13 (part), 2/5/08; Res. 2007-98 (part), 7/2/07; Res. 2006-74 (part), 6/6/06; Res. 2001-60 (part), 4/17/01; Res. 2000-129 (part), 10/17/00).

DRAFT

11.04.040 District Use Chart

USE/ACTIVITY	RR20	RR10	RR5	RR2.5	RW	RRR	RV	RC	RI	RP	AC	FC	MC
Recreational Vehicle Park/Campground, Major								P(1)	PG	CUP			
Recreational Vehicle Park/Campground, Minor		CUP	CUP		CUP	CUP		P(1)	PG	CUP		CUP	

Boundary Line Adjustments

12.18.005 Purpose.

The purpose of this chapter is to provide a process and standards for minor boundary line adjustments consistent with RCW [58.17.040\(6\)](#). Boundary line adjustments are exempt from Washington State and Chelan County’s subdivision requirements under certain specific conditions. This procedure is intended to provide an efficient, low-cost procedure to affirm minor changes to existing property lines. Chelan County shall issue a certificate of exemption limited administrative decision for boundary line adjustments in conformance with the requirements and/or provisions of this title or to aggregate existing lots. The boundary line adjustment may not be used to accomplish the purposes for which platting, replatting, plat alterations, or plat vacations were intended and required. (Res. 2010-68 (Exh. A) (part), 7/13/10).

A boundary line adjustment may not be used to significantly rearrange lot patterns or lots. Boundary line adjustments are limited to contiguous lots, parcels, tracts, and shall require that at least two (2) existing property lines remain in their original location, although their length may change, and are limited to one approval every 5 years.

12.18.010 Application, procedure and fees.

Applications shall be made on the appropriate forms, provide appropriate fees, and follow the procedures set forth in Chapters [12.02](#) and [12.04](#). All land division shall be reviewed under this title for all applicable requirements.

A boundary line adjustment may be processed simultaneously with a certificate of exemption. The issuance of a boundary line adjustment is a memorialization that a particular boundary line adjustment is recognized by the county as a legal lot of record. The procedures and requirements of this chapter are intended, among other things, to quiet concerns about a lot’s legal status as a legal lot of record. Issuance of a certificate of exemption for a boundary line adjustment is not a guarantee that the resulting property configuration or parcel is a buildable lot; it does represent that Chelan County considers the lot to be a legal lot of record. However, the county makes no representation of warranty, expressed or implied, or any guaranty of warranty, expressed or implied, as to the condition of the title to the land or fitness or suitability for any uses, permits, development or buildability whatsoever.

(1) Chelan County does not warrant or guarantee:

- (A) Legal or physical access to parcels for which a boundary line adjustment has been issued;

(B) Suitability of parcels for which a boundary line adjustment has been issued for on-site sewage disposal;

(C) Water availability for domestic or irrigation purposes to parcels for which a boundary line adjustment has been issued; and/or

(D) The issuance of building/development permits for lots, tracts or parcels, divisions or sites for which a boundary line adjustment has been issued. (Res. 2010-68 (Exh. A) (part), 7/13/10).

12.18.020 Boundary line adjustments applications.

The following items shall be submitted for proposed boundary line adjustments on eight and one-half inch by eleven inch or eight and one-half inch by fourteen inch sheets with one inch margins on all sides and a three-inch top margin on the first page:

(1) A written narrative describing the proposal including, but not limited to, the number of lots involved, the nature of surrounding properties and existing access;

(2) A signed, dated, and notarized statement of indemnification, consent and waiver of claims, executed by the owner of record (deed holder). (~~Lien holders and other parties of interest are not required to sign the application.~~);

(3) Written legal descriptions for the existing parcel(s) and written legal descriptions for the proposed adjusted or combined parcel(s);

(4) A plat certificate, dated within one hundred twenty days. ~~The administrator may waive this requirement when it is determined by the administrator that the boundary line adjustment is minor.~~

(5) A copy of an original plat (or portion showing subject area) or the plat number/name for the subject property, as applicable;

(6) A scale drawing of the existing and proposed lots indicating present boundary lines as dashed and proposed boundary lines as solid; all lot measurements in feet; zoning; existing and proposed lot areas; the exact location of existing improvements such as buildings, wells and drainfields, (if known); roads, easements, and other pertinent features.

(7) The applicant shall agree to and sign, on forms provided by Chelan County, an agreement to indemnify, release and hold Chelan County harmless for any losses or claims which may result from the inability of Chelan County to issue building/development permits for lots, tracts or parcels for which approval of a boundary line adjustment has been issued including but not limited to the following: lack of legal or physical access; water availability for domestic and/or irrigation purposes; and suitability of parcels for on-site sewage disposal. (Res. 2010-68 (Exh. A) (part), 7/13/10).

(8) If the property is within an Irrigation District, the applicant/owner shall provide verification that the irrigation shares have been properly divided/adjusted pursuant to RCW prior to application submittal.

12.18.030 Boundary line adjustment criteria.

All boundary line adjustment requests shall be subject to the following criteria:

(1) A boundary line adjustment shall not result in the creation of any additional lots, ~~sites~~, tracts, or parcels.

(2) A boundary line adjustment shall not create any lot, tract, parcel or division which contains insufficient area and dimension to meet minimum requirements for width and area for a building site as established herein, except as allowed in subsection (6) of this section, nor shall such adjustment or adjustments create a building setback violation. This requirement may not be waived by use of an agricultural setback waiver.

~~(3) Lots may be reoriented within the perimeter of the contiguous lots. A boundary line adjustment shall not result in the entire relocation of lots, tracts or parcels.~~

(4) A boundary line adjustment shall not violate or be inconsistent with any conditions for approval of a previously filed plat or binding site plan.

(5) Only legal lots of record shall qualify for a boundary line adjustment.

(6) Lots resulting from a boundary line adjustment shall conform with the minimum lot size requirements of Title 11, Zoning, in effect at the time the application is submitted except (only one of the following may be used):

(A) Whenever the boundary adjustment includes one or more existing parcels that do not conform with the lot size requirements; provided, that no lot becomes smaller than the smallest ~~nonconforming substandard~~ lot, and the change does not result in ~~more than one~~ any additional conforming lot becoming ~~nonconforming substandard~~; or

(B) Whenever deviations from the lot size requirements are required to accommodate natural features related to topography and/or terrain that establish natural physical barriers or boundaries; or

(C) Whenever deviations from the lot size requirements are required to accommodate structures such as buildings, roads, driveways, fences, utilities, drain fields, ditches or similar structures in existence prior to June 20, 2006; or

(D) Whenever deviations from the lot size requirements are required to accommodate developed open space such as orchards, parks or similar improved, cultivated or developed open space areas; or

~~(E) Whenever the boundary adjustment includes two or more existing parcels the parcels may be adjusted to provide one or more lots which meet or exceed the minimum lot size for the associated zoning district and only one parcel may be adjusted to result in a fractional lot, if permitted within the zoning district minimum lot size standard. No future fractional lot(s) may be created for any parcel associated with a boundary line adjustment completed using this criteria.~~

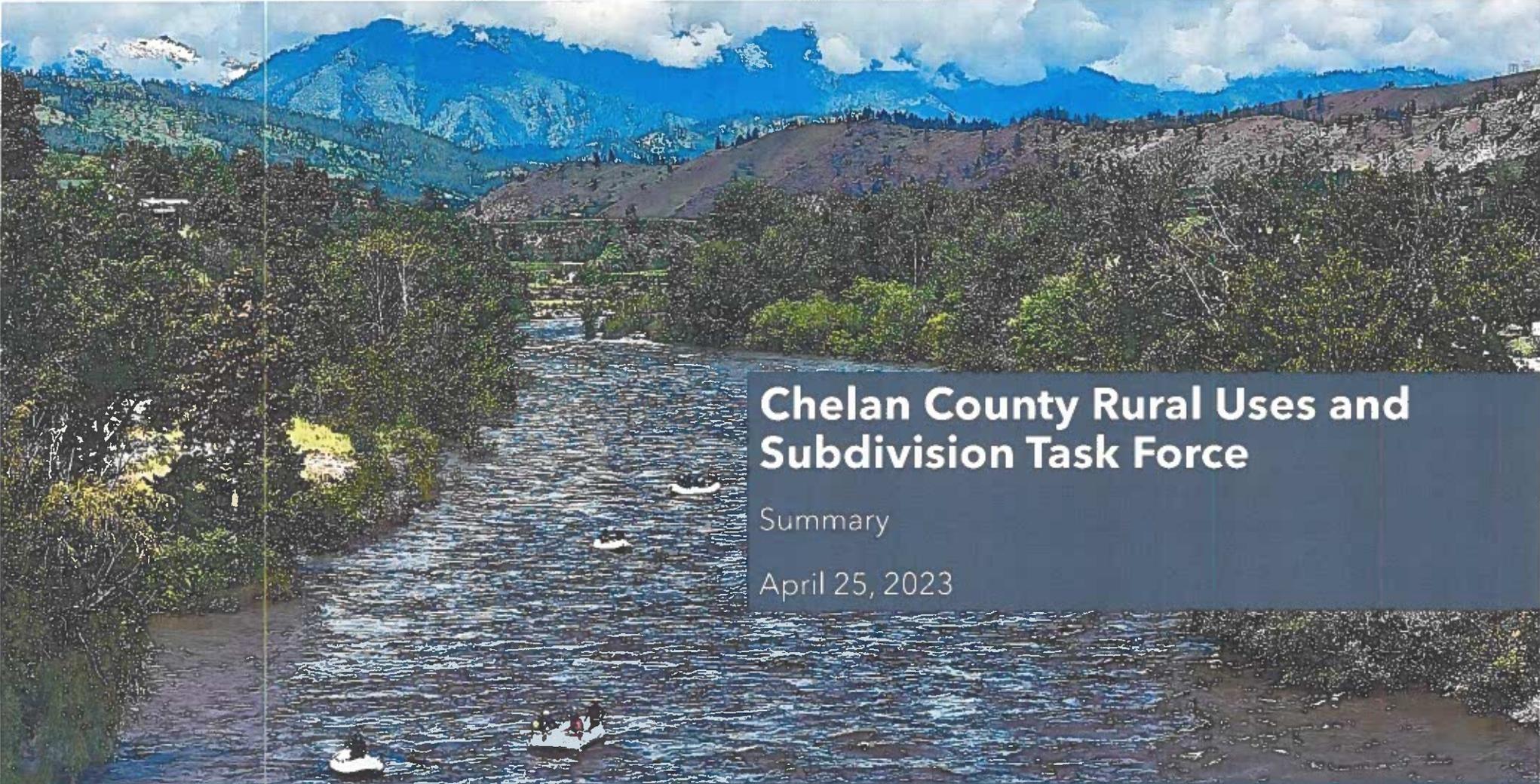
(7) Boundary line adjustments are limited to one application every 5 years, from the time of Boundary Line Adjustment approval, Certificate of Exemption approval, or recorded Record of Survey and/or property conveyance pursuant to 58.17.040(2)

~~This subsection provides an exception to nonconforming use regulations found in Section 11.02.040 and Chapter 11.97. (Res. 2015-73 (Atts. A, B) (part), 8/4/15; Res. 2010-68 (Exh. A) (part), 7/13/10).~~

DEFINITIONS (new):

14.98 XXXX Boundary Line Adjustment

Minor adjustment to property lines where at least two (2) existing property lines remain in their original location, although their length may change.



Chelan County Rural Uses and Subdivision Task Force

Summary

April 25, 2023

Facilitators

Deanna Walter

Chelan County Community Development Director

BERK Consulting:

Lisa Grueter | Principal

Adam Greer | Planner

Stefanie Hindmarch | Planner

Members

Chris Willoughby | Agriculture

Lee Shepherd | North Central Washington Builders

Laura Jaecks | Real Estate

Stephen Rinaldi | Chelan County Fire Marshal

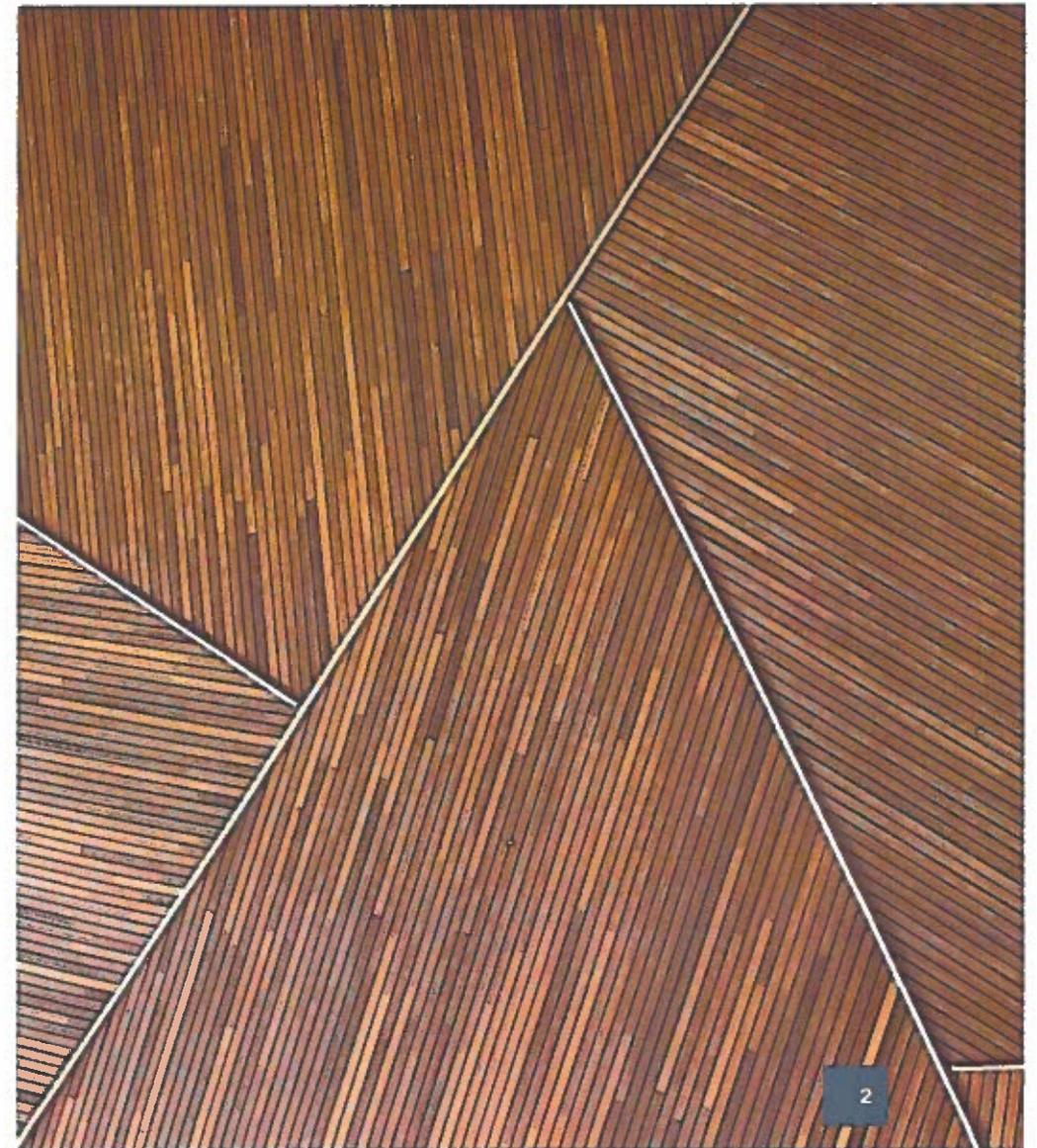
Eric Pierson | Public Works

Jimmy Martin | At Large District Appointee

John Frolker | Manson Community Council

Bob Fallon | At Large District Appointee

Tricia Ortiz | Community Councils



Task Force Purpose

- Review trends and information in Chelan County regarding rural density and lot size
- Consider how the growth trends have affected County residents, services, and infrastructure
- Consider case studies in the county and other examples in other counties
- Develop recommendations that support farming and rural character under the Growth Management Act and County Comprehensive Plan vision
 - Provide report to the Community Development Director to be considered by the Planning Commission and the Board of County Commissioners

Topics outside of this process

- Other related issues important to the County are being considered separately, such as short-term rental regulations
- Rezoning is not expected to be part of this process

Meetings

	2022		2023	
	Meeting One	Meeting Two	Meeting Three	Meeting Four
	October	December	February	March
	Introduction and Early Data	Needs	Draft Solutions	Final Recommendations

- Meeting materials were distributed at least five calendar days in advance of meetings
- The group worked collaboratively to reach consensus (majority opinion)
- Principals only – there were no alternates

Interviews: What we Heard

Process

- Would help to understand the land use issues at hand, clarify the purpose of the task force
- Examples would be helpful from different areas of the County
- Have one working document to share (track changes), discuss changes proposed by the group
- Will need clear notes from each meeting

Context

- Trend towards higher density, increased development, sprawl
- Infrastructure is not catching up with development
- Impacts of development encroaching into agriculture
- Community input is important in this community

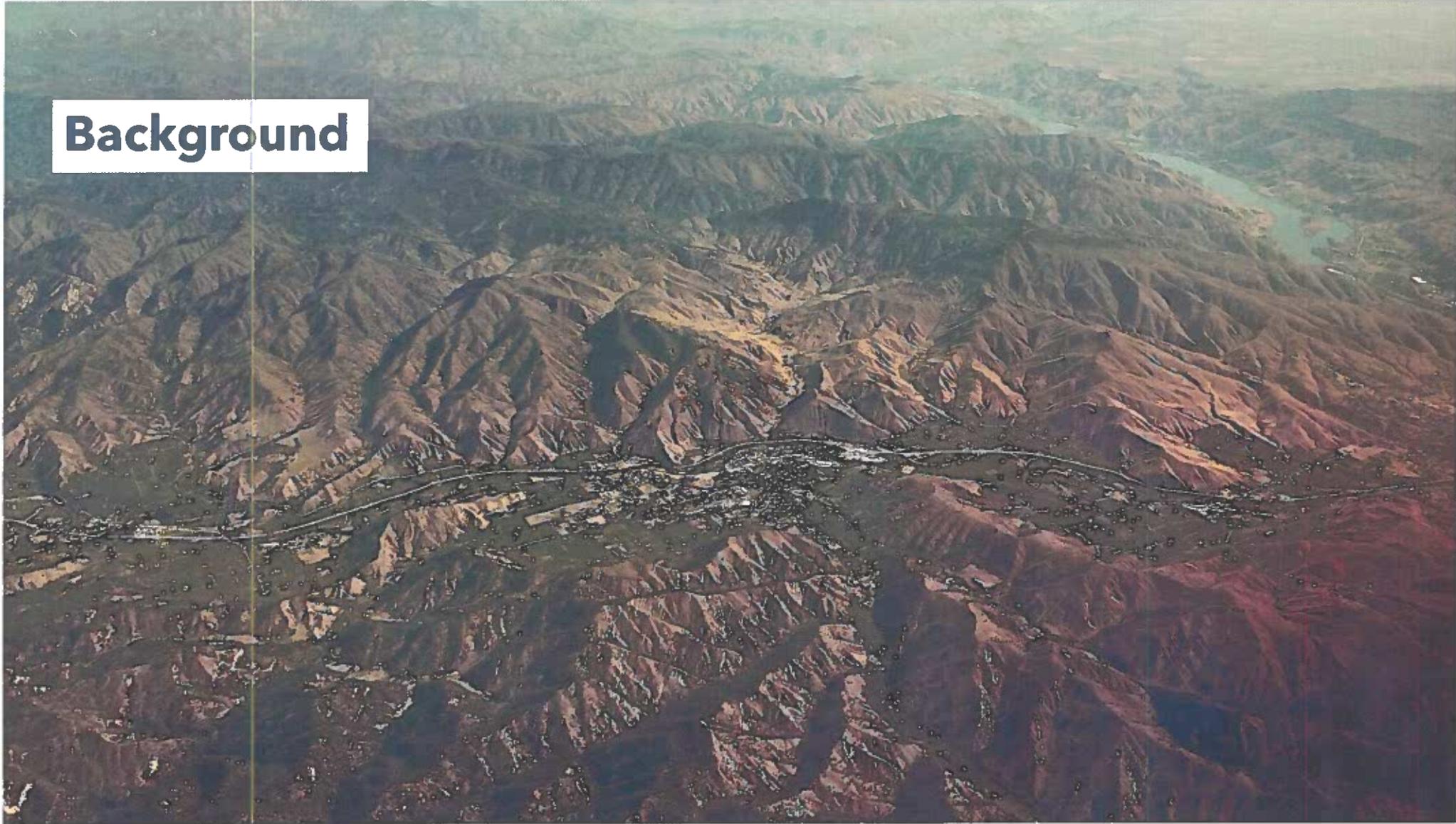
Goals

- Want to be collaborative, solution-oriented
- Ensure there is a community benefit for all of Chelan County
- Shut doors for loopholes
- Want to maintain rural character
- Consider Growth Management Act compliance
- Don't want to create added permitting burden for development

Questions

- Who makes the decision?
- Can we make changes to other code?

Background



Issue Background

- In 1997, the Board of County Commissioners approved a provision in the code to allow commercial agricultural farmers to segment off their homesteads
 - Intent: prevent farmers from losing their homes if the bank foreclosed on the farmland
- This created an exception to the minimum lot size
- Originally applied only to Commercial Agricultural Lands (AC zone), but a modification of this provision has “crept” into the Rural Residential Resource designations
- Provision has not been used as intended and substandard lots have been lawfully created through the code
 - Smaller than the minimum lot size for the zone
 - Creates sprawl, strain on infrastructure, encroachment on agricultural land

Current Code

Commercial Agricultural Lands (AC) Zone ([Chapter 11.30 CCC](#))

CCC 11.30.020

10) Lot Size Reduction for Existing Dwellings. The owner of land with agricultural uses may segregate, one time only, the property into one additional lot subject to the following criteria:

- (A) The initial parcel shall be a minimum of five acres prior to any segregation.
- (B) When proposed lot size is the minimum necessary to incorporate legally constructed dwellings and accessory uses, on lots recorded prior to September 9, 1997. This provision does not apply to accessory dwelling units, dependent care housing or farm worker housing.
- (C) The proposed lot has adequate access.
- (D) The lot size meets the provisions of the Chelan-Douglas health district.
- (E) Division is completed through a short subdivision process in Title [12](#).

Current Code

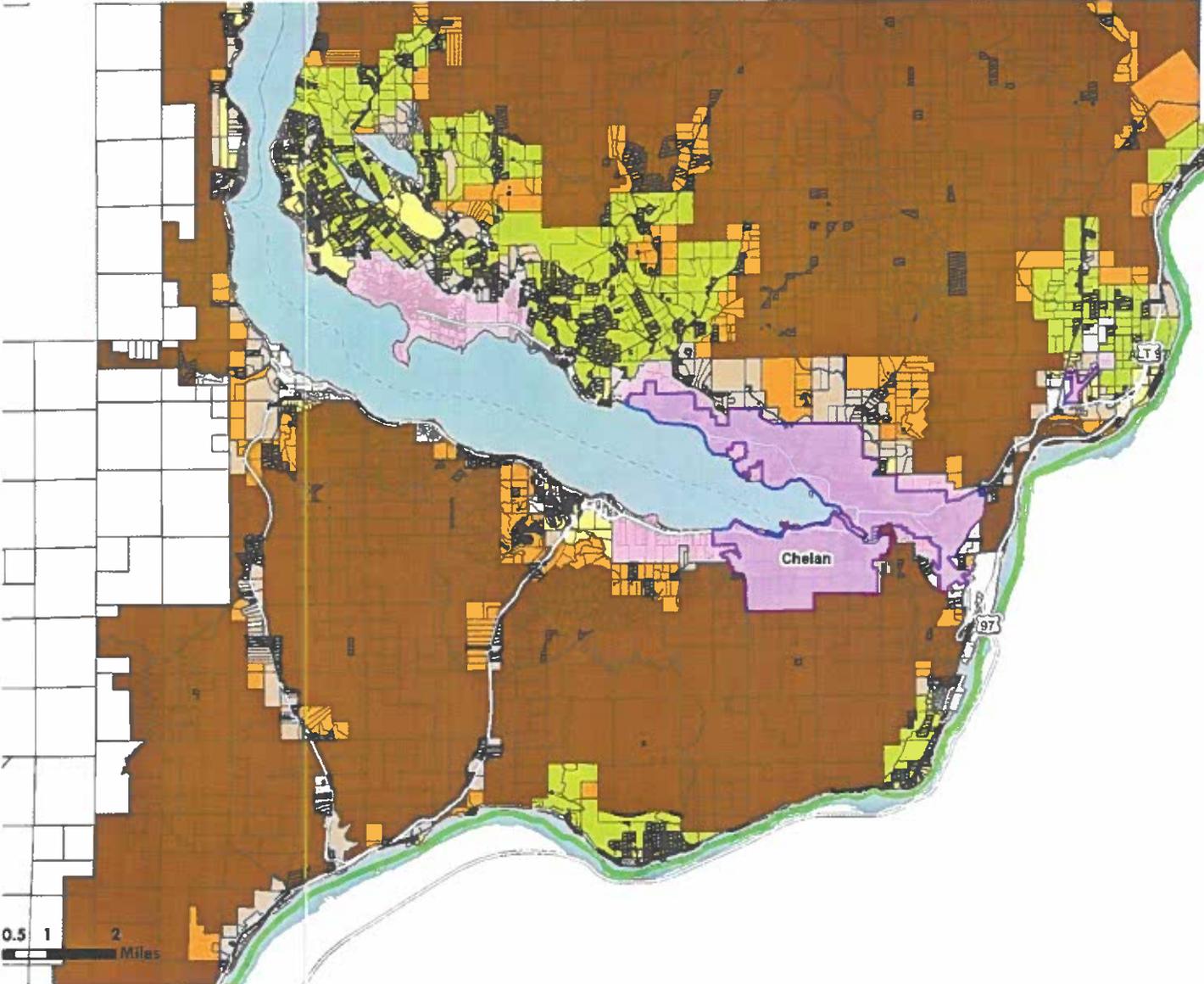
Rural Residential Zones (Chapters [11.08](#), [11.10](#), [11.12](#), and [11.14](#))

RR20, RR10, RR5, RR2.5

Lot Size Reduction for Existing Dwellings. To support long-term residential living, maintenance of existing housing and affordable housing options throughout the county. The owner of land may segregate, one time only, property into one additional lot when meeting the following criteria, except for those properties within the Icicle Valley Design Review Overlay District, Chapter 11.72:

- (A) The parcel, prior to land division, shall not be divisible by subdivision (short or major), cluster subdivision (short or major) or through a certificate of exemption process, as defined by Title 12, excluding “laws of descent.”
- (B) The proposed lot has adequate access.
- (C) The size of the proposed lot is the minimum area reasonably necessary to support the existing single-family residence and associated accessory uses. If wells and/or septic systems are adjacent to the existing single-family residence, lot size should include these facilities. If wells and/or septic are not adjacent, then easements shall be provided.
- (D) Land division process shall be completed through Title 12 short plat provisions.

Substandard Parcels: Chelan Area



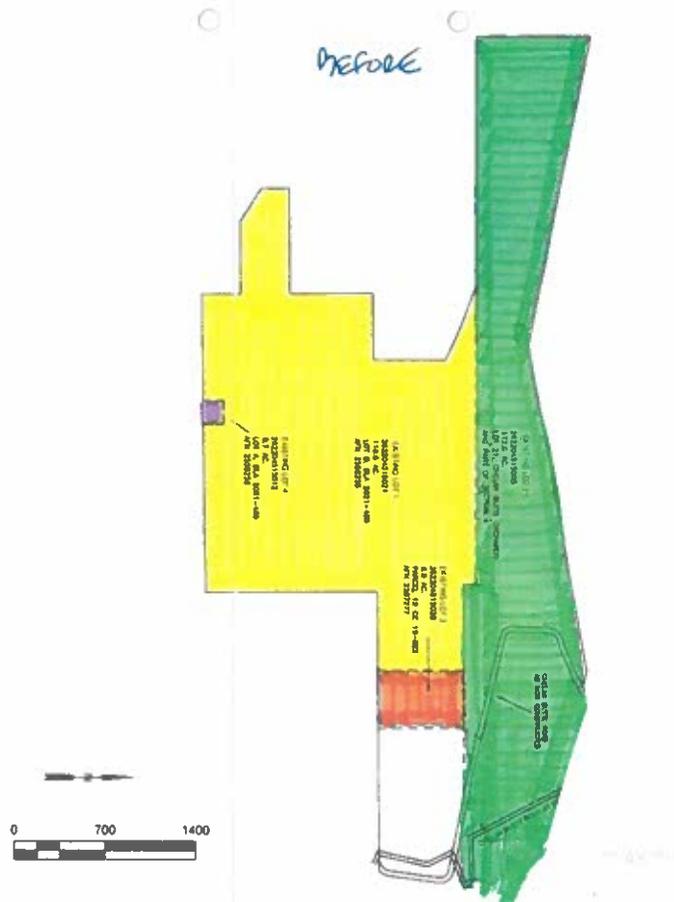
Legend

-  Substandard Parcels
-  Urban Growth Areas
-  Parcels
-  AC Zone
-  RR2.5 Zone
-  RR5 Zone
-  RR10 Zone
-  RR20 Zone

Other Reasons for Alternative Lots

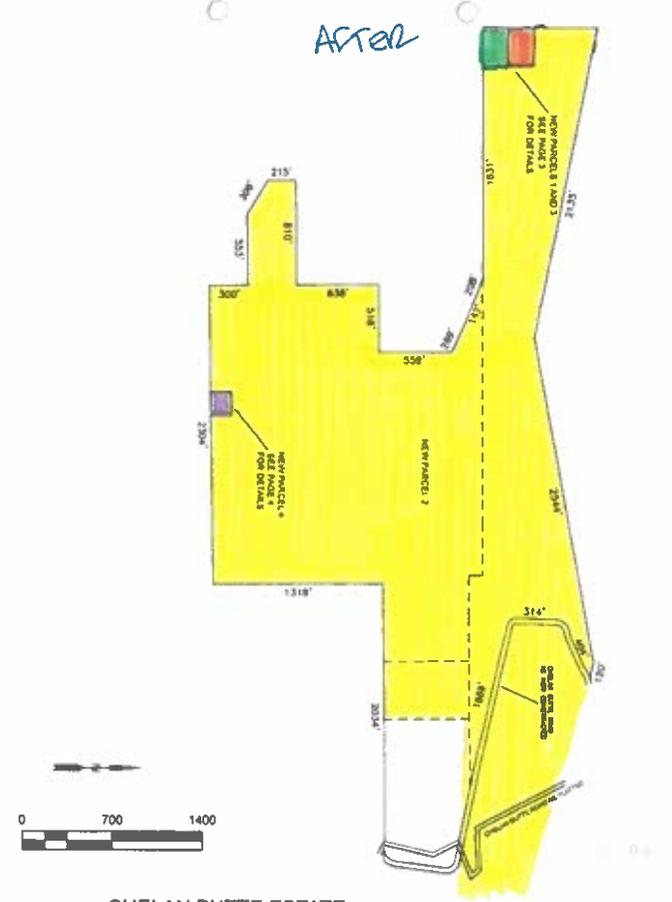
- Boundary line adjustments (BLA)
 - Chelan County code includes a provision for Boundary Line Adjustments that allows lots smaller than the minimum lot size to be created if one of the original parcels is already smaller than the minimum lot size (new lots may not be smaller than the smallest lot)
 - Example: three lots (two greater than minimum lot size, one smaller than minimum lot size) could create two substandard lots plus one big lot through BLA
- Cluster subdivisions
 - Chelan County code has provisions for cluster subdivisions with up to 150-200% density in the AC, RR10, and RR5 zones ([CCC 12.12.050](#))
 - RR2.5 clustering allowed with no incentive density

Example: Boundary Line Adjustments



CHELAN BUTTE ESTATE
BOUNDARY LINE ADJUSTMENT PAGE 1 - EXISTING

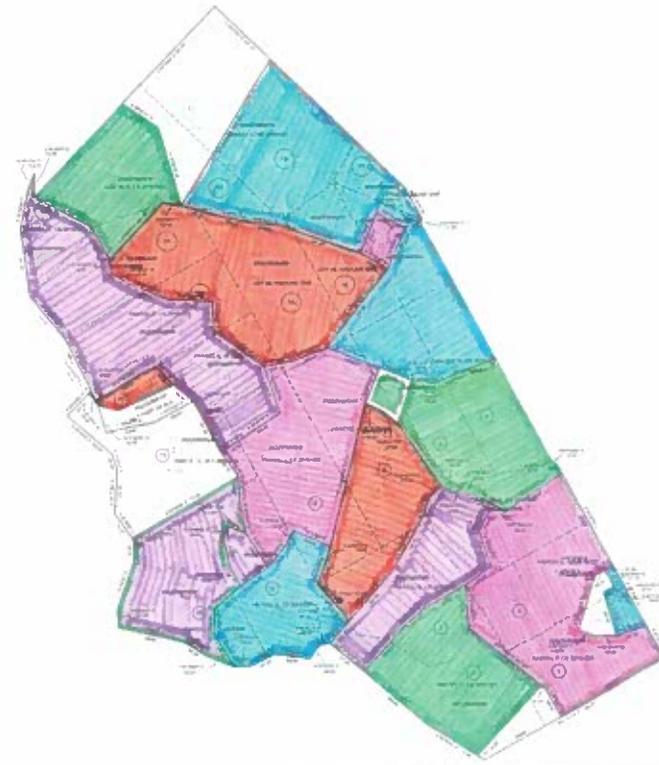
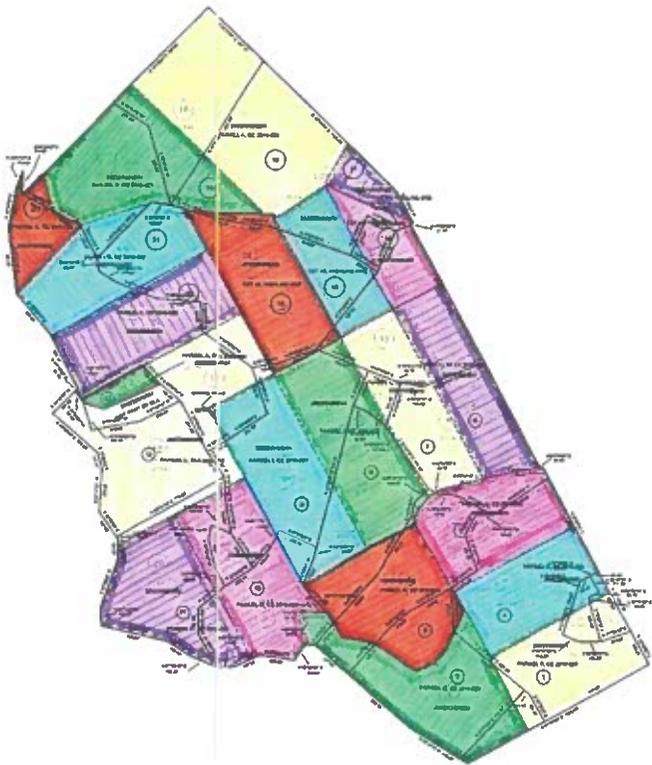
NOTE: ALL DIMENSIONS AND AREA ARE APPROXIMATE AND ARE FROM RECORD INFORMATION. NOT BASED ON AN ACCURATE SURVEY.



CHELAN BUTTE ESTATE
BOUNDARY LINE ADJUSTMENT PAGE 2 - NEW

NOTE: ALL DIMENSIONS AND AREA ARE APPROXIMATE AND ARE FROM RECORD INFORMATION. NOT BASED ON AN ACCURATE SURVEY.

Example: Boundary Line Adjustments



Substandard Parcels

- 19.8% of the total AC **acreage**
 - 16.2% of the total RR2.5 acreage
 - 8.9% of the total RR5 acreage
 - 2.9% of the total RR10 acreage
 - 2.2% of the total RR20 acreage
- 67% of the total AC **parcels**
 - 66% of the total RR2.5 parcels
 - 67% of the total RR5 parcels
 - 47% of the total RR10 parcels
 - 39% of the total RR20 parcels

Most acreage in these zones is not on substandard parcels: if Chelan County were to modify the code, it could prevent additional substandard parcels from being created.

- **Parcels:** trend is towards substandard lots
- **Acreage:** There is a lot of land left to address potential course corrections

County Comprehensive Plan

Rural Element

Intent: “to preserve the rural character and way of life in the rural area, and to protect private property rights while considering impacts to the environment of Chelan County.”

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

Resource Element

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

Goal AL 2: Conserve agricultural lands of long-term significance by controlling encroachment of incompatible uses.

Examples from other counties

Whatcom County

- AG District: Allow Farmstead parcel of 1 to 3 acres depending on public water.
- In AG Overlay + R5 or R10, must cluster unless dividing into 40 acre lots or unless lots have less than 50% ag soils and abut other intensive uses.
- In R5 and R10, some clustering allowed with 1-3 acre lots if open space reserve area is provided

Douglas County

- Allow cluster divisions subject to density of base zone.
- Allow up to 3 farmstead preservation lots, subject to base zone density; max size 1 acre.
- Parent parcel must currently be assessed and classified as current use farm and agriculture land by the Douglas County assessor's office.
- House must be established prior to December 16, 1997.

Walla Walla County

- Standard Agricultural Lots: 10-120 acre lots depending on zone.
- One time land divisions: If you exceed the minimum parcel size but have less than 2 x the lot size you can have a one-time land division in the Primary AG-40 and General Ag-20 zones. Must be between 1-10 acres for a farmstead.
- Clustering: Allowed on Resource lands Primary Ag-40, General A-20 and Ag Residential-10. Allow between 2-4 lots depending on zone.

Task Force Recommendations Report

“The Task Force discussed options for the AC and RR zones, as well as Boundary Line Adjustment in the code with possible solutions. Each task force member was able to review the options and together we formed solutions they felt would work best for Chelan County. There is an opportunity for Chelan County to take a holistic view in 2026 with the update of its comprehensive plan.”

Task Force Recommendations

AC Zone Options

Option A	Option B	RECOMMENDATION
<p data-bbox="286 553 696 587">HOMESTEAD FOR FARMER</p> <ul style="list-style-type: none"> <li data-bbox="188 608 786 1018"> <p>▪ Lots with less than 2x parcel acreage</p> <ul style="list-style-type: none"> <li data-bbox="264 691 786 788">▪ Allow homestead of existing home(s) (existing building as of 1997) <li data-bbox="264 807 763 904">▪ Limit size of homestead lot to retain prime farmland and reflect home footprint <li data-bbox="264 924 763 1018">▪ Retain a “remainder lot” with agricultural uses with plat condition <li data-bbox="188 1037 622 1102"> <p>▪ Define agriculture (RCW 90.58.065)</p> 	<p data-bbox="920 553 1323 587">SUBDIVISION LIMITATION</p> <ul style="list-style-type: none"> <li data-bbox="819 608 1417 673">▪ Lot is greater than minimum lot size but not 2x lot size <li data-bbox="819 692 1373 758">▪ Limit land divisions to a one time split <li data-bbox="819 777 1373 842">▪ Promote split that protects prime soils <li data-bbox="819 861 1417 956">▪ Maintain agriculture as primary use and residential is secondary use (e.g. plat condition) <li data-bbox="819 975 1256 1040">▪ Define agriculture (RCW 90.58.065) 	<p data-bbox="1487 553 2018 587">TASK FORCE RECOMMENDATION</p> <ul style="list-style-type: none"> <li data-bbox="1451 608 2051 673">▪ AC Zone should protect the farmer first, keeping the homestead zoning <li data-bbox="1451 692 2033 850">▪ Homestead only for primary home – other portions stay in ag use including accessory structures and must be a commercial farmer to stay in AG zone <li data-bbox="1451 869 2002 935">▪ Limiting to one-time on the deed with the property <li data-bbox="1451 954 2033 1078">▪ The property must be designated as a farm through the Washington State Department of Agriculture audit
<p data-bbox="188 1161 412 1187">Similar to Douglas County</p>	<p data-bbox="819 1161 1088 1187">Similar to Walla Walla County</p>	

Task Force Recommendations

RR Zone Options

Option A	Option B	RECOMMENDATION
CLUSTERING FOCUS	LIMIT HOMESTEADS, GREATER PLAT REVIEW	TASK FORCE RECOMMENDATION
<ul style="list-style-type: none"> ▪ Remove the Homestead Lot provision from the RR zones. ▪ Focus on clustering in RR zones for flexibility. 	<ul style="list-style-type: none"> ▪ For 2 lots if more than minimum lot size and less than 2x: Allow homestead rules if in Agricultural use with same rules as AC zone. ▪ Require review of short plats similar to plats (e.g., traffic, emergency access). 	<ul style="list-style-type: none"> ▪ Treatment of the RR zones would follow the AC zoning regulations ▪ Ensure the RR division does not impact the AC zone ▪ Are small RR zones in need of a homestead protection code? The determination will be impacted by the parcels surrounding zonings as well
Similar to most counties.	Focus review on topics most important.	

Task Force Recommendations

Boundary Line Adjustment Options

Option A	Option B	RECOMMENDATION
NO ADDITIONAL SUBSTANDARD LOTS	REVIEW PROCESS	TASK FORCE RECOMMENDATION
<ul style="list-style-type: none"> ▪ Adjust the boundary line adjustment text to allow no net increase in nonconformity (if you start with one substandard parcel you can only end with one). 	<ul style="list-style-type: none"> ▪ Alter the review process to include a formal review of access and other potential impacts if reconfiguring more than X lots. 	<ul style="list-style-type: none"> ▪ The Task Force thought Option A was preferable. No new nonconforming lots should be allowed to be created.

Questions





THANK YOU

We have received your amendment submission. Please allow 1-3 business days for review. Please keep the Submittal ID as your receipt and for any future questions. We will also send an email receipt to all contacts listed in the submittal.

Submittal ID: 2024-S-6942

Submittal Date Time: 03/13/2024

Submittal Information

Jurisdiction	Chelan County
Submittal Type	60-day Notice of Intent to Adopt Amendment
Amendment Type	Combined Comprehensive Plan and Development Regulation Amendment

Amendment Information

Brief Description

Proposed Code text amendment for Titles 11 & 12, specifically regarding lot size reduction provisions and boundary line adjustments revisions. In addition, the District Use Chart (11.04.020) is proposed to be amended to include RV parks as a permitted use, with standards in the Rural Industrial (RI) zoning designation.

- Yes, this is a part of the 10-year periodic update schedule, required under RCW 36.70A.130.
- Yes, this action includes changes to Urban Growth Boundaries.

Anticipated/Proposed Date of Adoption 05/13/2024

Categories

Submittal Category	Development Regulations
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Attachments

Attachment Type	File Name	Upload Date
Staff Report	DOC002.pdf	03/13/2024 11:59 AM
Combined Comp Plan and Dev Reg Amend - Draft	DOC001.pdf	03/13/2024 12:01 PM

Contact Information

Prefix Ms.
First Name Deanna
Last Name Walter
Title Director
Work (509) 667-6228 Ext 6228
Cell
Email Deannac.Walter@co.chelan.wa.us

Yes, I would like to be contacted for Technical Assistance.

Certification

I certify that I am authorized to submit this Amendment for the Jurisdiction identified in this Submittal and all information provided is true and accurate to the best of my knowledge.

Full Name Jessica Thompson
Email jessicak.thompson@co.chelan.wa.us

Attachment 4



CHELAN COUNTY

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

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

Project Description: Amendments to Chelan County Code Titles 11 & 12

File Number: ZTA-2024-105

Parcel Number: County wide

Applicant/Owner: Chelan County
400 Douglas St Ste 201, Wenatchee, WA 98801

Lead Agency: Chelan County Department of Community Development

The proposed development code amendments include changes to both Titles 11 & 12 to reduce or eliminate the creation or revision of substandard parcels through either lot size reduction provisions for subdivisions and short plats, and the use of the boundary line adjustments to "tile" or "stack" exempt segregations to subvert the concurrency/infrastructure requirements of development. The proposed code amendment also adds RV parks, both major and minor, as a permitted use, with development standards, in the Rural Industrial (RI) zoning designation.

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

This Determination of Non-Significance is issued under WAC 197-11-340(2) and the comment period will end on March 27, 2024.

Responsible Official: Deanna Walter, Director / SEPA Responsible Official
Address: Chelan County Department of Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801
Phone: (509) 667-6225

Signature: Deanna Walter
Deanna Walter, SEPA Responsible Official

Date: 3/11/24

Attachment 5

Agency Comments

Attachment 6

Public Comments