



CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT

STAFF REPORT

DENIS & IRMINGARD ATAM

TO: Planning Commission
FROM: Chelan County Community Development
HEARING DATE: October 26, 2024 with the Planning Commission
FILE NUMBER: Public Benefit Rating System, PBRS 2024-354
PROPOSAL: An application requesting/amending approval of an 'open space' classification for 221.61 acres of land to the Public Benefit Rating System. The application was submitted on September 4, 2024.

GENERAL INFORMATION:

Property location:	NNA Liberty Lane, Manson, WA
Applicant:	Denis & Irmingard Atam 457 High Blossom Ln Manson, WA 98831
Assessor Parcel Number:	28-21-13-210-050;
Total acreage involved:	221.61 AC
Comprehensive Plan designation & Zoning district:	Rural Resource/Residential 20 (RR-20)
Existing land uses:	All the subject properties are currently vacant.
SEPA:	Exempt pursuant to WAC 197-11-80014(k)

Chelan County Code Chapter 14.22.060 Open Space Timber and Open Space Public Benefit:

The applicant is seeking the following Open Space classifications:

Bonus Categories:

Conservation/historic easement: 8 points pursuant to CCC 14.22.060(4)(C)(iv), an easement that restricts, in perpetuity, further potential development or other uses of a property and which may include a requirement for native growth protection.

Finding: The application was submitted with a conservation easement recorded on March 26, 2024, therefore this classification does apply.

Conclusion: Staff finds the following are consistent with Chelan County Code:

- Conservation/historic easement=8 points

The applicant is amending the original PBRS 22-328 in which the applicant requested a total of 7 points for significant wildlife habitat area and contiguous parcels under separate ownership for a reduction of 50% in the fair market value. With this application the applicant has requested to add 8 points. Staff finds the application and property is consistent with the criteria for 8 points for a over all total of 15 point between PBRS 22-328 and 24-354 for a reduction of 60% in the fair market value for 221.61

CONDITIONS OF APPROVAL:

1. Pursuant to RCW 84.34, the applicant shall sign the “Open Space Taxation Agreement” and return to the Chelan County Assessor’s office.

ATTACHMENT

- A. File of Record
- B. PBRS 2022-328



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

PUBLIC BENEFIT RATING SYSTEM

This packet is designed to assist you in preparing your application for a Public Benefit Rating (Open Space). The following information is required at the time of submittal. The applicant is required to review and submit documentation showing compliance with all Chelan County Code, including but not limited to Title 4, Title 11, Title 12, Title 14, and Title 15. Additional information may be required. **An incomplete application will not be processed.**

The following information is required at the time of submittal:

- Department of Revenue Application
- Complete the following Cannabis Disclosure Section, Site Plan Checklist Section and Acknowledgement Section

Parcel Number (APN): 282113210050 Lot Size: 221.61 (Acres)
 Parcel Address: unassigned (Liberty Ln, Manson) City/Zip Code: Manson, 98831
 Property Owner(s): Denis & Irmi Atam Zoning: RR-20

CHAPTER 14.22 OPEN SPACE PUBLIC BENEFIT

Indicate, using the following chart, each type of "open space benefit" you are requesting. NOTE: For each type of "open space benefit" the applicant is required to provide support documentation, pursuant to CCC14.22.060.

High Priority Resources: 5 Points Each
 (7 categories maximum from High and Medium Priority Resource)

<input type="checkbox"/>	Archaeological Sites
<input type="checkbox"/>	Farm and Agricultural Conservation Land
<input type="checkbox"/>	Fish-Rearing Habitat: Ponds and Streams I
<input type="checkbox"/>	Shoreline Environments
<input type="checkbox"/>	Historical Sites
<input type="checkbox"/>	Private Recreation Areas
<input type="checkbox"/>	Rural Open Space Close to Urban Growth Area
<input checked="" type="checkbox"/>	Significant Wildlife Habitat Area
<input type="checkbox"/>	Special Plants Sites
<input type="checkbox"/>	Urban Growth Area Open Space
<input type="checkbox"/>	Trail Linkage
<input type="checkbox"/>	Aquifer Protection Area
<input type="checkbox"/>	Surface Water Quality Buffer Area I

Bonus Categories

<input type="checkbox"/>	Resource Enhancement/Restoration: 5 Points
<input type="checkbox"/>	Surface Water Quality Buffer Area II: 3 or 5 Points
<input type="checkbox"/>	Contiguous Parcels Under Separate Ownership: 2 points
<input checked="" type="checkbox"/>	Conservation/Historic Easement: 8 Points

Public Access

<input type="checkbox"/>	Unlimited Access: 8 Points
<input type="checkbox"/>	Limited Access (due to resource sensitivity): 6 Points
<input type="checkbox"/>	Limited Access (seasonal and/or special arrangements): 4 Points
<input type="checkbox"/>	No Public Access: 0 Points
<input checked="" type="checkbox"/>	8 Subtotal points from Bonus and Public Access

Medium Priority Resources: 3 Points Each

<input type="checkbox"/>	Public Lands Buffer
<input type="checkbox"/>	Fish-Rearing Habitat: Ponds and Streams II
<input type="checkbox"/>	Scenic Vista or Resources
<input type="checkbox"/>	Geological Features
<input type="checkbox"/>	Fee Recreation and Public Access Parking
<input checked="" type="checkbox"/>	5 Subtotal points from High and Medium Priority Resources

Super Bonus Category
 Does the site meet the three criteria?
 Check box if "Yes" to all (100% Reduction)

<input type="checkbox"/>	Yes/No	One high priority resource
<input type="checkbox"/>	Yes/No	Public access
<input type="checkbox"/>	Yes/No	Conservation easement

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<u>13</u>	Grand Total (Add subtotals)
<u>60%</u>	Reduction from Valuation Schedule

CANNABIS DISCLOSURE SECTION

SUB-SECTION I: Circle

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

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

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

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

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

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

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

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

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

I certify with the signature below that the building or land use permit requested **IS NOT** related to or in any way supportive of existing or planned cannabis-related activities, development, uses or construction on the property. I further certify that any authorized activities, development, uses or construction **WILL NOT** be utilized to support or expand cannabis-related activities, development, uses or construction.

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

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Community Development

SITE PLAN CHECKLIST SECTION

- Two copies of site plan are required. Must be drawn to standard engineering/architect's scale, such as 1"=100'. Indicate the scale used. Must include North arrow, and be drawn on grid paper or engineering plan format. For large parcels, applicant may submit a two-page site plan, the first page depicting the entire lot at a convenient scale and the second page depicting an enlargement of the developed area at a larger scale.
- Label all property lines/boundaries, dimensions, and area of lot/parcel (square feet or acreage).
- Label the location, size, and use of all existing building(s). Identify the distance between property lines and buildings. Label structures with previous building permit number(s) issued if applicable.
- Label the location, size, and use of all proposed structure(s) (temporary or permanent) to include dimensions of all decks, porches, cantilevers, bay windows, roof overhangs, retaining walls, patios, chimneys, landings and stairs.
- Identify the location, dimensions and volume of all existing and proposed propane tanks, fuel tanks, etc., both above ground and underground, as well as setback from property lines.
- Identify land features such as top and bottom of slopes, direction of slope and any areas of erosion.
- Identify and label all water features to include, ponds, springs, ravines, streams, creeks, lakes, rivers, irrigation laterals, canals, ditches, wetlands, bogs, areas of saturated ground, flood plain, floodway. Identify the closest distance between the ordinary high water mark and proposed/existing structures.
- Label the name and width of roads bordering the property and indicate whether they are public or private.
- Locate the width of existing and proposed driveways/accesses serving each structure. Include stormwater control facilities such as drains, detention ponds, connection lines, catch basins, etc.
- Label all existing and proposed parking spaces/areas. Parking in residential districts is typically not allowed in the front yard setback area. All parking shall have durable and dustless surfaces suited to all weather use, unless required otherwise. If applicable, show handicapped parking and accessible routes to the structure and within the site to other structures and features.
- Identify and label all easements and widths, deed restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property, including but not limited to access, utilities, railroads, irrigation and overhead power. Include the Auditor's file number(s). *Before Any Development Occurs, Please Call 1-509-661-8400 To Locate Any PUD Easements!*
- Show the location of all existing and proposed overhead and underground utilities including, but not limited to water, sewer, gas, and electrical.
- Identify location of water lines, well and sanitary control radius. Note: A sanitary control radius around an off-site well may impact your project if it overlaps onto your parcel.
- Identify location of all well(s), septic/pump tank, drain field, reserve area and tight line involving the proposed structure(s). Show the distance from proposed structure(s) to septic tank, drain field, drinking water well source(s), and any water body, wetland area and/or flood plain to ensure they meet the required horizontal setbacks from each other and property lines. See Chelan Douglas Health District Horizontal Setback Table for details. If applicable, the approved Health District and County site plan must be identical.
- If drinking water wells, septic tank/drain field is off site, show the location of these systems on the adjacent property or properties and provide a copy of the easement agreement(s).
- If applicable, identify existing and proposed landscaping, screening and/or fencing. (Show type of landscaping, size, spacing, and provisions for irrigation).
- If applicable, include outdoor lighting and signage. Label each as existing or proposed.

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Community Development

ACKNOWLEDGEMENT SECTION

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

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

Initials

(Owner and, if applicable, Applicant)

- DA 1. All applications will be reviewed for completeness and processed according to Chelan County Code Title 14. Each application may be denied if not consistent with all Chelan County Codes, adopted regulations, Comprehensive Plan and related plans or studies.
- DA 2. This application does not constitute approval of the proposed development and Chelan County does not make any guarantee, either express or implied, that this application will be approved.
- DA 3. False statements, errors and/or omissions in this application or information provided with or in regard to this application may be sufficient cause for denial of the request.
- DA 4. Additional permit applications and approvals may be necessary to conduct specific activities.
- DA 5. Application fees are non-refundable, except when approved by the Board.
- DA 6. In the event of any legal proceeding to challenge this application, any environmental determination or any other aspect of the proposed development, the applicant/owner(s) shall be solely responsible to defend such challenge and pay all court costs and attorney's fees necessary for such defense.
- DA 7. Chelan County is hereby given consent to enter the property(ies) listed above.
- DA 8. I certify that I am the property owner, or authorized agent of the property owner, and I have familiarized myself with the rules and regulations of Chelan County with respect to making this application.
- DA 9. I certify that I possess full legal authority and rights necessary to exercise control over the subject property.
- DA 10. I certify that this application has been made with the consent of the lawful property owner(s).
- DA 11. I certify that all Easements, Deed Restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property have been accurately disclosed and are shown on the site plan submitted with this application.
- DA 12. This application shall be subject to all additions to and changes in the laws, regulations and ordinances applicable to the proposed development until a determination of completeness has been made pursuant to Section 14.08.030.

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

Owner Signature: DA Place: Manson Date: 09/02/2024

Print Name: Denis Atam

Owner/Applicant/Agent Signature: DA Place: Manson Date: 09/02/2024

Print Name: Irmingard Atam

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CHELAN COUNTY
Community Development

ABR 524-354



Application for Classification or Reclassification Open Space Land Chapter 84.34 RCW

File With The County Legislative Authority

Name of Owner(s): Denis & Irmgard Atam Phone No: 425-373-6743
Email Address: denisat@hotmail.com
Address: 457 High Blossom Ln
Manson, WA 98831

Parcel Number(s):	<u>282113210050</u>
Legal Description:	<u>PARCEL A: The North half of the North half of the Southwest quarter and the South half of the Northwest quarter of the Southwest quarter and the Northwest quarter of Section 13, Township 28 North, Range 21, EWM.</u>
Total Acres in Application:	<u>221.61</u>

Indicate what category of open space this land will qualify for:

- Conserve or enhance natural, cultural, or scenic resources
- Note: Please refer to the Fish & Wildlife Habitat Management Plan created by Grette Associates
- Protect streams, stream corridors, wetlands, natural shorelines, or aquifers
- Protect soil resources, unique or critical wildlife, or native plant habitat
- Promote conservation principles by example or by offering educational opportunities
- Enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature reservations or sanctuaries, or other open spaces
- Enhance recreation opportunities
- Preserve historic or archaeological sites

Note: Reference Fish & Wildlife Management Plan from Grette Associates page #10: "... the site is considered a classic example of historic ecology for this region of Washington State."

- Preserve visual quality along highway, road, street corridors, or scenic vistas
- Retain in its natural state tracts of land not less than one acre situated in an urban area and open to public use on such conditions as may be reasonably required by the granting authority
- Farm and agricultural conservation land previously classified under RCW 84.34.020(2), that no longer meets the criteria
- Farm and agricultural conservation land that is "traditional farmland" not classified under Chapter 84.33 or Chapter 84.34 RCW, that has not been irrevocably devoted to a use inconsistent with agricultural uses, and has a high potential for returning to commercial agriculture

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1. Describe the present use of the land.

We (Denis & Irmingard Atam) since we obtained ownership of that property in 12/2019 have revoked any previously granted access for hunting or otherwise as we would like to preserve the land in its current state. A conservation easement was implemented held & overseen by CDLT (Chelan-Douglas-Land-Trust) which ensures the protection & preservation of said property. We are using the property occasionally ourselves for recreational purposes (e.g. hiking, backcountry skiing).

2. Is the land subject to a lease or agreement which permits any other use than its present use?

Yes No

If yes, attach a copy of the lease agreement.

3. Describe the present improvements (residence, buildings, etc.) located on the land.

A road system was put in by the previous owner approx. 10 years ago in order to develop the property for residential housing. At that time also power boxes and underground conduit was installed along those access roads. Three wells/well-heads have been installed, too, but none of the wells have been used. The roads are slowly growing over – except for a small trail which we maintain twice a year. There is a small warming hut (less than 200 sqft.) in the center of the property.

4. Is the land subject to any easements?

Yes No

If yes, describe the type of easement, the easement restrictions, and the length of the easement. A perpetuity conservation easement was implemented on 05/08/2024 reference: AFN # 2593921.

5. If applying for the farm and agricultural conservation land category, provide a detailed description below about the previous use, the current use, and the intended future use of the land.

n/a

NOTICE:

The county and/or city legislative authorities may require owners to submit additional information regarding the use of the land.

As owner of the parcel(s) described in this application, I hereby indicate by my signature below that I am aware of the additional tax, interest, and penalties involved when the land ceases to be classified under the provisions of Chapter 84.34 RCW. I also certify that this application and any accompanying documents are accurate and complete.

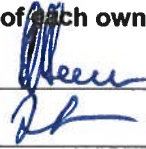
The agreement to tax according to use of the property is not a contract and can be annulled or canceled at any time by the Legislature (RCW 84.34.070)

Print the name of each owner:

Signature of each owner:

Date

Denis Atam



09/02/2024

Irmingard Atam

09/02/2024

The granting or denial of an application for classification or reclassification as open space land is a legislative determination and shall be reviewable only for arbitrary and capricious actions. Denials are only appealable to the superior court of the county in which the land is located and the application is made.

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Statement of Additional Tax, Interest, and Penalty Due Upon Removal of Classification

1. Upon removal of classification, an additional tax shall be imposed which shall be due and payable to the county treasurer 30 days after removal or upon sale or transfer, unless the new owner has signed the Notice of Continuance. The additional tax shall be the sum of the following:
 - (a) The difference between the property tax paid as "Open Space Land" and the amount of property tax otherwise due and payable for the last seven years had the land not been so classified; plus
 - (b) Interest upon the amounts of the difference in (a), paid at the same statutory rate charged on delinquent property taxes; plus
 - (c) A penalty of 20% will be applied to the additional tax and interest if the classified land is applied to some other use except through compliance with the property owner's request for withdrawal as described in RCW 84.34.070(1).
2. The additional tax, interest, and penalty specified in (1) shall not be imposed if removal resulted solely from:
 - (a) Transfer to a governmental entity in exchange for other land located within the State of Washington.
 - (b) A taking through the exercise of the power of eminent domain, or sale or transfer to an entity having the power of eminent domain in anticipation of the exercise of such power.
 - (c) A natural disaster such as a flood, windstorm, earthquake, wildfire, or other such calamity rather than by virtue of the act of the landowner changing the use of such property.
 - (d) Official action by an agency of the State of Washington or by the county or city where the land is located disallows the present use of such land.
 - (e) Transfer of land to a church when such land would qualify for property tax exemption pursuant to RCW 84.36.020.
 - (f) Acquisition of property interests by State agencies or agencies or organizations qualified under RCW 84.34.210 and 64.04.130 (See RCW 84.34.108(6)(f)).
 - (g) Removal of land classified as farm & agricultural land under RCW 84.34.020(2)(f) (farm home site).
 - (h) Removal of land from classification after enactment of a statutory exemption that qualifies the land for exemption and receipt of notice from the owner to remove the land from classification.
 - (i) The creation, sale, or transfer of forestry riparian easements under RCW 76.13.120.
 - (j) The creation, sale, or transfer of a conservation easement of private forest lands within unconfined channel migration zones or containing critical habitat for threatened or endangered species under RCW 76.09.040.
 - (k) The sale or transfer of land within two years after the death of the owner of at least a fifty percent interest in the land if the land has been assessed and valued as designated forest land under chapter 84.33 RCW, or classified under this chapter 84.34 RCW continuously since 1993. The date of death shown on the death certificate is the date used.
 - (l) The discovery that the land was classified in error through no fault of the owner.

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ABRS 24-364

FOR LEGISLATIVE AUTHORITY USE ONLY

Date application received: _____ By: _____

Amount of processing fee collected: \$ _____

- Is the land subject to a comprehensive land use plan adopted by a city or county? Yes No

If yes, application should be processed in the same manner in which an amendment to the comprehensive land use plan is processed.

If no, application must be acted upon after a public hearing and notice of the hearing shall have been given by one publication in a newspaper of general circulation in the area at least ten days before the hearing.

- If the land is not subject to a comprehensive land use plan, is the land located within an incorporated part of the county? Yes No

If yes, application must be acted upon by three members of the county legislative authority and three members of the city legislative authority. See RCW 84.34.037(1) for details.

If no, application must be acted upon by three members of the county legislative authority.

- Application approved In whole In part
- Application denied Date owner notified of denial (Form 64 0103):

If approved, date Open Space Taxation Agreement (OSTA) was mailed to owner:

Signed OSTA received by Legislative Authority on:

Copy of signed OSTA forwarded to Assessor on:

To ask about the availability of this publication in an alternate format for the visually impaired, please call 360-705-6705. Teletype (TTY) users may use the Washington Relay Service by calling 711. For assistance, contact your local county assessor's office.

REV 64 0021e (6/26/19)

REV 64 0021 (08/02/17)

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Community Development

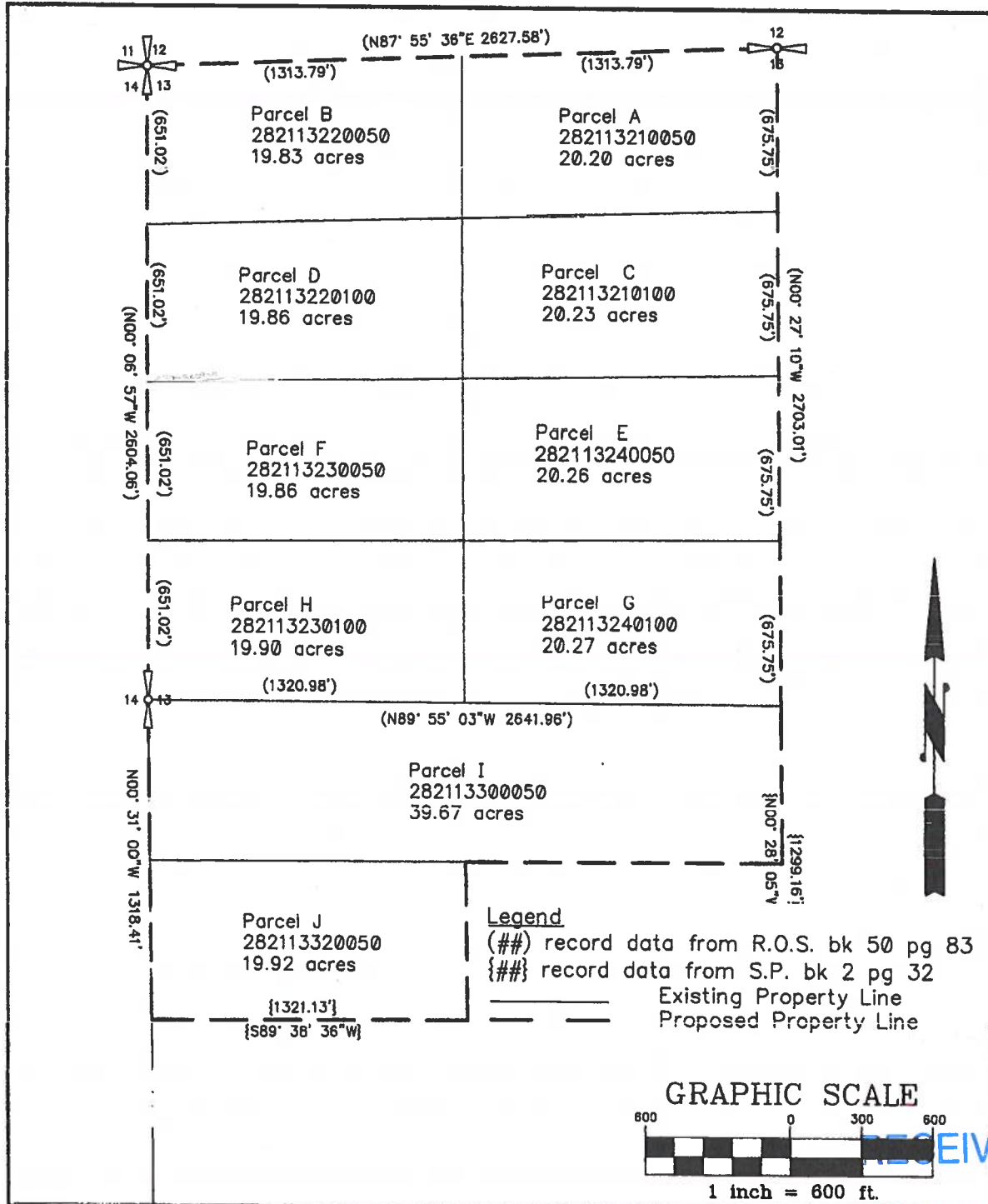


Exhibit A
Merging Parcels 220.00 acres total
 PUBLIC UTILITY DISTRICT No. 1 OF CHELAN COUNTY

SEP 04 2024
 Date: 5/7/2024
 CHELAN COUNTY
 Scale 1 in = 600 ft
 Community Development

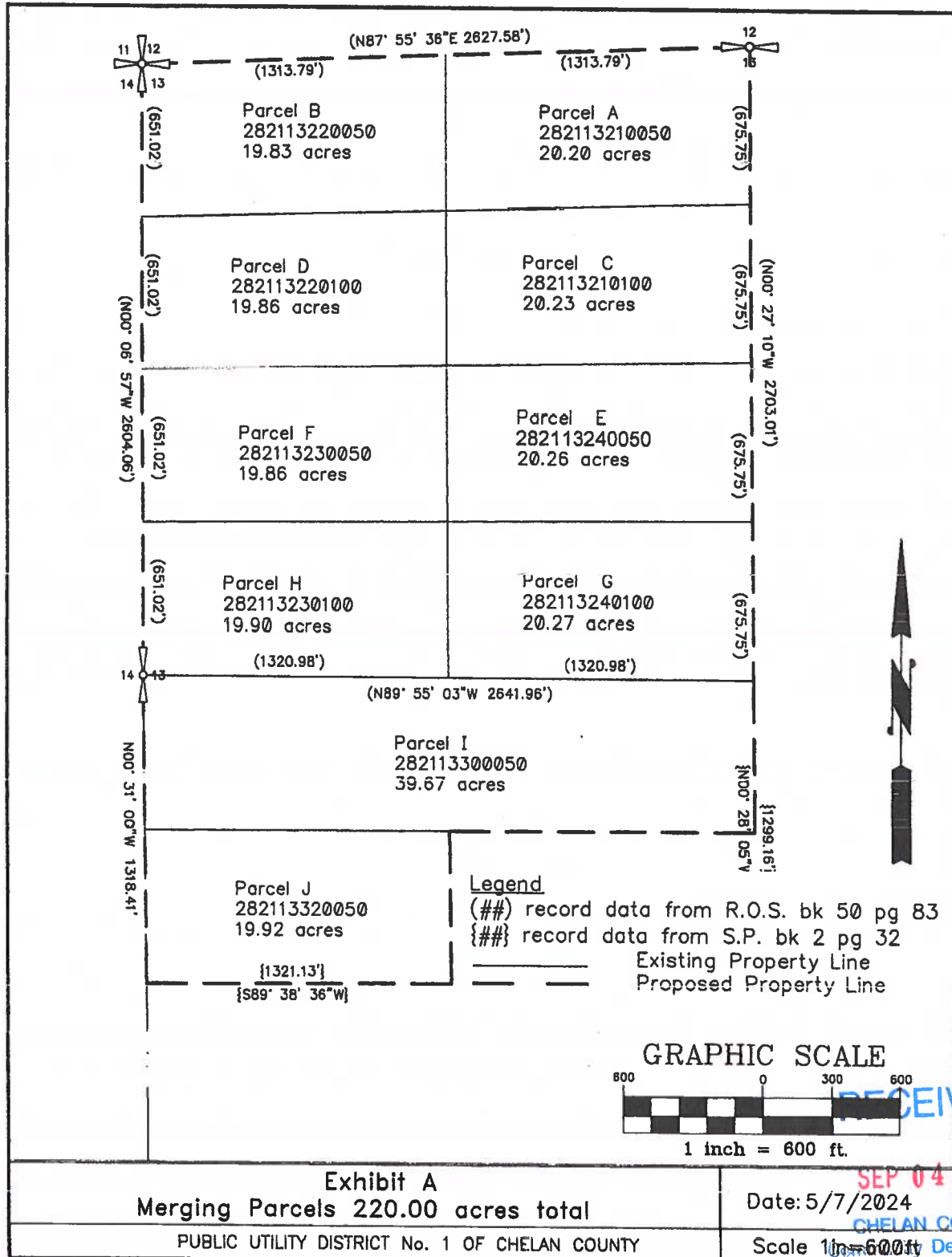


Exhibit A
Merging Parcels 220.00 acres total

SEP 04 2024
Date: 5/7/2024

PUBLIC UTILITY DISTRICT No. 1 OF CHELAN COUNTY

CHELAN COUNTY
Scale 1 in = 600 ft. Development

Survey AFN 226 7023

50/83

ABRS24-35

LEGAL DESCRIPTION

THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 27 NORTH, RANGE 21 EAST OF THE MERIDIAN, CHELAN COUNTY, WASHINGTON. THIS SURVEY WAS PERFORMED TO ESTABLISH MONUMENTATION AT THE CORNERS AND ON THE LINES OF THE ALGUDIOT 1/2E PART SUBDIVISION OF THIS QUARTER SECTION.

EQUIPMENT & PROCEDURES

EQUIPMENT: TOPCON HPSR AND LEICA TS 602 GPS RECEIVERS WITH PACTIC CREST RADIO BEAMS AND A 100 RECORD DATA COLLECTOR SYSTEM. PROCEDURES: REAL TIME KINEMATIC SURVEY WITH DOUBLE OBSERVATION OF NEW MONUMENTATION WITH AN APPROXIMATE PRECISION OF 30.00 FEET OR BETTER. SURVEY DATES: JULY 16-19, 2017

BASIS OF BEARINGS:

WASHINGTON STATE PLANE COORDINATE SYSTEM OF 1983 NORTH ZONE AS DEFINED IN CHAPTER 2A.20, RCW, BASED ON STARS DUAL FREQUENCY GPS TIES TO AT LEAST THREE N.G.S. CORS STATIONS. CONVERGENCE ANGLE = -0030.46"

ALL MEASURED DISTANCES ARE REDUCED TO GRID DISTANCES. MUL TYPICALLY TO OBTAIN ACTUAL ON-GROUND DISTANCE.



RECORD OF SURVEY

PREPARED FOR
MICHAEL FREER

CHELAN COUNTY, WASHINGTON

AUDITOR'S INDEX SHEET
ASSESSOR'S PARCEL # 282113300050
SECTION 13

SW	SW	SW	SW	SW	SW
SE	SE	SE	SE	SE	SE
NW	NW	NW	NW	NW	NW
NE	NE	NE	NE	NE	NE

TOWNSHIP 28N, RANGE 21E, W.M.
CHELAN COUNTY, WA

AUDITOR'S CERTIFICATE A.F. 2247023

FILED FOR RECORD THIS 15th DAY OF December, 2017 AT 3:16 P.M. IN BOOK 55 OF SURVEYS AT PAGE 8834 AT THE REQUEST OF THE HALLMARK

DEPUTY COUNTY AUDITOR
Debra Anderson

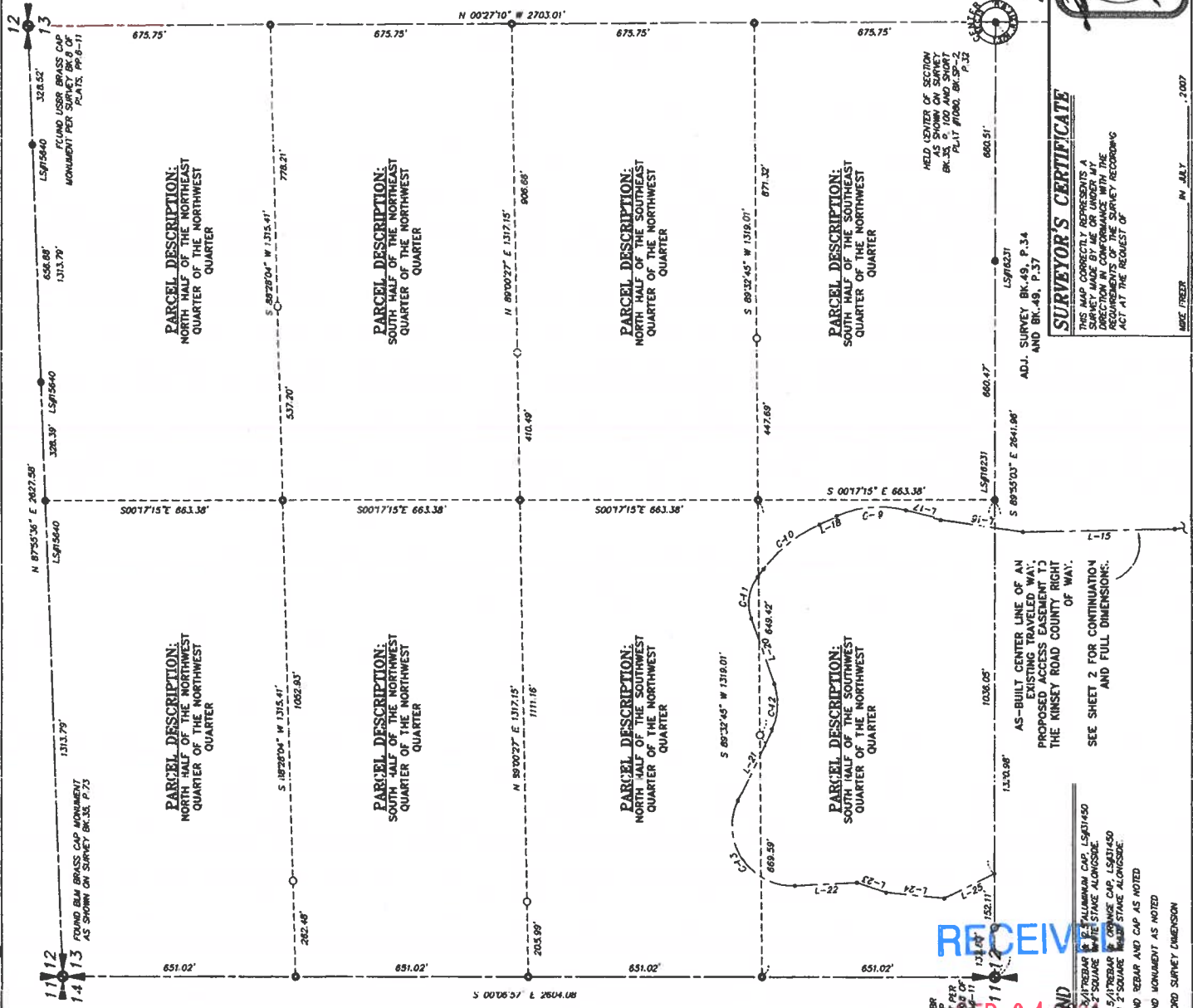
SHT 1 OF 2

Pinnacle Surveying
Tim Hollingsworth, PLS

601 W. Woodin Ave., P.O. Box 1107 Chelan Washington, 98816
509.682.2266 info@pinnacle-surveying.com

LAYOUT: ROS
FILE NO: 207942-ROS
JOB NO: 207942

SCALE: 1"=200'



SURVEYOR'S CERTIFICATE

THIS MAP ACCURATELY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN COMPLIANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF

AS-BUILT CENTER LINE OF AN EXISTING TRAVELED WAY, ACCESS TO THE KINSEY ROAD COUNTY RIGHT OF WAY.

SEE SHEET 2 FOR CONTINUATION AND FULL DIMENSIONS.

AS-BUILT CENTER LINE OF AN EXISTING TRAVELED WAY, ACCESS TO THE KINSEY ROAD COUNTY RIGHT OF WAY.

SEE SHEET 2 FOR CONTINUATION AND FULL DIMENSIONS.

FOUND MONUMENT AS NOTED

FOUND MONUMENT AS NOTED

FOUND MONUMENT AS NOTED

FOUND MONUMENT AS NOTED



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CHELAN COUNTY
Community Development

Survey AFN 2267023

50/84

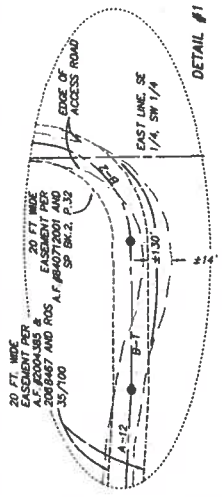
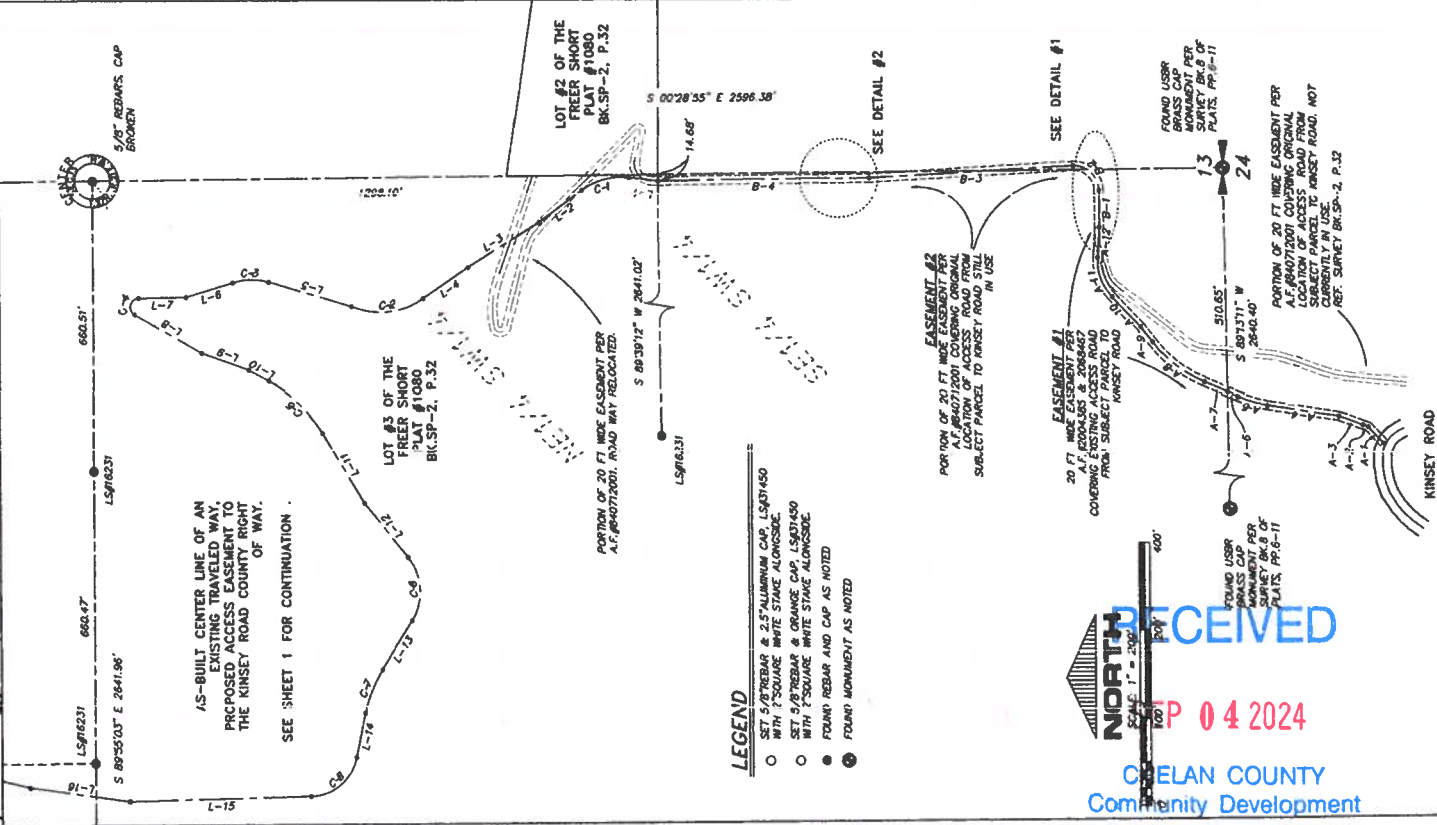
FB25 24-354

AS-BUILT CENTER LINE OF AN EXISTING TRAVELED WAY, PROPOSED ACCESS EASEMENT TO THE KINSEY ROAD COUNTY RIGHT OF WAY.

SEE SHEET 1 FOR CONTINUATION.

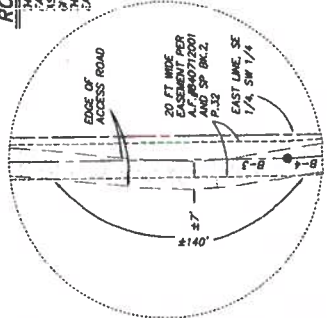
LEGEND

- SET 5/8" REBAR & 2.5" ALUMINUM CAP, L5071450 WITH 1" SQUARE WHITE STAKE ALONGSIDE.
- SET 5/8" REBAR & ORANGE CAP, L5071450 WITH 1" SQUARE WHITE STAKE ALONGSIDE.
- FOUND REBAR AND CAP AS NOTED
- FOUND MONUMENT AS NOTED



ROADWAY DETAILS
SCALE: 1"=50'

THE ROADWAY ACCESSING THE SUBJECT PARCEL FALLS SUBSTANTIALLY WITHIN THE EASEMENT SHOWN ON THIS SURVEY. THE APPROXIMATE DIMENSIONS FOR TWO AREAS WHERE THIS TRAVELED WAY LEAVES THE REFERENCED EASEMENTS, AS DESCRIBED.



EASEMENT TO KINSEY ROAD:

SUBJECT PARCEL IS IDENTIFIED BY AN EASEMENT RECORDED JAN. 28, 2000, A.F. #80071001 OVER EXISTING ROADS AS SHOWN ON A RECORD OF SURVEY FILED IN BOOK 33, PAGE 100, 9-27-1998, AUDITOR'S FILE #800970020. THE FOLLOWING PRIOR EASEMENTS ALSO COVER THIS ROADWAY, DIMENSIONS AS SHOWN.

EASEMENT #1

THIS EASEMENT IS DESCRIBED IN DEEDS RECORDED IN AUDITOR'S FILE #800485, DATED 4-23-1997, AND SHOWN ON A RECORD OF SURVEY FILED IN BOOK 33, PAGE 100, 9-27-1998, AUDITOR'S FILE #800970020.

THE FOLLOWING TABLE SHOWS THE DIMENSIONS OF THE CENTERLINE OF THIS EASEMENT, ORIENTED TO THE BASIS OF BEARINGS FOR THIS SURVEY BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 11.

CURVE NO.	CHORD	RADIUS	LENGTH	DELTA ANG.
A-1	54621.30' W	51.7	12.69	135.9241°
A-2	50227.08' W	58.7	12.69	135.9241°
A-3	50227.08' W	58.7	12.69	135.9241°
A-4	50227.08' W	58.7	12.69	135.9241°
A-5	50227.08' W	58.7	12.69	135.9241°
A-6	50227.08' W	58.7	12.69	135.9241°
A-7	50227.08' W	58.7	12.69	135.9241°
A-8	50227.08' W	58.7	12.69	135.9241°
A-9	50227.08' W	58.7	12.69	135.9241°
A-10	50227.08' W	58.7	12.69	135.9241°
A-11	50227.08' W	58.7	12.69	135.9241°
A-12	50227.08' W	58.7	12.69	135.9241°

EASEMENT #2

THIS EASEMENT IS DESCRIBED IN A DEED RECORDED IN AUDITOR'S FILE #800485, DATED 4-23-1997, AND SHOWN ON A RECORD OF SURVEY FILED IN BOOK 33, PAGE 100, 9-27-1998, AUDITOR'S FILE #800970020.

THE FOLLOWING TABLE SHOWS THE DIMENSIONS OF THE CENTERLINE OF THIS EASEMENT ORIENTED TO THE BASIS OF BEARINGS FOR THIS SURVEY BASED ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 11.

CURVE NO.	CHORD	RADIUS	LENGTH	DELTA ANG.
A-1	51675.15' W	71.81	299.86'	71.26°
A-2	51753.00' W	148.60	299.86'	151.20°
A-3	52022.00' W	296.60	178.89'	29.66°



RECORD OF SURVEY

PREPARED FOR

MICHAEL FREER

CHELAN COUNTY, WASHINGTON

Pinnacle Surveying

Tina Hollingsworth, PLS

601 W Woodin Ave., P.O. Box 1107, Chelan, Washington, 98816
509.662.2266 holl@pinnacle-surveying.com

LAYOUT: ROSS

FILE NO. 207942-ROSS-542

JOB NO. 207942

SHT 2 OF 2



50/84

Survey AFN 226 702.3

50/83

PBR 24-354

LEGAL DESCRIPTION

THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 27 NORTH, RANGE 21 EAST OF THE MERIDIAN, CHELAN COUNTY, WASHINGTON. THIS SURVEY WAS PERFORMED TO ESTABLISH MONUMENTATION AT THE CORNERS AND ON THE LINES OF THE ALICUT 1/2E PART SUBDIVISION OF THIS QUARTER SECTION.

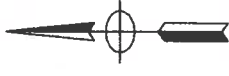
EQUIPMENT & PROCEDURES

EMERSON PROSON HDSR AND LEICA E GPS RECEIVERS WITH PACIFIC CREST RAIND MOUNTAIN AND A TRS RECORD 400 DATA COLLECTION SYSTEM. REAL TIME KINEMATIC SURVEY WITH DOUBLE OBSERVATION OF NEW MONUMENTATION WITH AN APPROXIMATE PRECISION OF 20.00 FEET OR BETTER. SUBJECT DATES: JULY 16-19, 2017

BASIS OF BEARINGS:

WASHINGTON STATE PLANE COORDINATE SYSTEM OF 1983 NORTH ZONE AS DEFINED IN CHAPTER 26.20 RCW BASED ON NAD 83 DUAL FREQUENCY GPS TIES TO A LOCAL MOUNTAIN COORDINATE SYSTEM. CONVERGENCE ANGLE = -0.3048"

ALL MEASURED DISTANCES ARE REDUCED TO GRID DISTANCES. ALL MEASURED DISTANCES ARE REDUCED TO OGD BY USING THE MEAN SEA LEVEL DISTANCE.



RECORD OF SURVEY

PREPARED FOR
MICHAEL FREER

CHELAN COUNTY, WASHINGTON

AUDITOR'S INDEX SERVICE
ASSESSOR'S PARCEL # 282113300050
SECTION 13

NE NW	SE NW	SW NW	NW NW
NE NE	SE NE	SW NE	NW NE
NE SW	SE SW	SW SW	NW SW
NE SE	SE SE	SW SE	NW SE

TOWNSHIP 28N, RANGE 21E, W.M. CHELAN COUNTY, WA

AUDITOR'S CERTIFICATE A.F. 226 702.3

FILED FOR RECORD THIS 1ST DAY OF December 20 2017 AT 4:31 P.M. IN BOOK 354 OF RECORDS AT PAGE 8234 AT THE REQUEST OF J.M. Hoffmann.

DEPUTY COUNTY AUDITOR
John Hoffmann

Pinnacle Surveying
Tim Hollingsworth, PLS

601 W. Woodin Ave., P.O. Box 1107, Chelan, Washington, 98816
360.682.2266 - info@pinnacle-surveying.com

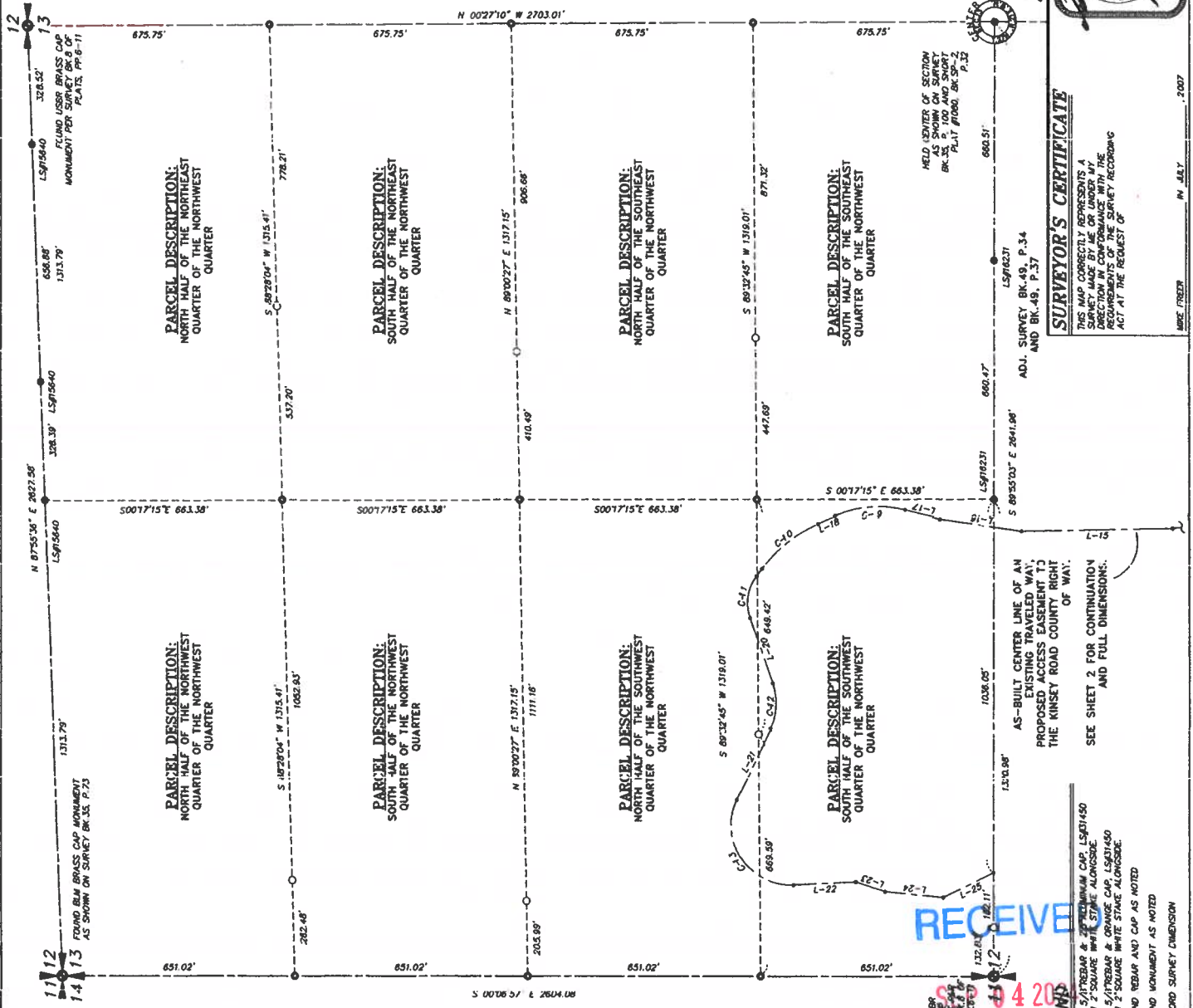
DRAWN BY: TN
DATE: SEPT. 28, 2017
SCALE: 1"=200'



SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF SURVEY RECORDS ACT AT THE REQUEST OF

MICHAEL FREER
IN JULY 2017



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CLAN COUNTY
Community Development

LEGEND

- FOUND BRASS CAP MONUMENT
- FOUND WHITE STAKE ALONGSIDE
- FOUND REBAR AND CAP AS NOTED
- FOUND MONUMENT AS NOTED
- () RECORD SURVEY DIMENSION

AS-BUILT CENTER LINE OF AN EXISTING TRAVELED WAY, PROPOSED EASEMENT TO THE KINSEY ROAD COUNTY RIGHT OF WAY.

SEE SHEET 1 FOR CONTINUATION.

LOT #3 OF THE FREER SHORT PLAT #1080 BK.SP-2, P.32

LOT #2 OF THE FREER SHORT PLAT #1080 BK.SP-2, P.32

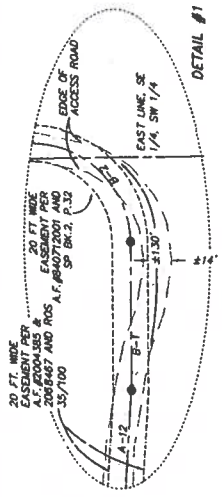
PORTION OF 20 FT WIDE EASEMENT PER A.F. #840712001, ROAD WAY RELOCATED.

LEGEND

- SET 5/8" REBAR & 2.5" ALUMINUM CAP, L5831450 WITH 2" SQUARE WHITE STAKE ALONGSIDE.
- SET 5/8" REBAR & ORANGE CAP, L5831450 WITH 2" SQUARE WHITE STAKE ALONGSIDE.
- FOUND REBAR AND CAP AS NOTED
- FOUND MONUMENT AS NOTED

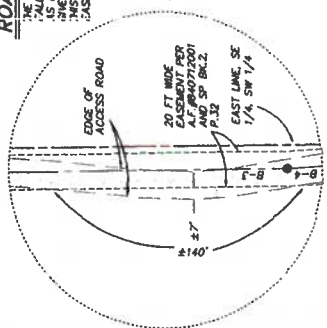


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Community Development



ROADWAY DETAILS SCALE: 1"=50'

THE ROAD WAY ACCESSING THE SUBJECT PARCEL FALLS SUBSTANTIALLY WITHIN THE EASEMENT SHOWN HEREIN. THE APPROXIMATE DIMENSIONS FOR TWO AREAS WHERE THIS TRAVELED WAY LEAVES THE REFERENCED EASEMENTS, AS DESCRIBED.



EASEMENT TO KINSEY ROAD:

SUBJECT PARCEL IS IDENTIFIED BY AN EASEMENT RECORDED JAN. 28, 2000, A.F. #840712001 OVER EXISTING ROADS AS SHOWN ON A RECORD OF SURVEY FILED IN BOOK 33, PAGE 100, 9-27-1986, AUDITOR'S FILE #840670202. THE FOLLOWING PRIOR EASEMENTS ALSO COVER THIS ROADWAY, DIMENSIONED AS SHOWN:

EASEMENT #1

THIS EASEMENT IS DESCRIBED IN DEEDS RECORDED IN AUDITOR'S FILE #804835, DATED 4-23-1997, AND SHOWN ON A RECORD OF SURVEY FILED IN BOOK 33, PAGE 100, 9-27-1986, AUDITOR'S FILE #840670202.

THE FOLLOWING TABLE SHOWS THE DIMENSIONS OF THE CENTERLINE OF THIS EASEMENT ORIENTED TO THE BASIS OF BEARINGS FOR THIS SURVEY BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 14.

CURVE NO.	CHORD BEARING	LENGTH	DELTA ANG.
A-1	S 68°11'38"W	51.17	121.61
A-2	S 87°22'08"W	12.19	135.42
A-3	S 82°27'08"W	68.16	121.61
A-4	S 52°24'18"W	25.10	135.42
A-5	S 33°08'53"W	57.73	121.61
A-6	S 81°39'25"W	43.31	135.42
A-7	S 68°11'38"W	94.31	121.61
A-8	S 87°22'08"W	68.16	135.42

CENTERLINE EASEMENT #1 LINES

CURVE NO.	CHORD BEARING	LENGTH	DELTA ANG.
A-1	S 17°15'15"W	71.61	259.86
A-2	S 17°15'15"W	71.61	135.42
A-3	S 17°15'15"W	168.00	259.86
A-4	S 17°15'15"W	168.00	135.42

EASEMENT #2

THIS EASEMENT IS DESCRIBED IN A DEED RECORDED IN BOOK 33, PAGE 100, 9-27-1986, AND SHOWN ON THE SURVEY OF THE FREER SHORT PLAT, CHELAN COUNTY, SHORT PLAT #1080 FILED IN BOOK 33, PAGE 100, 9-27-1986, AUDITOR'S FILE #840670202.

THE FOLLOWING TABLE SHOWS THE DIMENSIONS OF THE CENTERLINE OF THIS EASEMENT ORIENTED TO THE BASIS OF BEARINGS FOR THIS SURVEY BASED ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 14.

CURVE NO.	CHORD BEARING	LENGTH	DELTA ANG.
B-1	N 89°55'40"E	83.87	135.42
B-2	N 89°55'40"E	666.23	135.42
B-3	N 89°55'40"E	666.23	135.42
B-4	N 89°55'40"E	666.23	135.42

EASEMENT #2 CURVE

CURVE NO.	CHORD BEARING	LENGTH	DELTA ANG.
B-1	N 89°55'40"E	83.87	135.42
B-2	N 89°55'40"E	666.23	135.42
B-3	N 89°55'40"E	666.23	135.42
B-4	N 89°55'40"E	666.23	135.42

RECORD OF SURVEY

PREPARED FOR
MICHAEL FREER

CHELAN COUNTY, WASHINGTON

SHT 2 OF 2
Pinnacle Surveying
Tim Hollingsworth, PLS
601 W. Woodin Ave., P.O. Box 1107, Chelan Washington, 98816
509.622.2266, info@pinnacle-surveying.com
DRAWN BY: TH LAYOUT: ROSS
DATE: SEP 12, 2007 FILE NO: 20244-ROS-SH2
JOB NO: 207942 SCALE: 1"=200'



ROAD C/L CURVES

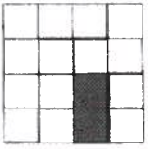
CURVE NO.	CHORD BEARING	RADIUS	LENGTH	DELTA ANG.
C-1	N 132°00'77"W	11.49	150.00	114.92
C-2	S 60°01'46"E	161.53	175.00	173.55
C-3	N 02°00'50"W	5.00	139.04	65.17
C-4	N 75°31'03"E	31.50	20.00	59.14
C-5	N 43°44'35"E	18.40	35.00	171.36
C-6	N 89°59'23"E	14.81	125.00	156.86
C-7	S 17°15'15"W	121.61	168.00	259.86
C-8	S 17°15'15"W	121.61	168.00	135.42
C-9	N 04°58'10"E	158.10	300.00	198.71
C-10	N 82°27'59"E	26.10	400.00	203.26
C-11	N 81°13'19"E	114.13	125.00	125.04
C-12	S 89°59'30"E	124.90	165.00	129.18
C-13	S 89°59'30"E	124.90	165.00	129.18
C-14	S 89°59'30"E	124.90	165.00	129.18
C-15	S 89°59'30"E	124.90	165.00	129.18

RECORD of SURVEY for DENNIS FREER

A PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER
OF SECTION 13, TOWNSHIP 28 NORTH,
RANGE 21 EAST, W.M., CHELAN COUNTY, WASHINGTON



11/8/01



SECTION 13
T 28 N R 21 E W.M.

LEGAL DESCRIPTION:

THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 28 NORTH, RANGE 21 EAST W IN CHELAN COUNTY WASHINGTON

SURVEYOR'S CERTIFICATE:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF DENNIS FREER, IN DECEMBER, 2008.

LEGEND:

- MONUMENT FOUND AS NOTED W/ DATE TIED
 - SET 5/8" X 3/8" REBAR & CAP MARKED "WEMERT LS 10231"
 - CALCULATED POINT NOT FOUND OR SET
- (123.45) FROM LEGAL DESCRIPTION AUDITORS NO 2015943

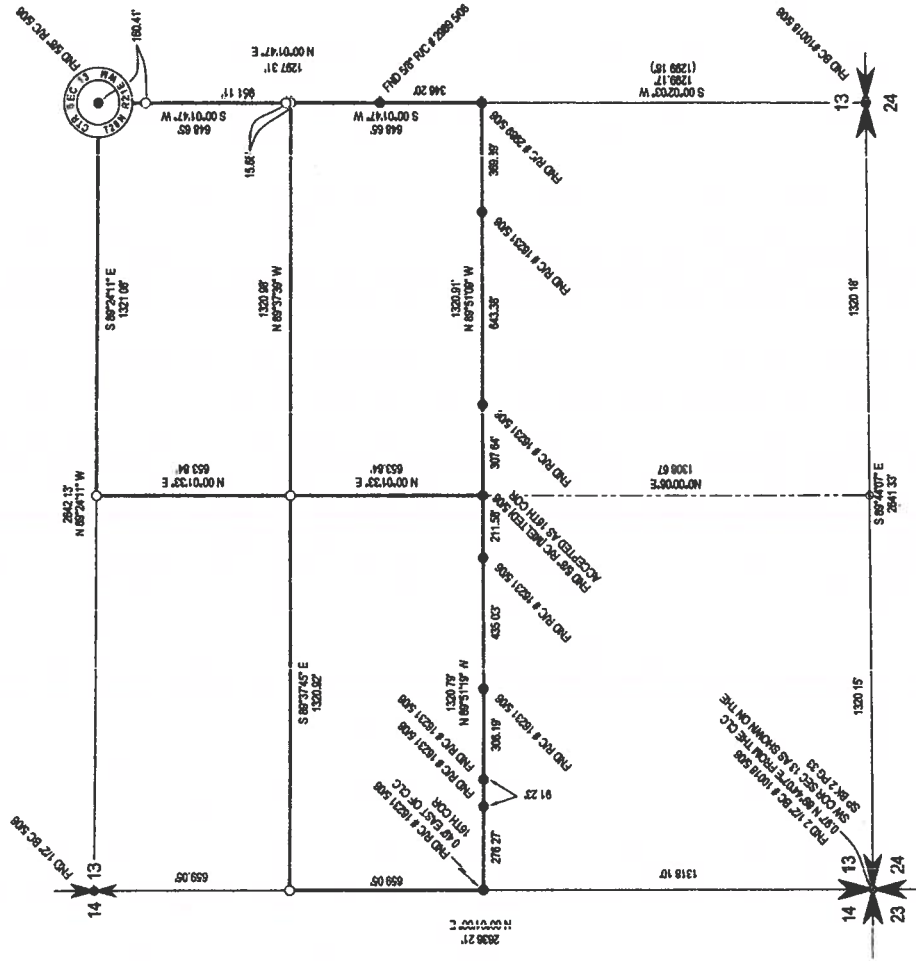
AUDITORS CERTIFICATE:

FILED FOR RECORD AT THE REQUEST OF DENNIS FREER ON THIS 22 DAY OF JANUARY, 2011 AT 1:35 PM. IN BOOK 24 OF SURVEYS AT PAGE 37 UNDER AUDITORS FILE NUMBER 2246218

RECORDS OF CHELAN COUNTY, WASHINGTON
Dennis Freer
CHELAN COUNTY AUDITOR

EQUIPMENT AND PROCEDURE:

LEICA TC-1100 ELECTRONIC TOTAL STATION, LEITZ TRIPBRACKS AND PRISMS
FIELD TRAVERSE BALANCED BY METHOD OF LEAST SQUARES
TRAVERSE CLOSURE IS GREATER THAN 1:20,000.
ALL MONUMENTS TIED DATE OF SURVEY UNLESS NOTED



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CHELAN COUNTY
Community Development



BASIS OF BEARING ASSUMED

PBRS
24-354

ATAM OPEN SPACE PUBLIC BENEFIT APPLICATION

FISH & WILDLIFE HABITAT MANAGEMENT PLAN

PREPARED FOR:

DENIS AND IRMINGARD ATAM
457 HIGH BLOSSOM LANE
MANSON, WA 98831

PREPARED BY:

GRETTE ASSOCIATES^{LLC}
151 SOUTH WORTHEN, SUITE 101
WENATCHEE, WASHINGTON 98801
(509) 663-6300

JULY 2022



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CHELAN COUNTY
Community Development

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Figure 4. NRCS Ecological Site Map for the site (red arrow). Gray indicates Mesic Xeric Hill Slopes and Terraces (Ponderosa Pine Hot Dry Grass).11
Figure 5. WADNR stream typing map of the project site. No surface water was observed during the site visit.12
Figure 6. WDFW PHS mapping of the subject parcel and surrounding area. The site is mapped as potentially containing regular concentrations of mule deer and shrub-steppe habitat.15

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ABRS 24-364

1. INTRODUCTION

This Fish and Wildlife Habitat Management Plan (Plan) has been prepared by Grette Associates, LLC on behalf of Denis and Irmingard Atam to assess and describe the presence and quality of Priority Resources on the subject parcels as part of the applicant's application for enrollment in Chelan County's Open Space Public Benefit Program. In order to be considered for eligibility, important habitats and species regulated under the Chelan County Critical Areas Ordinance must be confirmed to be present on the parcels as determined by a competent professional pursuant to Chelan County Code (CCC) Chapter 14.22.060(3)(A)(viii)(e) and 14.22.060(3)(A)(viii)(g)(I). If present, these resources are to be included in a habitat management plan prepared by a qualified wildlife biologist pursuant to CCC Chapter 14.22.060(3)(A)(viii)(g)(II). This document serves as that Plan. The Plan includes a detailed description of the existing conditions, an evaluation of onsite priority habitats and species and proposed protection and management measures which meet the conditions outlined in CCC Chapter 14.22.060(3)(A)(viii)(g)(II)(1-3). Washington Department of Fish and Wildlife (WDFW) publications have been utilized as guidance for the site assessment and in the design of the proposed recommended management measures, as discussed below.

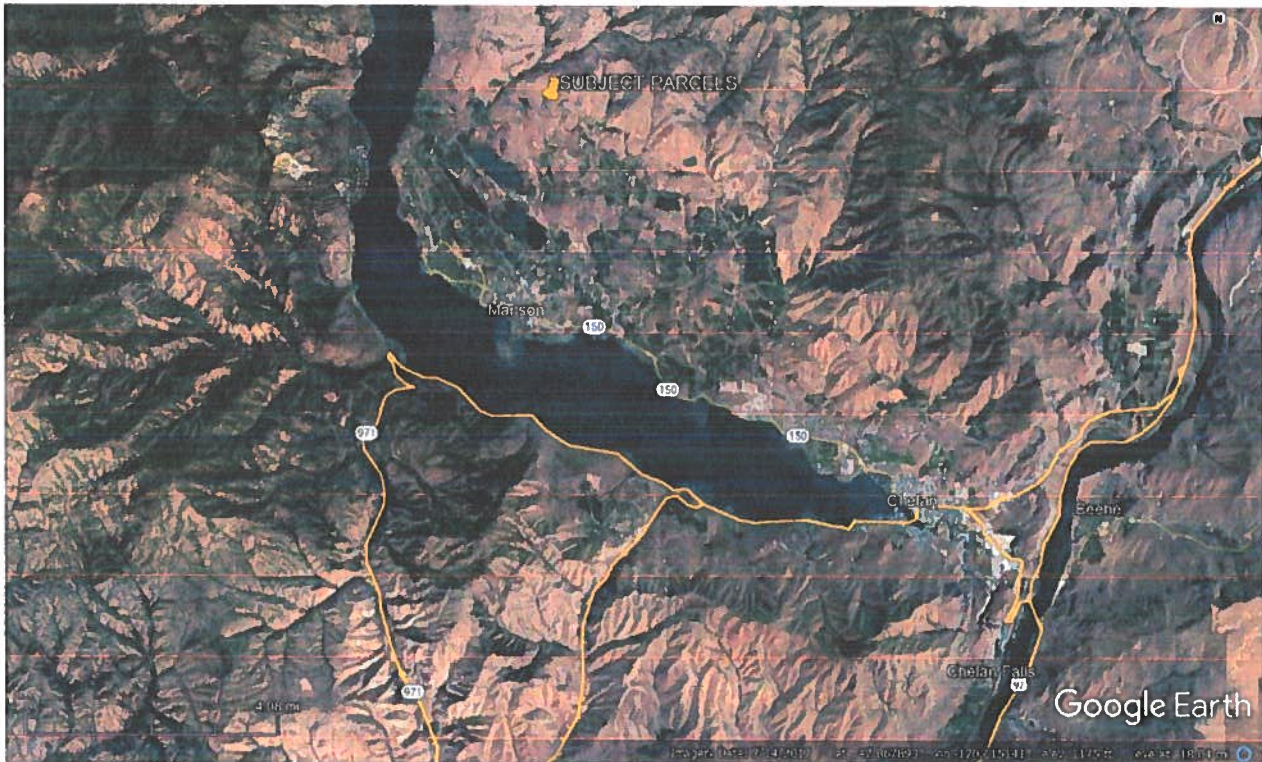


Figure 1. Vicinity map of subject parcels.

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PBR 24354

2. PROJECT INFORMATION

SITE DESCRIPTION

The applicant is applying for the inclusion of parcels #282113320050, #282113300050, #282113230100, #282113240100, #282113230050, #282113240050, #282113220100, #282113210100, #282113220050 and #282113210050 in Chelan County's Open Space Public Benefit Program. These parcels are located approximately 2 miles north of the City of Manson's urban growth area within Section 13, Township 28 N, Range 21 EWM of Chelan County, Washington (Figure 1). The parcels are accessed off of Liberty Lane, a small graveled private residential road that connects to Kinsey Road. Kinsey Road connects to Upper Joe Creek Road; a main residential arterial located north of Manson. The parcels are all owned by the applicant and were originally subdivided as part of a proposed residential development planned under a previous owner. As part of the proposed residential development, electrical conduit and domestic wells were installed on each of the parcels (Photograph 1). Unimproved dirt access roads were installed and building sites were excavated on each of the parcels. However, construction of the residential development was never completed and utilities were never installed to each of the building sites. The applicant purchased the properties from the former owner in 2019 and continues to maintain ownership over the site.

Combined, the subject parcels encompass approximately 221.61 acres of mixed bitterbrush (*Purshia tridentata*) and bunchgrass-dominated shrub-steppe, riparian vegetation-dominated drainages, rock outcrops, talus, and mature stands of Ponderosa pine (*Pinus ponderosa*). The site ranges in elevation from 2,000 ft to 2,600 ft. above sea level. The remnants of the former irrigation canal from Antilon Lake run from east to west through parcel #282113230050. Approximately 3,800 linear ft of deer abatement fencing constructed by Washington Department of Fish and Wildlife (WDFW) in 2008 crosses parcels #282113230050, #282113240100 and #282113300050 along the north side of Liberty Lane. This fencing is beginning to fail and the applicant has begun to remove sections after consulting with and receiving permission from WDFW. Aside from the remnants of the former irrigation canal, the partial abatement fencing and the presence of the electrical conduit junction boxes and the domestic well casings, the combined parcels are undeveloped. Many of the unimproved dirt access roads and excavated building sites from the formerly proposed residential development have been unmaintained since purchase of the properties by the applicant in 2019. Since that time, native vegetation has begun to retake the roads and building sites (Photograph 2). The applicant currently mows a small number of internal walking trails and has kept Liberty Lane passable to vehicles up to parcel #282113230050. The remainder of the site is allowed to function in its natural state.

The subject parcels are neighbored to the east by United States Department of Interior Bureau of Land Management (BLM) property. BLM lands adjacent to the site comprise approximately 392.97 contiguous acres spread over two parcels. No fencing is present between BLM land and the subject parcels. The neighboring BLM land is further connected to large parcels owned by the United States Department of Agriculture Forest Service (USFS) as part of the Wenatchee National Forest. Both the BLM and USFS properties are mapped as containing mule deer winter range habitat per the WDFW Priority Habitats and Species (PHS) online mapping tool (Figure 6).

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PBRs 24-354

As part of the enrollment into the Open Space Public Benefit Program, the applicant proposes placing the subject parcels into a conservation easement to be held by the Chelan-Douglas Land Trust in order to limit the ability for the site to be developed in the future. By placing the site into a conservation easement, the availability of undeveloped open space on the landscape is increased in an area of rural Chelan County that is experiencing tremendous growth and development pressure. The site is located approximately two miles from the city of Manson's Urban Growth Area. Manson has become a destination for recreation, and the development of formerly undeveloped land with residential and recreational uses or agricultural tourism activities has increased significantly in the last few years. The subject parcels are mapped by WDFW as containing shrub-steppe habitat and mule deer winter range and are located directly adjacent to large tracts of publicly owned land that are also identified as shrub-steppe and critical mule deer winter range. These qualifications make the site an ideal candidate for the Open Space Public Benefit Program per CCC Chapter 14.22.060(3)(A)(vii) and 14.22.060(3)(A)(viii)(e). Additional unique habitat features found on the subject properties are further discussed below.

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PBR5 24-354



Figure 2. Site map.

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VEGETATION

Vegetation at the site is a complex assemblage of shrub-steppe species, riparian species and stands of mature Ponderosa pine. The Washington Department of Natural Resources (WDNR) 2015 publication *Ecological Systems of Washington State: A Guide to Identification* was utilized as a tool for classifying the observed species assemblages.

INTER-MOUNTAIN BASINS BIG SAGEBRUSH STEPPE (IMBSS)

Based on the 2015 WDNR publication, it is likely that shrub-steppe habitat at the site is comprised of Inter-Mountain Basins Big Sagebrush Steppe (IMBSS) with a U.S. National Vegetation Classification Group of Associates comprised of *Purshia tridentata/Festuca idahoensis* shrub herbaceous vegetation. This is consistent with the species observed during the site visit. Shrub-steppe species at the site include: bitterbrush (*Purshia tridentata*), bluebunch wheatgrass (*Pseudoroegneria spicata*), serviceberry (*Amalanchier alnifolia*), Idaho fescue (*Festuca idahoensis*), Sandberg bluegrass (*Poa sandbergii*), bulbous bluegrass (*Poa bulbosa*), snow buckwheat (*Eriogonum niveum*), yarrow (*Achillea millefolium*), Geyer's biscuitroot (*Lomatium geyeri*), showy daisy (*Erigeron speciosus*), phlox (*Phlox spp.*), arrowleaf balsamroot (*Balsamorhiza sagittata*), silky lupine (*Lupinus sericeus*), Douglas' brodiaea (*Triteleia grandiflora*), parsnip flower buckwheat (*Eriogonum heracleoides*), tall buckwheat (*Eriogonum elatum*), Columbian puccoon (*Lithospermum ruderale*), sagebrush mariposa lily (*Calochortus macrocarpus*), horseweed (*Conyza canadensis*), wholly plantain (*Plantago patagonica*), Japanese brome (*Bromus japonicus*), filaree (*Erodium cicutarium*), prickly lettuce (*Lactuca serriola*), sulfur cinquefoil (*Potentilla recta*), dalmatian toadflax (*Linaria dalmatica*), and diffuse knapweed (*Centaurea diffusa*). Although not exhaustive, this plant list gives a reasonable representation of shrub-steppe habitat at the site. This vegetation assemblage has a global rank of G3G5 (Vulnerable to Secure) and a State Rank of S3 (Vulnerable). The WDNR Natural Heritage Methodology definition of a Vulnerable conservation status states: *At moderate risk of extirpation Globally (G) or in Washington (S) due to a fairly restricted range, relatively few occurrences, recent and widespread declines, threats or other factors.*

Although present, cheatgrass, tumble mustard, knapweed, toadflax, cinquefoil and salsify are not dominant at the site. Native bunchgrass and mature shrubs dominate the landscape across the parcels, with most non-native and noxious species being concentrated on the former building sites and unmaintained roadways. No significant patches of knapweed were observed at the site. Cheatgrass patches are small and diffuse.

COLUMBIA BASIN FOOTHILL RIPARIAN WOODLAND AND SHRUBLAND (CBFRWS)

Based on the 2015 WDNR publication, the riparian areas at the site are likely comprised of Columbia Basin Foothill Riparian Woodland and Shrubland (CBFRWS) with a U.S. National Vegetation Classification Group of Associates comprised of *Populus tremuloides/Crataegus douglasii/Symphoricarpos albus* shrubland. This is consistent with species observed at the site. Riparian species at the site include: quaking aspen (*Populus tremuloides*), snowberry (*Symphoricarpos albus*), serviceberry (*Amalanchier alnifolia*), blue elderberry (*Sambucus*

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SEP 04 2024

glauca), choke cherry (*Prunus virginiana*), Ponderosa pine (*Pinus ponderosa*), wax currant (*Ribes cereum*), greasewood (*Ceanothus velutinus*), dogbane (*Apocynum spp.*), bracken fern (*Pteridium aquilinum*), rose (*Rosa spp.*), and false Solomon's seal (*Smilacina racemosa*). Although not exhaustive, this plant list gives a reasonable representation of riparian habitat at the site. This vegetation assemblage has a global rank of G3 (Vulnerable) and a State Rank of S2 (Imperiled). The WDNR Natural Heritage Methodology definition of an Imperiled conservation status states: *At high risk of extirpation Globally (G) or in Washington (S) due to restricted range, few occurrences, steep declines, severe threats, or other factors.* As with most habitat types which are Imperiled, development is the greatest risk to survivorship.

OTHER VEGETATION

Although the two main vegetation assemblages on the property are described above, it should be mentioned that pockets of mature Ponderosa pine are also present throughout the property. A quick assessment indicates that pine with a DBH of 30" + are not uncommon on this site. Evidence of previous fire is visible on the bark of multiple mature pines. Anecdotal evidence suggests that the most recent fire occurred in 2002. Few snags are present on the site but those which are present contain cavities consistent with flicker or woodpecker use. Based on previous professional experience, the habitat on the property is similar to that which supports Lewis's Woodpecker (*Melanerpes lewis*) in other parts of Chelan County; although none were observed during the site visit. A nesting pair of Western kingbirds (*Tyrannus verticalis*) were observed utilizing a mature pine near the aspen-dominated riparian thicket.

Wax currant and greasewood are relatively abundant and healthy within the ravine bottoms and adjacent to the existing roadways. Wax currant extends up from the valley bottom to intermingle with bitterbrush, but the greasewood essentially stays contained to the ravine bottoms. Fruit set on the wax currant was heavy and consistent across the parcels. Also of note was the identification of a singular lodgepole pine (*Pinus contorta*) seedling on one of the northwestern-most building sites. No other lodgepole were identified at the site.

TOPOGRAPHY AND OUTCROPS

Topography across the site is diverse and varied. The site is comprised of a series of tiered benches, rocky outcrops and riparian valleys. Terrain is undulating in nature, with slopes ranging in steepness and aspect across the entire site. Hanging valleys are present in the center and along the northeast portion of the site. These hanging valleys appear to hold moisture longer than the surrounding slopes and contain pockets of aspen groves which offer shade and cover for wildlife. The varied nature of the topography also provides wildlife with natural wind breaks and opportunities for both sun exposure or shade, depending on the season. During the site visit, recent mule deer beds were observed in several of these hanging valleys and on northwest-facing slopes.

Exposed rock outcrops exceeding 25 ft in height and talus are also present at the site. Although Chelan County does not explicitly list rock outcrops or talus as Fish and Wildlife Habitat Conservation areas, both are considered priority habitats in neighboring counties. Outcrops exceeding 25 ft in height have the potential to support golden eagle nesting, although nests were not observed during the site visit. Talus is frequently utilized by small mammals and reptiles.

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SOILS

Information on soils was queried from the USDA NRCS Soils web mapper tool. Soils at the site are comprised of Entiat sandy loam, 25 to 65 percent slopes (EnF) with a lesser component of Entiat Rock outcrop complex, 25 to 65 percent slopes. Neither are classified as prime farmland. A typical Entiat sandy loam profile contains sandy loam from 0-3 inches, very gravelly sandy loam from 3-18 inches and weathered bedrock from 18-28 inches. The lack of deep silty soils favors a bitterbrush-dominant community versus the establishment of sagebrush (*Artemisia spp.*) which requires loose deep soils to become established. Well-developed cryptobiotic soils (a crust of algae, lichen and mosses) were not observed at the site. Cryptobiota are common within soils of high-quality shrub-steppe environments.

According to the Chelan County GIS online mapping tool, soils within the subject parcels are mapped as containing erosive soils. Per Chelan County Code Section 11.86.020, erosive soils are considered critical areas in Chelan County.

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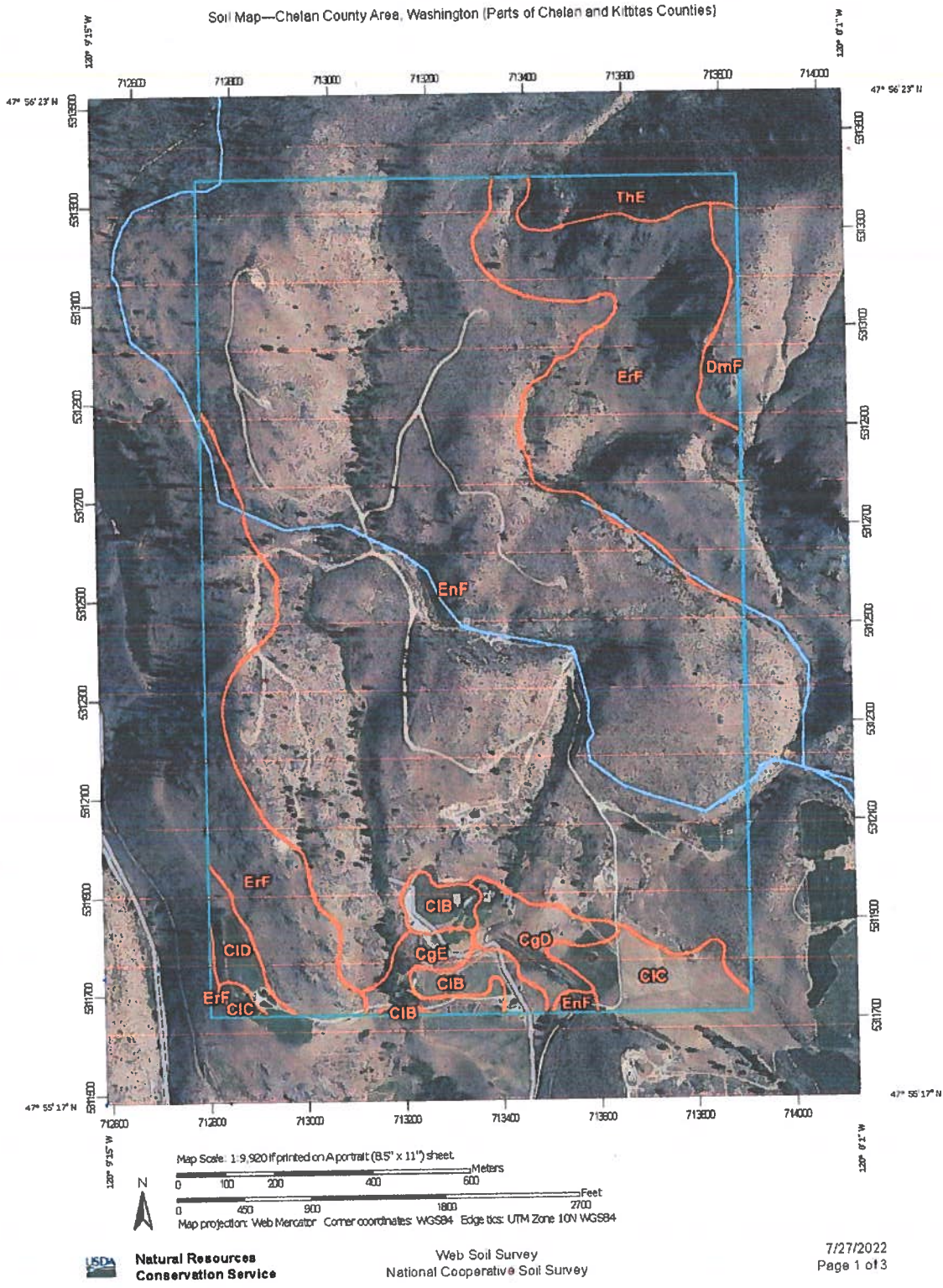


Figure 3. NRCS soils map of the site.

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SITE ECOLOGY

The NRCS Ecological Site Map of the subject parcel was queried in order to determine the potential historic ecology of the site. According to the USDA NRCS mapping, the site is composed of Mesic Xeric Hill Slopes and Terraces (Ponderosa Pine Hot Dry Grass). This NRCS ecological site description is still in its draft stages. However, a similar ecological site description (Warm Mesic Xeric Loamy Slopes and Terraces (Ponderosa Pine/Shrub) *Pinus Ponderosa/Symphoricarpos albus*, *Pinus ponderosa/Physocarpus malvaceus*) was consulted in order to compare the existing vegetation regime with historic conditions. The Ponderosa Pine/Shrub ecological site description indicates that a typical historical vegetation assemblage contains mature pine stands over serviceberry, spirea, chokecherry, woods rose, Nootka rose, cascara and ninebark. Redstem ceanothus may be present as evidence of past fires. Although not identical to the subject properties, this example of a historic vegetation assemblage indicates that the subject properties likely still exhibit historic ecological characteristics and have not transitioned to an alternate state of introduced grasses due to overgrazing or destructive fire and have not undergone a land conversion due to development.

Based on this information, the site is considered a classic example of historic ecology for this region of Washington State.

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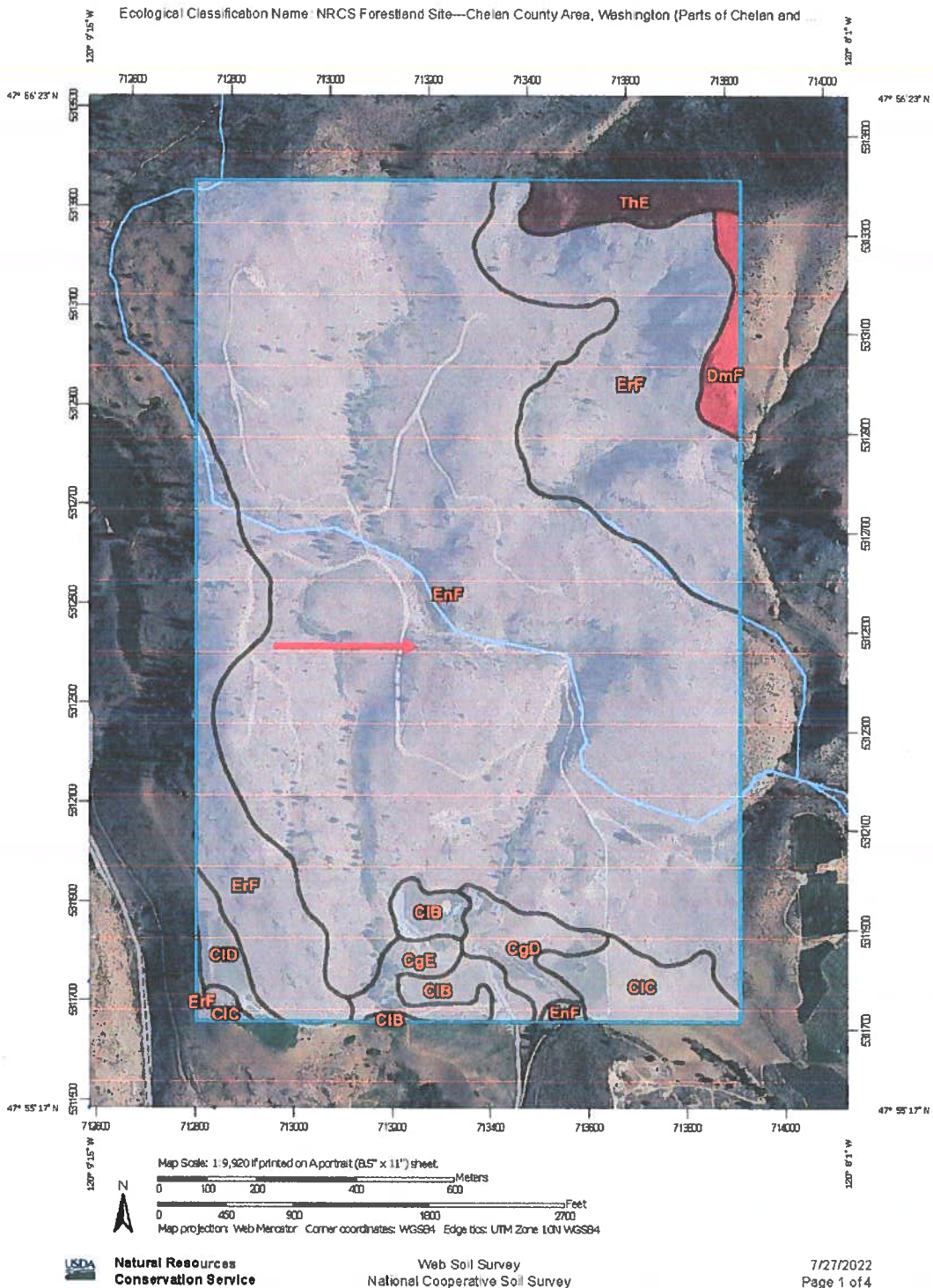


Figure 4. NRCS Ecological Site Map for the site (red arrow). Gray indicates Mesic Xeric Hill Slopes and Terraces (Ponderosa Pine Hot Dry Grass).

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WATER SOURCES

The Washington State Department of Natural Resources (WDNR) Forest Practices Application (FPA) Mapping Tool was queried in order to determine if any surface waters are present within the boundaries of the project area (Figure 5). According to the FPA mapping tool, several drainages with a stream type of Unknown (U) are located at the site. During the site visit, these areas were investigated for indications of surface hydrology. No surface hydrology was visible, nor were unvegetated channels present. However, subsurface drainage is present as evidenced by the dominant riparian vegetation. The applicant also indicated that a spring is present just to the south of the site and on a neighboring property (blue arrow). This spring is the likely daylight location for the subsurface flow on the subject parcels.

The National Wetlands Inventory (NWI) online mapper was also consulted to determine if any potential jurisdictional wetlands are located on the subject parcels. No jurisdictional wetlands are mapped within the vicinity of the project area. However, an aspen stand present in a hanging valley near the eastern site boundary has the potential for wetland conditions (Photo 10). Although a wetland determination was not part of the site visit, visible vegetation and the location within the landscape indicate that enough water may be present to form hydric soil conditions during the growing season. WDNR mapping indicates a non-fish bearing stream originating from this location.

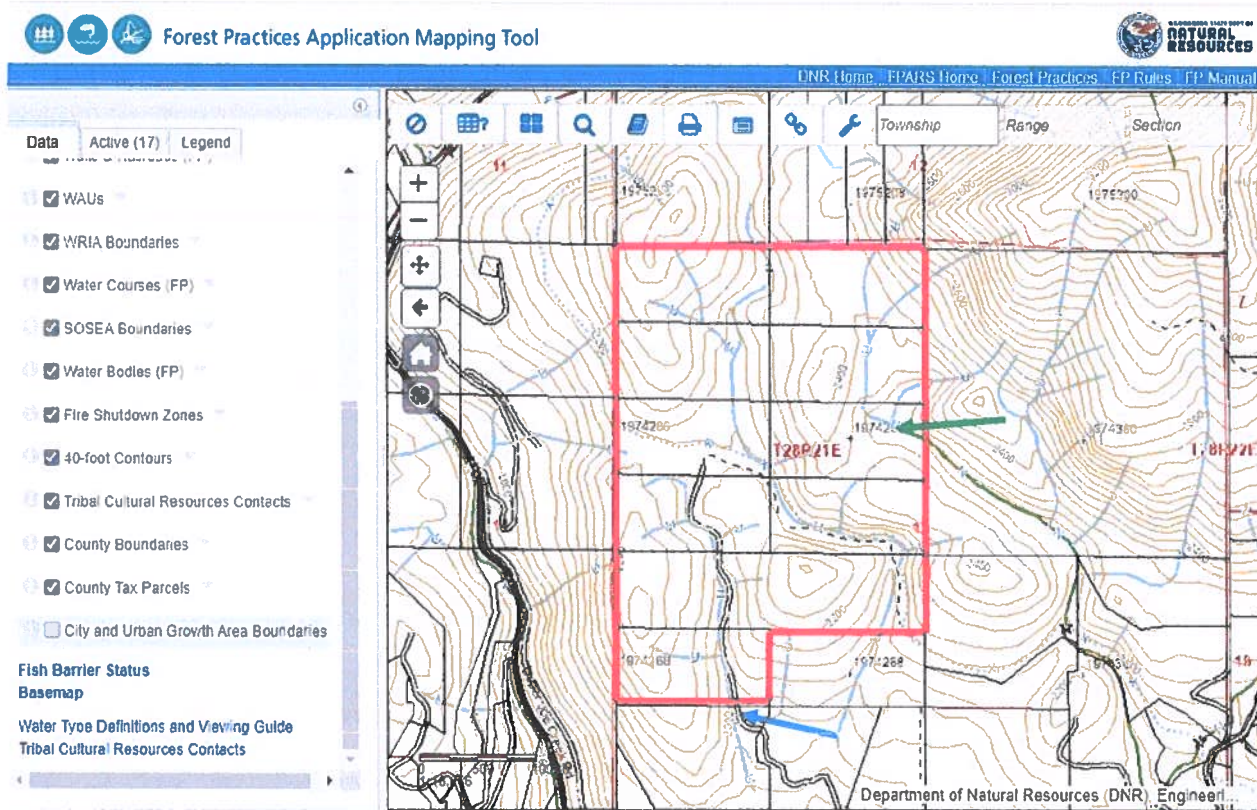


Figure 5. WADNR stream typing map of the project site. No surface water was observed during the site visit.

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WDFW LISTED PRIORITY HABITATS AND SPECIES

Based on WDFW’s priority habitats and species (PHS) online mapping tool, it was determined that the subject parcels potentially contain Mule Deer (*Odocoileus hemionus hemionus*) winter range regular concentrations, Northern Spotted Owl (*Strix occidentalis*) occurrence mapped to Township and Wolverine (*Gulo gulo*) occurrence mapped to Township (Figure 6 6). During the site visit conducted by Grette Associates in July of 2022, it was determined that mule deer usage is present within the subject parcels. Mule deer were observed utilizing the site and signs of recent deer beds, scat, and game trails were relatively abundant on the eastern half of the parcel. Mule deer are discussed in detail below. Spotted owl and wolverine preferred habitat is not present at the site.

WDFW PHS mapping also includes areas of potential shrub-steppe habitat. The site visit confirmed that areas of bitterbrush-dominated shrub-steppe are present across the site. Shrub-steppe habitat is discussed below in relation to its role in supporting mule deer.

No other PHS shrub-steppe obligate species as defined in Table 1. of WDFW the publication *Management Recommendations for Washington’s Priority Habitats: Shrubsteppe* (Publication Date September 2011; Updated Sept. 2020) are listed for the subject property. Use of the property by other PHS shrub-steppe obligate species was not observed during the site visit.

USFWS ENDANGERED SPECIES

The United States Fish and Wildlife Service (USFWS) IPaC endangered species online mapping tool was also consulted as part of this evaluation. Based on the USFWS tool, the site is mapped as potentially containing Canada Lynx (*Lynx canadensis*)-Threatened, Gray Wolf (*Canis lupus*)-Endangered, North American Wolverine (*Gulo gulo luscus*)-Proposed Threatened, Yellow-billed Cuckoo (*Coccyzus americanus*)-Threatened, Bull Trout (*Salvelinus confluentus*)-Threatened and Monarch Butterfly (*Danaus plexippus*)-Candidate. Based on the available habitat, gray wolf is the most likely of these listed species to be located at the site.

The nearest known wolf population to the site is the Navarre pack. The Navarre pack is concentrated in the North Cascades approximately 25 miles to the north of the subject parcels. Per the WDFW *Washington Gray Wolf Conservation and Management 2021 Annual Report*, this pack is small and only consists of 5 individuals. Due to the topography that separates the known pack distribution from the subject parcels it is unlikely that wolves utilize the site.

OTHER WILDLIFE

In addition to mule deer, the site supports a host of species which are not on the WDFW PHS list. Additional mammals that are known to regularly use the site include American black bear (*Ursus americanus*), cougar (*Puma concolor*), moose (*Alces alces*), elk (*Alce gigantea*), coyote (*Canis latrans*), bobcat (*Lynx rufus*), yellow-bellied marmot (*Marmota flaviventris*), skunk (*Mephitis mephitis*), and Douglas squirrels (*Tamiasciurus douglasii*). Game camera footage provided by the applicant indicates that the riparian vegetated drainages serve as high traffic corridors for the movement of wildlife across the parcels.

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During the site visit it was noted that the properties host a significant number of birds. Bird activity remained high for mid-summer; particularly in the riparian vegetated drainages. A complete species list was not compiled during the visit but a partial list includes California quail (*Callipepla californica*), Western kingbird (*Tyrannus verticalis*), merlin (*Falco columbarius*), and rock wren (*Salpinctes obsoletus*). The applicant has also observed golden eagle (*Aquila chrysaetos*) and unidentified owls utilizing the site. Golden eagles in particular are a federal species of concern and are a candidate for endangered species listing in Washington State.

The applicant has also identified gopher snakes (*Pituophis catenifer*), green racers (*Coluber constrictor*) and western rattlesnakes (*Crotalus oreganus*) utilizing the site.

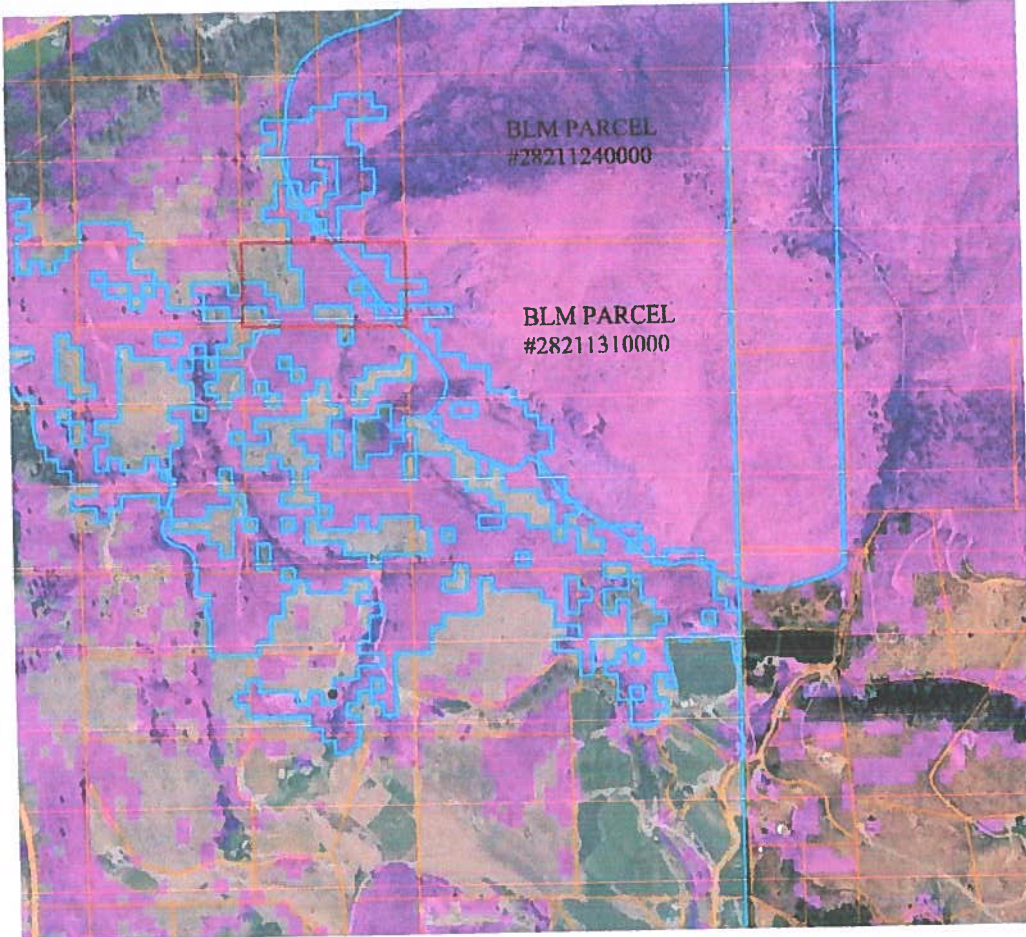
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Priority Habitats and Species on the Web



Report Date: 07/18/2022, Parcel ID: 282113210050

PHS Species/Habitats Overview:

Occurrence Name	Federal Status	State Status	Sensitive Location
Mule deer	N/A	N/A	No
Shrubsteppe	N/A	N/A	No
Northern Spotted Owl	Threatened	Endangered	Yes
Wolverine	Candidate	Candidate	Yes

Figure 6. WDFW PHS mapping of the subject parcel and surrounding area. The site is mapped as potentially containing regular concentrations of mule deer and shrub-steppe habitat.

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3. PRIORITY HABITATS AND SPECIES

Based on WDFW's priority habitats and species maps, the proposed site is located within potential wintering range of mule deer (*Odocoileus hemionus hemionus*). Life history information, mapped habitat, and WDFW management recommendations are discussed below. Shrub-steppe habitat supports mule deer populations in Central Washington and is thus considered in conjunction with the mule deer management recommendations.

ROCKY MOUNTAIN MULE DEER

Life History

The Rocky Mountain Mule Deer represents one subspecies of the mule deer/black-tailed deer group. In Washington, mule deer occur in many varied habitats east of the Cascades, preferring open forests and sagebrush meadows (WDFW, 2016). Mule deer prefer areas within 1 mile of available water and with vegetation that can provide cover for both hiding and thermal regulation. The primary vegetation utilized by mule deer is browse; however, during the spring herbaceous materials are preferred. Forage plants include sagebrush (*Artemisia tridentata*), rabbitbrush (*Ericameria* spp.), bitterbrush (*Purshia tridentata*), balsamroot (*Balsamorhiza* spp.), and cheat grass (*Bromus tectorum*). Fawning occurs in habitats within approximately 600 ft of water with slopes less than 15 percent. Vegetation consists of low shrubs and small trees. Extensive road densities (exceeding ½ mile of road per square mile) reduce habitat effectiveness (WDFW, 2016).

Summer and winter ranges for mule deer are typically geographically separate areas. Summer range is larger than winter range and is primarily in areas with deciduous trees and shrubs, dense shrubs, or timbered stands. The east slopes of the Cascade Mountains provide the most productive mule deer landscape, supporting the highest seasonal densities of mule deer in Eastern Washington (WDFW, 2016). This population is supported by high quality forage in higher elevation meadows during the summer growing season, as well as available winter forage in lower elevation shrub-steppe areas.

Winter range may be half of the area of summer range. Eastern slope Cascade mule deer often migrate up to 90 km (~50 mi) between summer and winter ranges. Winter range habitat needs include solar radiation and wind protection, as well as security cover of dense patches of trees or shrubs, or even geologic features (WDFW, 2016). Winter range typically consists of patches of timber/shrubs and openings of ground covered with vegetation. A ratio of cover to forage of approximately 1:1 is considered optimal.

Mule deer forage on a wide range of plant species (Kufeld et al. in WDFW 2016), though foraging preferences vary with respect to seasonal availability, palatability, and nutritional content. Drought conditions later in the year can lead to nutritional deficits, which can be more severe in lactating does. Lack of adequate winter forage can prolong this nutritional deficit.

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Mapped Habitat

The project is within the North Shore Lake Chelan Mule Deer Wintering Range. This mapped area encompasses around 9,000 acres along the north Lake Chelan shoreline, extending north and west from the subject parcels. Adjacent mapped winter range to the east includes the Union Valley Deer Winter Range and the Antoine Creek Deer Winter Range. Winter range in this geographic area occurs as a checkerboard of public and private lands. Per WDFW PHS mapping, the North Shore Lake Chelan Mule Deer Wintering Range is estimated to support 2000 deer; most of the mule deer for the Manson unit. The wintering range provides important low-elevation, generally snow-free foraging areas for mule deer. This type of habitat is extremely valuable in the winter as animals are typically stressed and experience a loss of weight during the winter months. Disturbance during this time can heighten animal stress.

The subject properties are in the southeast corner of the mapped wintering range, at its transition to suburban and urban residential areas associated with the Lake Chelan shoreline and lower foothills. The site is located just to the north of the city of Manson urban growth area and northeast of Wapato Lake. Surrounding parcels to the east are BLM-owned public lands as described above. Parcels to the north, west and south are all privately owned and are developed with low density residential and recreational uses or are utilized for commercial agriculture.

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4. SITE EVALUATION

The site is comprised of a complex mixture of vegetation types and topography that support a diverse number of species including mule deer, which are a WDFW PHS species. The site also contains shrub-steppe habitat, consistent with WDFW PHS mapping. PHS species are considered high priority resources by Chelan County. Because of this, the site qualifies for the Open Space Public Benefit program per CCC Section 14.22.060(3)(A)(viii).

Because of its proximity to the city of Manson Urban Growth Area (the site is approximately 2 miles north of the current boundary), the site may also qualify for the Open Space Public Benefit program per CCC Section 14.22.060(3)(A)(vii).

SUMMARY OF UNIQUE SITE FEATURES

- The site is mapped as containing mule deer winter range. Mule deer usage was confirmed at the site.
- The site is mapped as containing shrub-steppe habitat. Inter-Mountain Basins Big Sagebrush Steppe (IMBBSS) was confirmed at the site. IMBBSS dominated by bitterbrush is considered an S3-Vulnerable habitat type based on the WDNR rating system.
- The site is located approximately 2 miles north of the city of Manson Urban Growth Area.
- The site is adjacent to large tracts of unfenced publicly owned lands.
- The site contains Columbia Basin Foothill Riparian Woodland and Shrubland (CBFRWS) habitat. CBFRWS is considered an S2-Imperiled habitat type based on the WDNR rating system.
- The site contains talus slopes and rock outcrops greater than 25 ft in height. Although not specifically listed as high priority resources in Chelan County, they are considered critical areas in neighboring counties and support PHS species including golden eagles.
- The site contains dominant vegetation that is consistent with the historical ecology of this region. The site is not degraded due to over-grazing or conversion from development.
- The site may contain an aspen-dominated wetland along its eastern border. The presence of wetland conditions was not field verified.
- The site supports a high diversity of plants and wildlife and contains complex topography on multiple aspects.
- The site supports several riparian-vegetated drainages that function as wildlife corridors, as demonstrated in game camera footage supplied by the applicant.

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5. MANAGEMENT MEASURES

BEST AVAILABLE SCIENCE

Although other documents are cited in this Plan, the proposed management recommendations are based on the requirements and recommendations of the following documents as recommended by WDFW and are otherwise determined appropriate to ensure the protection of shrub-steppe and mule deer habitat.

- Washington Department of Natural Resources Washington Natural Heritage Program Ecological Systems of Washington State. A Guide to Identification.
- WDFW Management Recommendations for Washington’s Priority Habitats: Shrubsteppe
- WDFW Living with Deer webpage
- WDFW 2016 Washington State Mule Deer Management Plan
- Natural Resources Conservation Service (NRCS) Wildlife Habitat Management Institute Mule Deer (*Odocoileus hemionus*) May 2005 Fish and Wildlife Habitat Management Leaflet Number 28.

OPEN SPACE PUBLIC BENEFIT PROGRAM CONDITIONS

In order to qualify for the Open Space Public Benefit program through CCC Section 14.22.060(3)(A)(viii)(g), several conditions must be met:

(g) Eligible lands include those that meet the definition above and the following conditions:

(I) The resources are confirmed by the data sources indicated or identified by either the appropriate state agency or a competent professional whose findings are substantiated by the appropriate state agency

A site visit along with best available science have been utilized to evaluate the subject parcels. WDFW PHS mapping confirms the presence of mule deer winter range and shrub-steppe habitat. The presence of these high priority resources was corroborated during the site visit by a qualified professional.

(II) The resources area included within a habitat management plan developed by a qualified wildlife habitat biologist that includes the following conditions the owners agree to follow:

(1) Land use limitations needed for the long-term viability of the important species or habitat;

The applicant proposes to enter into a conservation easement with the Chelan-Douglas Land Trust (CDLT) in order to protect the high priority resources located at the site; primarily shrub-steppe habitat and mule deer winter range. The applicant will work with the CDLT to tailor a stewardship plan that is appropriate for the property and the applicant’s desires for long-term conservation.

(2) Limitations for access by humans and domesticated animals, as needed;

Because the site supports mule deer winter range, it is recommended that winter access is limited at the site, consistent with other properties that contain conservation easements for mule deer winter range in Chelan County. In particular, seasonal closures should take effect from December 1 to April 1 on parcels #282113240050, #282113210100 and #282113210050. These parcels are located directly adjacent to the BLM-managed lands and are the parcels most likely to be used by mule deer based off of WDFW mapping and observations during the site visit.

The applicant also proposes to restrict hunting on the subject parcels.

(3) Management measures that will enhance the species' viability, if needed; and

Aside from development, the greatest threat to the viability of shrub-steppe habitat and mule deer usage at the site is the unchecked increase in noxious and invasive species. Populations of noxious or invasive weeds should be monitored across the site, with either chemical or mechanical controls implemented to contain outbreaks. The Chelan County Noxious Weed Control Board should be consulted for recommendations on designing an inspection schedule and suggesting preferred management techniques for this location.

The applicant also proposes to continue the removal of the WDFW-installed abatement fencing at the site. The fencing is deteriorating and should be removed in order to provide unrestricted access to the wildlife that utilize the parcels as a movement corridor.

(4) Recommended review intervals for at least the following twenty years.

The site should be re-visited by the holder of the conservation easement no less than every three years to assess conditions on the parcels. In particular, the easement holder should inspect the parcels for noxious or invasive weeds and initiate the implementation of a control program if necessary. Recommendations from the Chelan-Douglas Noxious Weed Control Board should be utilized for the control of noxious or invasive species.

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6. DISCUSSION

The applicant is applying for enrollment of the subject parcels in the Chelan County Open Space Public Benefit program. As part of the application process, the subject parcels must be evaluated to ensure they meet the enrollment criteria. Evaluation of the subject parcels by a qualified professional biologist occurred in July of 2022. It was determined that the site contains WDFW PHS listed shrub-steppe habitat and mule deer winter range habitat; high priority resources in Chelan County. Based on their presence, the site qualifies for enrollment in the Open Space Public Benefit program per Chelan County Code (CCC) Section 14.22.060(3)(A)(viii)(g). Because of the proximity of the site to the city of Manson Urban Growth Area, the site may also qualify for enrollment in the Program per CCC Section 14.22.060(3)(A)(vii).

In addition to the PHS-listed habitats and species the site contains a number of additional unique features that warrant long-term conservation. The applicant proposes to enter into a conservation easement with the Chelan-Douglas Land Trust in order to protect the site from future development. The applicant will work with the land trust to tailor an agreement that is appropriate for the property and takes into consideration the conservation goals of the applicant.

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7. QUALIFIED PROFESSIONAL

Eron Drew is a professional biologist who meets the qualifications for Wetlands, Habitat Conservation Areas and Vegetation Management qualified professional. Eron holds Bachelor of Science degrees in Geology, Conservation Biology, and Zoology from the University of Wisconsin, Madison with a focus on geomorphology, conservation ecology, and limnology. Professional experience includes over 11 years of natural resource management experience in limnology, fisheries, freshwater ecology, wetland ecology, ESA and PHS species protection, and wildlife habitat assessment, management, and mitigation. She is an Army Corps of Engineers certified wetland delineator and has completed the Department of Ecology training for Using the Revised Washington State Wetland Rating System (2014) in Eastern Washington. She has completed the Department of Ecology training for Determining the Ordinary High Water Mark and the WDNR Ecological Integrity Assessment training. She is also a Cornell Lab of Ornithology eBird data contributor and a member of the Washington Native Plant Society. Eron has over 13 years of professional experience in agriculture and landscape management within Central Washington, and 6 years of experience as a WSU Chelan-Douglas Master Gardener and Master Gardener instructor; with over 75 hours of continuing education through the WSU Research Extension in vegetation management including soils, tree and shrub identification, pruning, site and variety selection, trellising and support, fire-wise landscaping, forest health, xeric and native vegetation, plant health diagnosis, and disease and pest management. Eron can be reached at erond@gretteassociates.com or by phone at (509) 663-6300.

Ryan Walker is a Senior Biologist who meets the qualifications for Wetlands, Habitat Conservation Areas and Vegetation Management with experience in shoreline permitting, forestry, wetland biology, riparian restoration, fish and wildlife habitat and code administration. He is an Army Corps of Engineers certified wetland delineator and is on Ecology's qualified list for wetland ratings in eastern and western Washington and use of the credit/debit mitigation system. His background includes natural resource management, land-use planning, ESA compliance, storm water management planning and Shoreline Management Act permitting. Ryan manages a team of employees whose work includes designing projects to meet the requirements of the Clean Water Act (Section 404 and 401), Rivers and Harbors Act, construction stormwater regulations, Washington State Hydraulic Code Rules and local jurisdiction Shoreline Master Programs and critical area regulations. His work also includes bid administration, contracting and construction management of restoration and salmon recovery projects. He holds a B.S. degree in Natural Resource Management from Washington State University and has completed the Department of Ecology's course on determining the ordinary high water mark. He has worked with federal, state, and local agencies in north-central Washington on environmental permitting issues for over 21 years.

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ATAM OPEN SPACE PUBLIC BENEFIT APPLICATION

PHOTOGRAPHS

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Photograph 1. Electrical conduit was run to the building sites under the previous owner. However, electrical service was never installed.



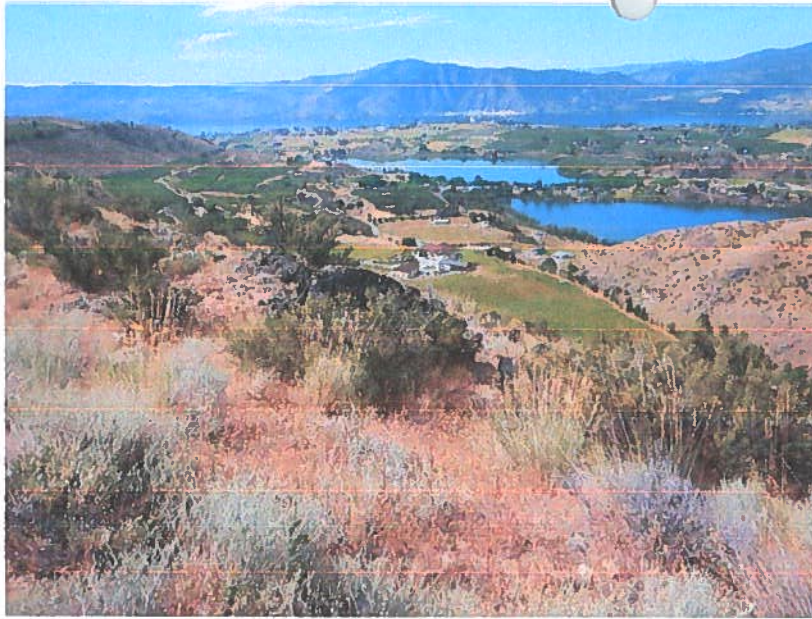
Photograph 2. One of the former building sites; looking west. Native vegetation is recolonizing excavated areas.

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ABRS 24-31



Photograph 3. The site is located just to the north of the City of Manson. Wapato Lake, Roses Lake and Lake Chelan are all visible from the site.



Photograph 4. Liberty Lane (left side), WDFW deer abatement fencing (center) and one of the drainages dominated by riparian vegetation near the center of the site; looking west. The applicant has started to remove the failing fencing.

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PBRS

24-354



Photograph 5. Rock outcrops and talus at the site.



Photograph 6. Several mule deer were observed utilizing the site during the July visit.

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Community Development

PBRS 24-35



Photograph 7. Well-developed game trails crisscross the eastern half of the site.



Photograph 8. The properties are vegetated with bitterbrush (*Purshia tridentata*)-dominated shrub-steppe. Terrain at the site is mixed and contains shrub-steppe, hanging valleys, open meadows, steep slopes, rocky outcrops and riparian vegetation-dominated drainages.

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Community Development

PPRS 24-351



Photograph 9. An open meadow adjacent to BLM land; looking southeast.



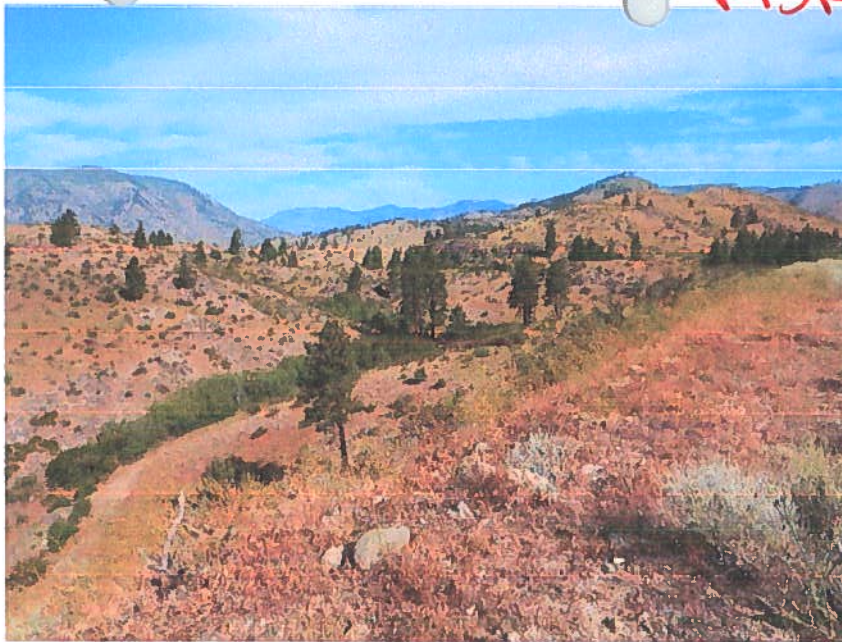
Photograph 10. The location of a potential wetland on the eastern edge of the site; looking east.

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PBRS 24-354



Photograph 11. Mature Ponderosa pine (*Pinus ponderosa*) is located throughout the site.



Photograph 12. Fire scarring on a mature Ponderosa pine (*Pinus ponderosa*).

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Community Development

PBRS 24-354



Photograph 13. The applicant maintains several mowed walking trails on the site. Drainages are dominated by quaking aspen (*Populus tremuloides*).

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Community Development

PBRS
24-364

Denis & Irmi Atam
457 High Blossom Ln, Manson, WA 98831
(425) 373-6743 denisat@hotmail.com

09/02/2024

Open Space Application (PBRS) – Cover Letter & Supporting Information

Preamble:

An application **PBRS 2022-328** was already approved in 2023. In the meantime, we were able to implement a conservation easement held & overseen by CDLT (Chelan-Douglas-Land-Trust). Therefore, we are filing another PBRS application as we qualify now also for one of the PBRS Bonus Categories, which should result in an additional 10% for a total of 60% tax reduction. In the meantime, also a boundary line adjustment (**AFN # 2596308**) was done to merge the previous 10 parcels into one parcel/property. The total size of the parcel/property remains unchanged (221.61 acres).

We are referring & referencing herewith also to the previous approved PBRS application.

1. Parcel #, short legal description & acreage

Parcel Number(s):	282113210050	
Legal Description:	PARCEL A: The North half of the North half of the Southwest quarter and the South half of the Northwest quarter of the Southwest quarter and the Northwest quarter of Section 13, Township 28 North, Range 21, EWM.	
Total Acres in Application:	221.61	

2. Qualifying PBRS categories:

Relevant or qualifying High Priority Resources:

- Significant Wildlife Habitat Area → see "Fish & Wildlife Habitat Management Plan" created by Grette Associates (same as with **PBRS 2022-328**)

Relevant or qualifying Bonus Categories:

- Conservation Easement **AFN # 2593921**

3. Easements & Survey:

- The easement pertaining to the property can be obtained from the survey **AFN # 2267023**. This also provides a map for the property.

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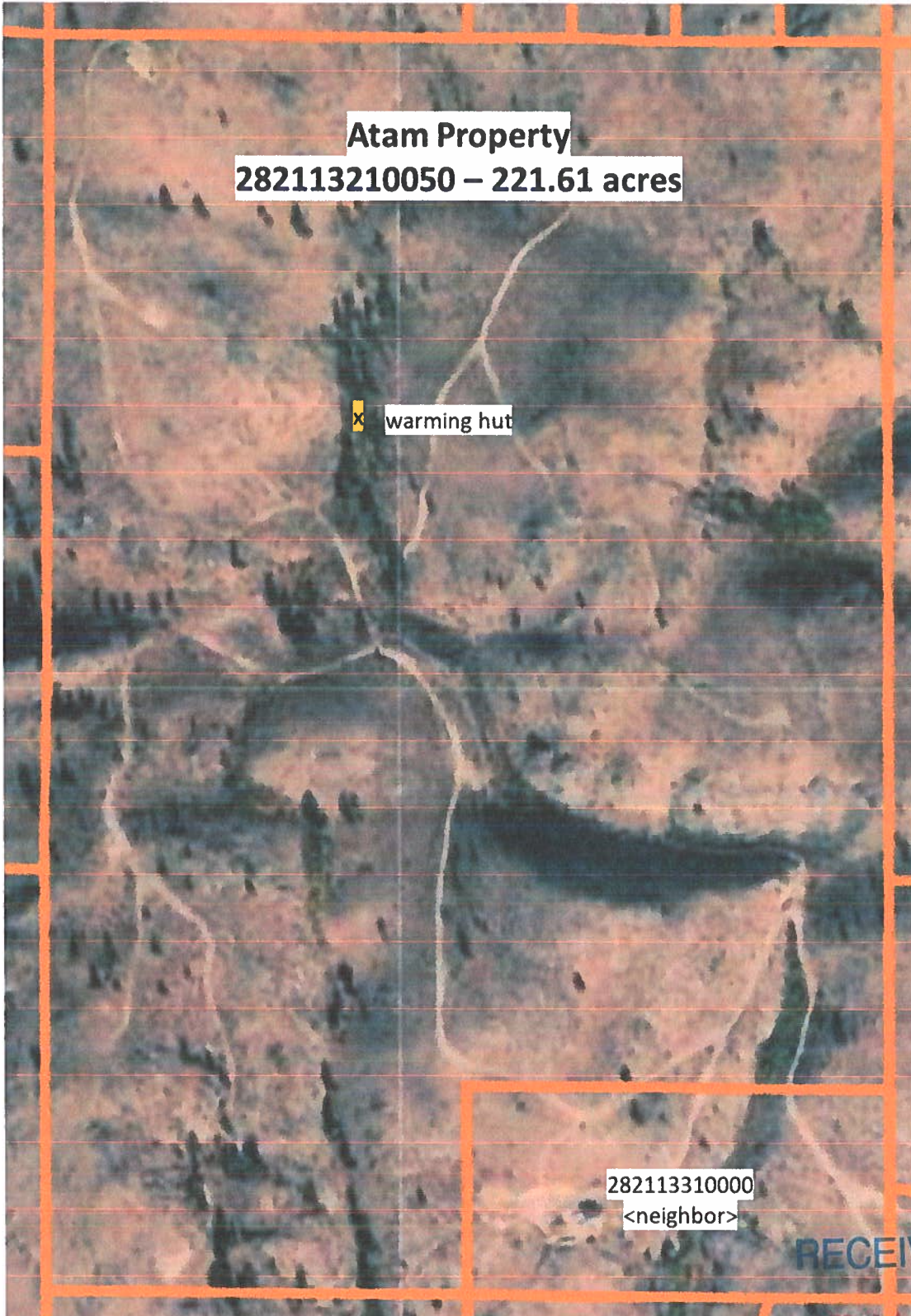
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24-354

4. Existing structures:

- There is a small warming hut (200 sqft.). The location of the hut is indicated with a "x".



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Additional supporting information (as previously provided with PBR 2022-328):

Pictures taken from wildlife cams across our property to document the existence of preservable & protected wildlife in that area.

Black Bears



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Mama bear with 2 cubs

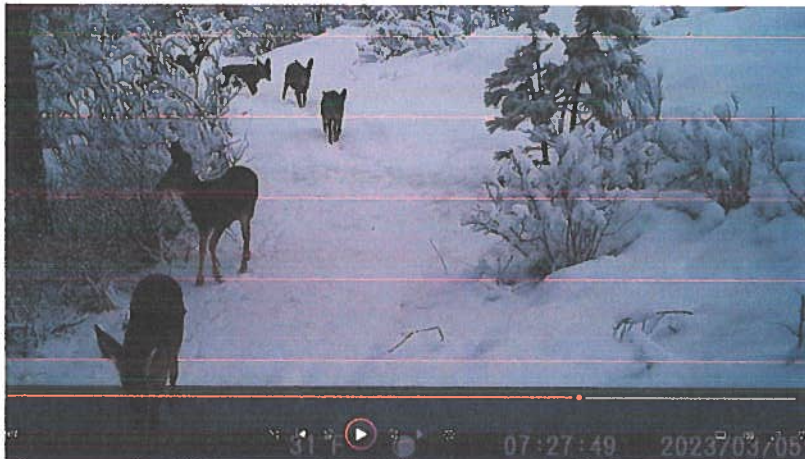


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Hundreds of deer



Doe with twins



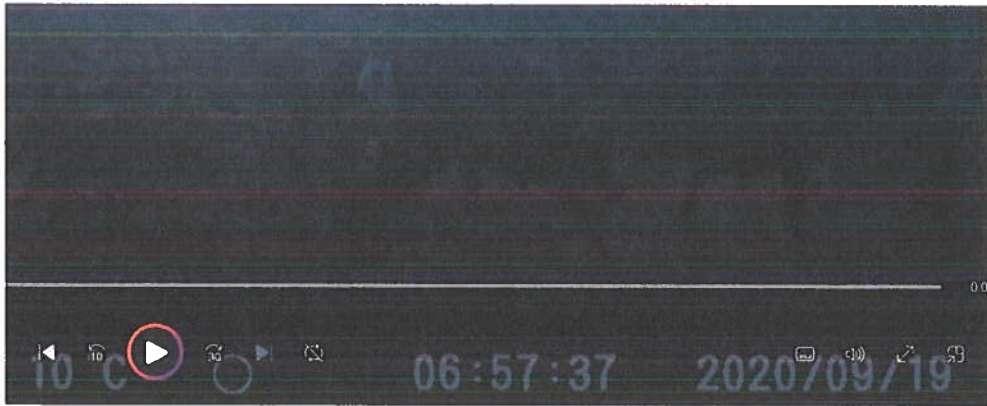
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CHELAN COUNTY
Community Development

PBRs 24-354

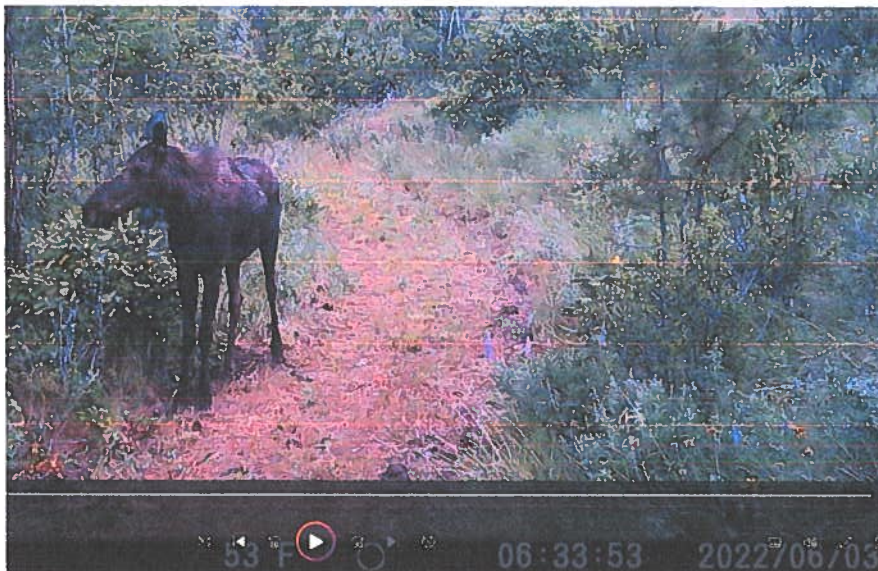
2 bucks fighting



6-point buck



Moose



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Community Development

PRRS24-354



Hundreds of coyotes



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Community Development

PRRS 24354

Cougars (mother with 2 cups)



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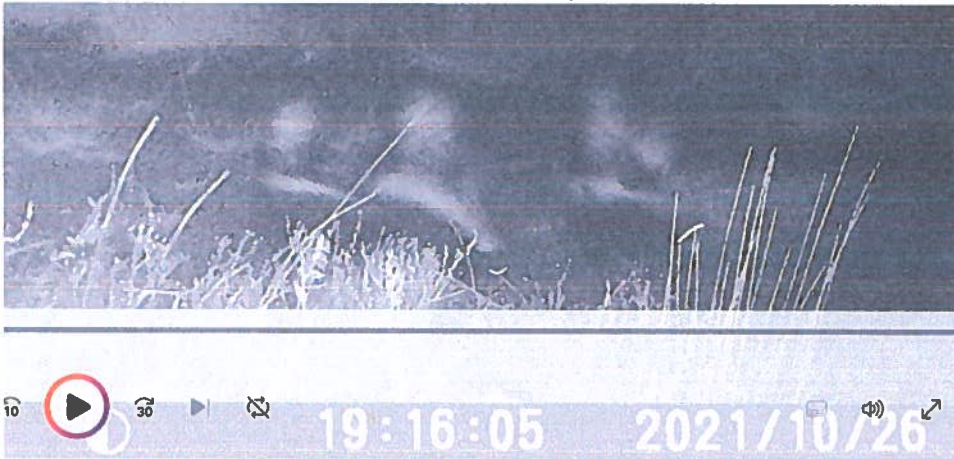
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FBRS 24-354

Skunks



3 Skunks racing



Ground Hogs



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PAPERS 24-354

Owl



Quails



Chukars



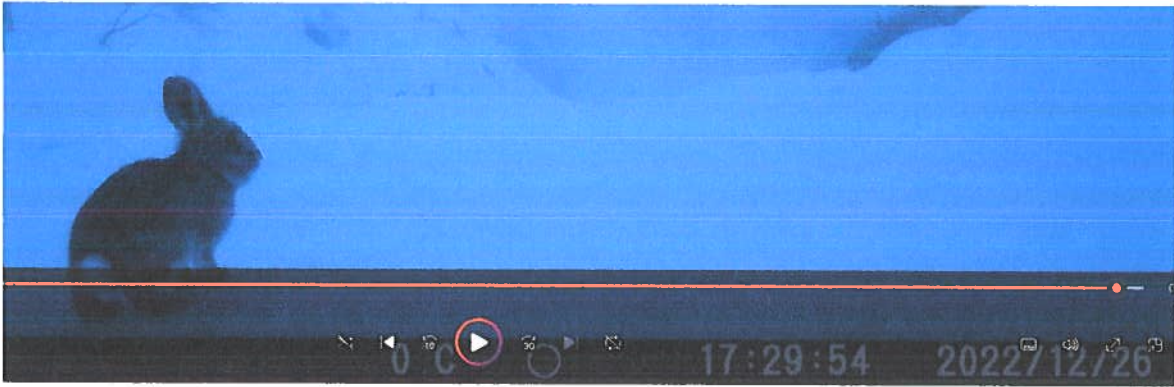
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1930524-354

Rabbits



Kind regards,

Denis & Irmi Atam

Manson, 09/02/2024

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CHELAN COUNTY
Community Development

PBRS 24-354

When recorded return to:

Chelan-Douglas Land Trust
PO Box 4461
Wenatchee, WA 98807-4461

202363
REAL ESTATE EXCISE TAX
EXEMPT
Chelan County Treasurer
David E. Griffiths, CPA
by Handwritten Signature 5/8/2024 Deputy

THE FOLLOWING DOCUMENT IS RE-RECORDED TO CORRECT CLERICAL ERRORS ON PAGE 1. SEE DUPLICATE PAGE 1 FOR CHANGES MADE. ORIGINAL DOCUMENT RECORDED 3/26/2024, AFN #2592458

The information contained in this boxed section is for recording purposes only pursuant to RCW 36.18 and RCW 65.04, and is not to be relied upon for any other purpose, and shall not affect the intent of or any warranty contained in the document itself.

Grantor(s): Denis B.K. and Irmingard Atam
Grantee(s): Chelan-Douglas Land Trust
Abbreviated Legal Description: PTN LOT 3, SP NO. 1080, BOOK SP-2, P. 32 AND SEC 13 TWP 28N RGE 21 EWM NW QTR, CHELAN COUNTY. Additional legal on Exhibit A.
Assessor's Parcel Number(s): 282113210050, 282113210100, 282113220050, 282113220100, 282113230050, 282113230100, 282113240050, 282113240100, 282113300050, 282113320050

GRANT DEED OF CONSERVATION EASEMENT

THIS GRANT DEED OF CONSERVATION EASEMENT ("Conservation Easement") is made effective as of the date of recording by DENIS B. K. ATAM and IRMINGARD ATAM, husband and wife, having an address at 457 High Blossom Lane, Manson, WA 98831 ("Grantor"), in favor of CHELAN-DOUGLAS LAND TRUST, a Washington Corporation, having an address at PO Box 4461, Wenatchee, WA 98807-4461 ("Grantee"). Grantor and Grantee are hereinafter collectively referred to as "Parties".

I. RECITALS

- A. Grantor is the sole owner in fee simple of that certain real property, (the "Protected Property") in Chelan County, Washington, more particularly described in Exhibit A (legal description) and shown on Exhibit A-1 (Site plan), which are attached to and incorporated into this Easement by this reference.
- B. The Protected Property possesses natural, open space, and native wildlife habitat values of importance to the Washington Department of Fish and Wildlife (WDFW), the Chelan-Douglas Land Trust and the people of the State of Washington (collectively, "Conservation Values"). The specific

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Skip Monre, Auditor, Chelan County, WA. AFN # 2592458
Recorded 03/26/2024 at 10:37 AM
EASE Pages: 23
Filing Instrument \$325.50
CW TITLE AND ESCROW

When recorded return to:

Chelan-Douglas Land Trust
PO Box 4461
Wenatchee, WA 98807-4461

201992
REAL ESTATE EXCISE TAX
PAID \$ 5,916.94
Chelan County Treasurer
David E. Griffiths, CPA
By DM 3/26/2024 Deputy

5004164908

The information contained in this boxed section is for recording purposes only pursuant to RCW 36.18 and RCW 65.04, and is not to be relied upon for any other purpose, and shall not affect the intent of or any warranty contained in the document itself.

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Grantee(s): Chelan-Douglas Land Trust
Abbreviated Legal Description: ^{PTN LOT 3, SP NO. 1080, BOOK SP-2, P. 32 AND SEC 13 TWP 28N RGE 21 EWM,} NW1/4 and N1/2 N1/2 SW1/4 and S2 NW1/4 SW1/4 Section 13, NW ^{QTR,} Township 28 North, Range 21 EWM. Additional legal on Page 1. ^{CHELAN COUNTY.} Exhibit A.
Assessor's Parcel Number(s): 282113210050, 282113210100, 282113220050, 282113220100, 282113230050, 282113230100, 282113240050, 282113240100, 28211330050, 282113320050

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Conservation Values of the Protected Property are further documented in an inventory of relevant features dated November 6, 2023 on file at the offices of the Grantee and incorporated into this Easement by this reference (“Baseline Documentation”). The Baseline Documentation, which has been reviewed and accepted by Grantor and Grantee, consists of reports, maps, photographs, and other documentation that provide, collectively, an accurate representation of the Property at the time of this grant and which is intended to serve as an objective information baseline for monitoring compliance with the terms of this grant.

- C. The Protected Property consists of approximately 221.61 acres of land.
- D. The Protected Property includes critical shrubsteppe habitat that provides conservation value for mule deer, western gray squirrels, and other native wildlife. The WDFW Priority Habitats and Species (PHS) database (WDFW PHS data 2023) identifies 3 Priority Habitats and Species on the Protected Property parcels, including shrubsteppe habitat, mule deer and western gray squirrels. The WDFW, the state agency responsible for wildlife management, has determined that conserving existing quality shrubsteppe habitat and increasing the quality of existing degraded habitats will significantly improve habitat conditions and thereby enhance the survivability of mule deer, western gray squirrels, and other native wildlife species.

Some habitat management on the Protected Property may be necessary to maintain or improve the quality of the shrubsteppe habitat that will benefit mule deer and western gray squirrels. Habitat improvement may include upland improvements by controlling noxious weeds and/or planting native vegetation to improve the forage quality of the habitat for mule deer, western gray squirrels, other wildlife species that depend on shrubsteppe habitat.

II. CONVEYANCE AND CONSIDERATION

- A. **Consideration.** For the reasons stated above, and in consideration of the Purchase Price of \$ Three Hundred Seventy-two Thousand Six Hundred Twenty-one Dollars (\$372,621.00), the mutual covenants, terms, conditions, and restrictions contained in this Easement, Grantor hereby voluntarily grants, conveys and warrants to Grantee a conservation easement in perpetuity over the Protected Property, consisting of certain rights in and over the Protected Property, as defined in this Easement.
- B. **Conveyance.** This conveyance is a conveyance of an interest in real property under the provisions of RCW 64.04.130.
- C. **Runs with Land.** Grantor expressly intends that this Easement run with the land and that this Easement shall be binding upon Grantor's personal representatives, heirs, successors, and assigns.
- D. **Water Rights.** Grantor is not conveying to Grantee any water rights held by Grantor. However, Grantor specifically and expressly agrees not to transfer any water rights for use on or associated with

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the Protected Property without the written permission of Grantee; Grantee will not unreasonably withhold permission to transfer water rights.

- E. **Approval and Acceptance.** WDFW has approved and accepted the provisions of this Conservation Easement as indicated in a letter dated October 31, 2023, which is attached to this Conservation Easement as Exhibit B.

III. PURPOSE

The purpose of this Easement is to implement the mutual intentions of Grantor and Grantee as expressed in the above Recitals, which are incorporated herein by this reference, and in the provisions that follow, to assure that the Protected Property will be retained forever predominantly in its natural, scenic, and open space condition as a relatively natural habitat for wildlife and to prevent any use of, or activity on, the Protected Property that will significantly impair or interfere with the Conservation Values of the Protected Property (the "Purpose"). The use of, or activity on, the Protected Property are limited to such uses and activities that are consistent with this Purpose.

IV. RIGHTS CONVEYED TO GRANTEE

To accomplish the Purpose of this Easement, the following rights are conveyed to Grantee (or Grantee's agents, represents or assigns by this Easement:

- A. **Identification and Protection.** To identify, preserve and protect in perpetuity and to maintain the Conservation Values of the Protected Property.
- B. **Access.** To access the Protected Property as provided herein under the following conditions:
 1. Grantee shall have the right to enter the Protected Property, at reasonable times and upon prior written notice (at least 15 days) to Grantor, for the purpose of making a general inspection of the Protected Property at least annually to monitor compliance with this Conservation Easement.
 2. Grantee, its employees, agents, volunteers and contractors shall have the right to enter the Protected Property to facilitate habitat improvement projects agreed upon between Grantor and Grantee.
 3. Grantee shall have the right to enter the Protected Property at such other times as are necessary if Grantee has a reason to believe that a violation of the Conservation Easement is occurring, or has occurred, for the purpose of mitigating or terminating the violation and otherwise enforcing the provisions of this Conservation Easement.

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CHELAN COUNTY
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- 4. Grantee shall not unreasonably interfere with Grantor's authorized use of the Protected Property. Grantee shall ensure that its agents and assigns do not unreasonably interfere with Grantor's authorized use of the Protected Property.
- C. **Injunction and Restoration.** To enjoin any use of, or activity on, the Protected Property that is inconsistent with the Purpose of this Conservation Easement, including trespasses by members of the public, and to require of the perpetrator of such inconsistent use or activity the restoration of such areas or features of the Protected Property as may be damaged by uses or activities inconsistent with the provisions of this Conservation Easement.
- D. **Enforcement.** To enforce the terms of this Easement as provided in this Conservation Easement.
- E. **Assignment.** To assign, convey, or otherwise transfer Grantee's interest in the Protected Property or any rights contained herein in accordance with Section XV (Assignment and Succession).
- F. **Development Rights.** The Parties agree that all unused development rights that are now or hereafter allocated to, implied, reserved or inherent in the Protected Property are terminated and extinguished and may not be used on or transferred to any portion of the Protected Property as it now or hereafter may be bounded or described.

**V. USES AND ACTIVITIES CONSISTENT WITH
THE PURPOSE OF THE EASEMENT**

Grantor reserves for itself and its personal representatives, heirs, successors and assigns, all rights accruing from ownership of the Protected Property, including the right to engage in, or permit or invite others to engage in, any use of, or activity on, the Protected Property that is not inconsistent with the Purpose of the Conservation Easement and that are not prohibited by this Easement. Without limiting the generality of this subsection, Grantor specifically reserves for itself and its personal representatives, heirs, successors, and assigns, the following uses and activities:

- A. **Structures.** maintenance, repair and replacement of an existing dry cabin as shown on Exhibit A-2 ("Cabin Area") for use by Grantor and Grantor's invitees, so long as there is no connection to power, water, septic or other utilities, or leasing of the structure.
- B. **Recreation.** The undertaking of recreational activities such as hiking, horseback riding, bicycling, bird watching, cross country skiing, fishing, camping, picnicking and hunting on the Protected Property; provided that such activities are conducted in a manner and intensity that does not adversely impact the Conservation Values of the Protected Property. All recreational activities must be done in accordance with state, and/or federal laws and ordinances.
- C. **Trails.** Use of existing trails and improvements as shown on Exhibit A-2 for recreational uses permitted in Section V(B) are allowed provided that the Conservation Values of the Protected

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Property shall not be adversely impacted. No new trails or improvements are permitted. Trails may be maintained, including mowing twice a year for accessibility and fire safety.

D. **Composting and Storage of Wastes.** The composting and use of organic and vegetative waste consistent with the Purpose of this Easement and in compliance with applicable federal, state, and local laws.

E. **Signs.** The placement of signs on the Protected Property to advertise for sale or rent, to state the conditions of access to the Protected Property, to acknowledge the placement of this Easement on the Protected Property; provided that such signs are located to preserve, as much as possible, the undisturbed Conservation Values of the Protected Property. Signs in excess of nine square feet in area shall be subject to written approval of sign location and design by Grantee.

F. **Forest Resources.** The harvesting of forest products; provided that such activities are conducted in a manner and intensity that does not adversely impact the Conservation Values of the Property. The following conditions and limitations apply to harvesting of forest products:

- 1) To protect persons and property from the hazards associated with fallen trees or the potential for falling trees.
- 2) For controlling imminent threat of disease or insect infestation or removing any trees currently infested with disease or insects and for fire control.
- 3) To obtain firewood or fencing materials for use on the Property, or on Grantor's nearby property, except that no live trees may be harvested for this purpose.
- 4) To foster a forest resource that is consistent with the natural ecology of the Property or to achieve other ecological goals including fire prevention.
- 5) With prior written approval of the Grantee, the commercial harvest of timber from the Property, provided that all proceeds from any timber harvest after normal and typical harvesting costs, shall be paid directly to the Grantee and further provided any such harvest shall be consistent with the forest health and conservation values of this Easement.

G. **Storage.** The storage of firewood and equipment for permitted purposes at the "Storage Location" as shown on Exhibit A-2.

H. **Stewardship Activities.** The undertaking by Grantor and/or by agents, employees, volunteers and contractors retained by Grantor or Grantee to perform habitat maintenance and habitat improvement activities, including but not limited to fence removal, weed control, planting/seeding with native species, and thinning/limbing of trees for fire prevention.

I. **Protection of Public Health or Safety.** The undertaking of other activities necessary to protect public health or safety on the Protected Property, or that are actively required by and subject to compulsion of any governmental agency with authority to require such activity; provided that any

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24-354

such activity shall be conducted so that interference with the Conservation Values of the Protected Property is avoided, or, if avoidance is not possible, minimized to the greatest extent possible and for which prior written approval is obtained by Grantor as set forth in this Conservation Easement.

- J. **Creation of Mortgage Liens.** The creation of consensual liens, whether by mortgage, deed of trust, or otherwise, for the purpose of securing repayment of indebtedness of the Grantor is allowed, so long as such liens shall remain subordinate to this Conservation Easement.

VI. USES AND ACTIVITIES INCONSISTENT WITH THE PURPOSE OF THE EASEMENT

Any use of, or activity on, the Protected Property inconsistent with the Purpose of this Easement is prohibited, and Grantor acknowledges and agrees that it will not conduct, engage in or permit any such use or activity. Without limiting the generality of this subsection, the following uses of, or activities on, the Protected Property, though not an exhaustive list, are inconsistent with the Purpose of this Easement and are prohibited, except as expressly provided for in Section V:

- A. **Subdivision.** The legal or "de facto" division, subdivision or partitioning of the Protected Property, which shall include, but not be limited to, any subdivision, short subdivision, platting, binding site plan, testamentary division, or other process by which the Protected Property is divided into lots, or in which title to different portions of the Protected Property are held by different owners.
- B. **Residential Uses.** Use of the Protected Property for residential purposes, other than the limited recreational use of the Cabin Area permitted under Section V.
- C. **Industrial Uses.** Use of the Protected Property for any industrial purpose.
- D. **Commercial Uses.** Use of the Protected Property for any commercial purpose.
- E. **Utilities.** The installation of new utility systems or extensions of existing utility systems, including, without limitation, water, sewer, power, fuel, and communication lines and related facilities on the Protected Property.
- F. **Construction.** The placement or construction of any buildings, structures, or other improvements of any kind (including, without limitation, pipelines, wells, septic systems, drain fields, fences, roads, trails and parking areas) on the Protected Property, except as permitted under Section V.
- G. **Alteration of Land.** The alteration of the surface of the land, including, without limitation, the excavation, fill or removal of soil, sand, gravel, rock, peat, or sod of any of the Protected Property; except as deemed necessary by Grantee to preserve or protect the Conservation Values of the Protected Property and mutually agreed upon in writing by Grantor and Grantee.

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- H. **Alteration of Water Courses.** The draining, filling, dredging, ditching, or diking of wetland areas, the alteration or manipulation of ponds and water courses, or the creation of new wetlands, water impoundments, or water courses on the Protected Property; except as deemed necessary by Grantee to preserve, protect or enhance the Conservation Values of the Protected Property and mutually agreed upon in writing by Grantor.
- I. **Erosion or Water Pollution.** Any use or activity that causes or is likely to cause significant soil degradation or erosion or significant pollution of any surface or subsurface waters on or under the Protected Property.
- J. **Fences.** Constructing and maintaining fences and gates is permitted, provided they are wildlife – passable, in accordance with the then-current recommendations of the Washington Department of Fish and Wildlife. Wildlife impassable fences are not permitted.
- K. **Agricultural Activities.** The conducting of grazing by livestock other domestic animals or agricultural activities of any kind on the Protected Property.
- L. **Waste Disposal.** The disposal or storage of rubbish, garbage, debris, vehicles, abandoned equipment, parts thereof, or other unsightly, offensive, or hazardous waste or material on the Protected Property.
- M. **Signs.** The placement of commercial signs, billboards, or other advertising material on the Protected Property, except as provided in Section V.
- N. **Mining.** The exploration for, or development and extraction of, minerals and hydrocarbons on or below the surface of the Protected Property.
- O. **Wildlife Disruption.** The disruption of wildlife breeding, foraging, wintering and nesting activities on the Protected Property, except as may be allowed by state law (hunting).
- P. **Introduced Vegetation and Animals.** The intentional introduction of non-native species of plants or animals on the Protected Property; except as otherwise provided in Section V, or upon the prior consent of Grantee.
- Q. **Harvesting of Native Plants.** The commercial gathering, picking, taking, or harvesting of native plants, or any parts thereof.
- R. **Off-Road Vehicles.** The operation of motorcycles, dune buggies, snowmobiles, ATVs or any other motorized vehicles on the Protected Property; except that such motorized vehicles may be used for activities permitted under Section V.

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CHELAN COUNTY
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Community Development

VII. NO PUBLIC ACCESS RIGHTS GRANTED

No right of access by the general public to the Protected Property is conveyed by this Conservation Easement. No provisions of this Easement shall be construed as requiring Grantor to allow public access to the Protected Property or authorizing Grantee to allow public access to the Protected Property.

VIII. UNCONTROLLABLE CIRCUMSTANCES

No provision of this Easement shall be construed as requiring Grantor or Grantee to take any action to restore the Protected Property to its original condition in an event beyond the control of Grantor or Grantee, such as fire, flood, slide, earthquake, storm, lightning, or other natural conditions/events.

Further, neither Grantor nor Grantee shall be in default or violation as to any obligation created hereby and no condition precedent or subsequent shall be deemed to fail to occur if such Party is prevented from fulfilling such obligation by, or such condition fails to occur due to:

1. Actions by trespassers upon the Protected Property; or
2. Forces beyond such Parties' reasonable control, including without limitation, flood, earthquake, slide, storm, lightning, fire, or other natural causes/events.

IX. NOTICE AND APPROVAL

A. **Notice.** Grantor shall notify and receive Grantee's written approval prior to undertaking any action listed in Sections V and VI as requiring such permission. The purpose of requiring Grantor to notify Grantee prior to undertaking certain permitted uses and activities is to afford Grantee an opportunity to ensure that the use or activity in question is designed and carried out in a manner consistent with the purposes of this Easement. Whenever notice is required, Grantor shall notify Grantee in writing not less than thirty (30) days prior to the date Grantor intends to undertake the use or activity in question. The notice shall describe the nature, scope, design, location, timetable, and any other material aspect of the proposed activity in sufficient detail to permit Grantee to make an informed judgment as to its consistency with the purpose of this Easement.

B. **Approval.** Where Grantee's approval is required, Grantee shall grant or withhold its approval in writing within thirty (30) days after receipt of Grantor's written request for approval. Grantee's approval may be withheld only upon a reasonable determination by Grantee that the action as proposed would be inconsistent with the purposes of this Easement. Grantee's approval may include reasonable conditions, which must be satisfied in undertaking the proposed use or activity. If Grantor must undertake emergency action to protect health or safety on the Property

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or must act by and subject to compulsion of any governmental agency, Grantor may proceed with such action without Grantee's approval, provided, Grantor shall notify Grantee if reasonably possible under the circumstances or as soon thereafter as reasonably possible. Grantee may extend the thirty (30) day period set forth above, when reasonably necessary and to the extent reasonably necessary (i) to request additional or supplemental information from Grantor as to the proposed use or activity, (ii) to complete such additional analysis or evaluation, including hiring necessary experts and obtaining the necessary research, to fully understand the nature and extent of the proposed activity or use, and/or (iii) where the impacts of such proposed use or activity on the Conservation Values of the Property are difficult to ascertain within the thirty (30) day period and more time is needed to complete such analysis (an "Extension"). Grantee shall provide written notice to Grantor of any Extension needed and the reason therefor, which shall automatically extend the time for Grantee to respond. Extension(s) shall not exceed sixty (60) days.

C. **Addresses.** Any notice, demand, request, consent, approval, or communication that either Party desires or is required to give to the other shall be in writing and either served personally or sent by electronic means to the address(es) either Party from time to time shall designate by written notice to the other:

To Grantee:
Chelan-Douglas Land Trust Executive Director
PO Box 4461
Wenatchee, WA 98807-4461
info@cdlandtrust.org
or to such other address as either Party designates by written notice to the other.

To Grantor:
Denis B.K. and Irmingard Atam
457 High Blossom Ln
Manson, WA 98831
denisat@hotmail.com

X. DISPUTE RESOLUTION

A. **Dispute Resolution.** Any claim, controversy or dispute arising out of or in connection with the Easement Agreement (hereinafter referred to as "the dispute") shall be resolved as follows:

1. A Party seeking dispute resolution under this Section shall give the other Party written notice implementing the dispute resolution process, which notice shall describe in reasonable detail the dispute. The Parties shall first meet and confer in good faith to fairly and equitably resolve the dispute. Such meeting shall occur within 15 calendar days of the date of notice implementing dispute resolution. The Party receiving notice shall suspend the activities that are

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the subject of the dispute upon such notice; failure to do so shall entitle the other Party to proceed with remedies under this Conservation Easement.

2. If the dispute cannot be resolved by informal discussions, either Party may seek judicial remedy as appropriate or the Parties may agree upon an alternative dispute resolution process.

XI. JUDICIAL RESOLUTION

A. Notice of Violation, Corrective Action. If Grantee determines that the Grantor or its personal representatives, heirs, successors, or assigns is in violation of the terms of this Conservation Easement or that a violation is threatened, and if such determination or dispute shall not be resolved by discussion or other means, Grantee shall give written notice to Grantor of such violation and demand corrective action sufficient to cure the violation and, where the violation involves injury to the Protected Property resulting from any use or activity inconsistent with the Purpose of this Easement, to restore the portion of the Protected Property so injured to its prior condition in accordance with a plan approved by Grantee.

B. Grantor's Failure to Respond. Grantee may bring an action as provided in subsection C if Grantor:

- 1. Fails to cure the violation within seven (7) calendar days after receipt of a notice of violation from Grantee; or
- 2. Under circumstances where the violation cannot reasonably be cured within a seven (7) day period, fails to begin curing the violation within the seven (7) day period and fails to continue diligently to cure such violation until finally cured.

C. Grantee's Action.

1. **Injunctive Relief.** Grantee may bring an action at law or in equity in a court having jurisdiction to enforce the terms of this Easement:

- a. To enjoin the violation by temporary or permanent injunction; and
- b. To require the restoration of the Protected Property to the condition that existed prior to any such injury if such injury is caused by the Grantor or Grantor's assigns, successors or representatives or by Grantor.

2. **Damages.** Inasmuch as the actual damages to the Conservation Values that could result from a breach of this Easement by Grantor would be impractical or extremely difficult to measure, the Parties agree that the money damages Grantee is entitled to recover from Grantor shall be, at Grantee's election, the higher of:

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CHELAN COUNTY
Community Development

(i) the amount of economic gain realized by Grantor from violating the terms of the Easement or
(ii) the cost of restoring any Conservation Values that have been damaged by such violation. In the event Grantee chooses the second of these two measures, Grantor agrees to allow Grantee, its agents or contractors, to enter upon the Protected Property and conduct restoration activities.

D. **Grantor's Action.** In the event that Grantor shall seek determination as to the legal meaning or effect of this Conservation Easement, or as to any alleged violation hereof by Grantee, then Grantor shall be entitled to bring judicial action including actions at law and/or in equity therefore. Grantor shall be entitled to recover damages for violation of the terms of the Conservation Easement as allowed by law.

E. **Emergency Enforcement.** Notwithstanding the foregoing provisions, if Grantee, in its sole discretion, determines that circumstances require immediate action to prevent or mitigate significant damage to the Conservation Values of the Protected Property, Grantee may pursue its remedies under this section without prior notice to Grantor or without waiting for the period provided for cure to expire.

F. **Scope of Relief.** Grantee's rights under this section apply equally in the event of either actual or threatened violations of the terms of this Easement. The Parties agree that remedies at law for any violation of the terms of this Easement are inadequate and that both the Grantor and Grantee shall be entitled to the injunctive relief, both prohibitive and mandatory, in addition to such other relief to which Grantee may be entitled, including specific performance of the terms of this Easement, without the necessity of providing either actual damages or the inadequacy of otherwise available legal remedies.

G. **Costs of Enforcement.** In the event Grantor or Grantee finds it necessary to bring an action at law or other proceeding against the other party to enforce or interpret any of the terms, covenants or conditions of this Easement, the substantially prevailing party in any such action or proceeding shall be paid all costs and reasonable attorneys' and consultants' fees by the other party and all such costs and attorneys' and consultants' fees shall be included in any judgment secured by such prevailing party. In the event that Grantor or Grantee secures redress for an Easement violation without initiating or completing a judicial proceeding, the costs of any restoration and the substantially prevailing Parties' reasonable expenses shall be borne by the other Party and those of its personal representatives, heirs, successors, or assigns who are otherwise determined to be responsible for the unauthorized use or activity.

H. **Discretion in Enforcement.** Any failure of Grantee to discover a violation or forbearance by Grantor to exercise its rights under this Easement in the event of any breach of any term of this Easement by Grantor, its agents, employees, contractors, family members, invitees or licensees will not be deemed or construed to be a waiver by Grantee of such term of any of Grantee's rights under this Easement. No delay or omission by Grantee in the exercise of any right or remedy

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upon any breach by Grantor will impair such right or remedy or constitute a waiver or estoppel of its rights to enforce this Easement.

- I. **Joint Injunctive Relief.** In the event the terms of this Easement are violated by acts of trespassers, Grantor agrees, at Grantee's request, to join in any suit, to assign its right of action to Grantee, or to appoint Grantee its attorney in fact, for the purpose of pursuing enforcement action against the responsible parties.

XII. REPRESENTATIONS; NO WARRANTY; TAXES, ENVIRONMENTAL COMPLIANCE, AND INDEMNIFICATION

- A. **Taxes.** Grantor shall pay all taxes levied against the Protected Property by government authority as they become due, and shall furnish Grantee with satisfactory evidence of payment upon request. If Grantor fails to pay any taxes when due, Grantee is authorized, but in no event obligated, to make or advance such payment of taxes upon three (3) days prior written notice to Grantor, in accordance with any bill, statement, or estimate procured from the appropriate authority, without inquiry into the validity of the taxes or the accuracy of the bill, statement, or estimate, and the obligation created by such payment shall bear interest until paid by Grantor at the maximum rate allowed by law.

- B. **Representations and Warranties.** Grantor represents and warrants that, after reasonable investigation and to the best of Grantor's knowledge:

- 1. Grantor and the Protected Property are in compliance with all federal, state, and local laws, regulations, and requirements applicable to the Protected Property and its use, including without limitation all federal, state, and local environmental laws, regulations and requirements;

- 2. There has been no release, dumping, burying, abandonment or migration from off-site on the Protected Property of any substances, materials, or wastes that are designated as, hazardous, toxic, dangerous, or harmful or contain components that are, or are designated as, hazardous, toxic, dangerous, or harmful and/or that are subject to regulation as hazardous, toxic, dangerous, or harmful by any federal, state or local law, regulation, statute, or ordinance;

- 3. Neither Grantor nor Grantor's predecessors in interest have disposed of any hazardous substances off-site, nor have they disposed of substances at sites designated or proposed to be designated as federal Superfund (42 U.S.C. § 9601 et seq.) or state Model Toxics Control Act (RCW 70.105D.010 et seq.) ("MTCA") sites; and

- 4. There is no pending or threatened litigation affecting the Protected Property or any portion of the Protected Property that will materially impair the Conservation Values of any portion of the Protected Property. No civil or criminal proceedings have been instigated or are pending against Grantor or its predecessors by government agencies or third parties arising out

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SEP 04 2024

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CHELAN COUNTY
Community Development

of alleged violations of environmental laws, and neither Grantor nor its predecessors in interest have received any notices of violation, penalties, claims, demand letters, or other notifications relating to a breach of environmental laws.

- C. **Remediation.** If, at any time, there occurs, or has occurred, a release in, on, or about the Protected Property of any substance now or hereafter defined, listed, or otherwise classified pursuant to any federal, state, or local law, regulation, or requirement as hazardous, toxic or dangerous to the air, water or soil, or in any way harmful or threatening to human health or environment, Grantor agrees to take all steps necessary to assure its containment and remediation, including any cleanup that may be required, unless the release was caused by Grantee, in which case Grantee should be responsible for remediation.

- D. **Control.** Nothing in this Easement shall be construed as giving rise, in the absence of a judicial decree, to any right or ability in Grantee to exercise physical or managerial control over the day-to-day operations of the Protected Property, or any of Grantor’s activities on the Protected Property.

- E. **No Warranty of Safe Use by Grantor.** Grantor makes no warranty and nothing in this Conservation Easement shall be construed as giving rise to any warranty by Grantor that the Protected Property is safe to use for any of the activities stated in this Conservation Easement. Grantee is responsible for the safety of their own employees, agents, members, contractors and others who use the Protected Property.

- F. **Grantor’s Indemnification.** Grantor hereby agrees to release and hold harmless, indemnify, and defend Grantee and its members, directors, officers, employees, agents, and contractors and the personal representatives, heirs, successors, and assigns of each of them (collectively “Indemnified Parties”) from and against all liabilities, penalties, costs, losses, damages, expenses, causes of action, claims, demands, or judgments, including, without limitation, reasonable attorneys’ and consultants’ fees, arising from or in any way connected with Grantor’s actions, unless such actions are permitted by the terms of this Conservation Easement.

- G. **Grantee’s Indemnity.** Grantee shall hold harmless, indemnify, and defend Grantor and Grantor’s heirs, personal representatives, successors, and assigns (collectively, “Indemnified Parties”) from and against all liabilities, penalties, costs, losses, damages, expenses, causes of action, claims, demands, or judgments, including, without limitation, reasonable attorneys’ and consultants’ fees, arising from or in any way connected with injury to or the death of any person, or physical damage to any property, resulting from any act, omission, condition, or other matter related to or occurring on or about the Protected Property that is a consequence of Grantee’s actions or the actions of Grantee’s members, directors, officers, employees, agents, invitees, contractors, on or about the Protected Property.

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XIII. EXTINGUISHMENT, CONDEMNATION AND SUBSEQUENT TRANSFER

A. Extinguishment. This Easement may be terminated or extinguished, whether in whole or in part, only under one or more of the following circumstances:

1. Upon petition by both parties, a court having jurisdiction over this Easement determines by judicial proceedings that circumstances have rendered the Purpose of this Easement impossible to achieve.

2. In the event that all or any of the Protected Property is taken by exercise of the power of eminent domain or acquired in lieu of condemnation, whether by public, corporate, or other authority. Grantor and Grantee may act jointly to recover the full value of the interest in the Protected Property subject to the taking or in lieu purchase and all direct or incidental damages resulting from the taking or in lieu purchase. All expenses reasonably incurred by Grantor and Grantee in connection with the taking or in lieu purchase shall be paid out of the amount received.

Grantor and Grantee agree that the proceeds to which Grantee shall be entitled, after the satisfaction of prior claims, from any sale, exchange, or involuntary conversion of all or any portion of the Protected Property subsequent to such termination or extinguishments, shall be determined by the Parties or by a court with proper jurisdiction.

B. Subsequent Transfers by Grantor. Grantor agrees to:

Incorporate the terms of this Easement by reference in any deed or other legal instrument by which it divests itself of any interest in the Protected Property, including, without limitation, a leasehold interest.

1. Describe this Easement in and append it to any executory contract for the transfer of any interest in the Protected Property.

2. Give written advance notice to Grantee of the possible transfer of any interest in the Protected Property no later than 45 days prior to the date of such transfer. Such notice to Grantee shall include the name, address, and telephone number of the prospective transferee or the prospective transferee's representative.

3. The failure of Grantor to perform any act required by this subsection shall not affect the validity of the transfer of interest nor impair the validity of this Easement or limit its enforceability in any way.

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XIV. AMENDMENT

If circumstances arise under which an amendment to or modification of this Easement would be appropriate, Grantor and Grantee are free to jointly amend this Easement; provided that no amendment shall be allowed unless approved in writing by the Washington Department of Fish and Wildlife (WDFW).

XV. ASSIGNMENT AND SUCCESSION

This Easement is transferable, but Grantee may only assign its rights and obligations under this Easement to an organization that has been approved in writing by the Washington Department of Fish and Wildlife (WDFW).

XVI. RECORDATION

Grantee shall record this instrument in a timely fashion in the official records of Chelan County, Washington, and in any other appropriate jurisdictions, and may re-record it at any time as may be required to preserve its rights in this Easement.

XVII. GENERAL PROVISIONS

- A. **Controlling Law.** The interpretation and performance of this Easement shall be governed by the laws of the State of Washington.
- B. **Liberal Construction.** Any general rule of construction to the contrary notwithstanding, this Easement shall be liberally construed in favor of the grant to effect the Purposes of this Easement. If any provision in this instrument is found to be ambiguous, an interpretation consistent with the Purpose of this Easement that would render the provision valid shall be favored over any interpretation that would render it invalid.
- C. **Severability.** If any provision of this Easement, or its application to any person or circumstance, is found to be invalid, the remainder of the provisions of this Easement, or the application of such provision to persons or circumstances other than those as to which it is found to be invalid, as the case may be, shall not be affected.
- D. **Entire Agreement.** This instrument sets forth the entire agreement of the parties with respect to the Protected Property and supersedes all prior discussions, negotiations, understandings, or agreements relating to the Protected Property, all of which are merged into this Easement. No alteration or variation of this instrument shall be valid or binding unless contained in an amendment that complies with Section XIV.
- E. **No Forfeiture.** Nothing contained in this Easement will result in a forfeiture or reversion of Grantor's title in any respect.

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- F. **"Grantor" – "Grantee"** –The terms "Grantor," and "Grantee," wherever used in this Easement, and any pronouns used in their place, shall be held to mean and include, respectively the above-named Grantor, and its personal representatives, heirs, successors, and assigns, the above-named Grantee, its successor and assigns.
- G. **Successors and Assigns.** The covenants, terms, conditions, and restrictions of this Easement shall be binding upon, and inure to the benefit of, the Parties to this Easement and their respective personal representatives, heirs, successors, and assigns, and shall continue as a servitude running in perpetuity with the Protected Property.
- H. **Termination of Rights and Obligations.** A Party's rights and obligations under this Easement terminate upon transfer of the Party's interest in the Easement or Protected Property, except that liability for acts or omissions occurring prior to transfer shall survive transfer.
- I. **Counterparts.** The parties may execute this instrument in two (2) or more counterparts, which shall be signed by both parties. Each counterpart shall be deemed an original instrument as against any Party who has signed it. In the event of any disparity between the counterparts produced, the recorded counterpart shall be controlling.
- J. **Effective Date.** The effective date of this Easement is the date of recording in the records of Chelan County, Washington.

XVIII. SCHEDULE OF EXHIBITS

- A Legal Description of Protected Property Subject to Easement.
 - A-1 Site Map
 - A-2 Existing trails and improvements allowed for recreational use
- B Letter of Approval from the Washington Department of Fish and Wildlife approving Conservation Easement Language.
- C Acknowledgment of Baseline Documentation

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CHELAN COUNTY
Community Development

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument this 1st day of February, 2024.

[Handwritten signature]

Denis B. K. Atam

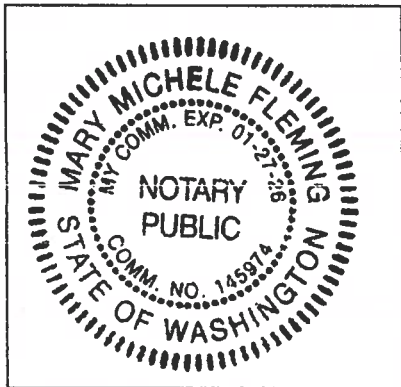
[Handwritten signature]

Irmingard Atam

STATE OF WASHINGTON)
) ss.
COUNTY OF Chelan)

I certify that I know or have satisfactory evidence that DENIS B. K. and IRMINGARD ATAM are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledged it to be the free and voluntary act of such Party for the uses and purposes mentioned in the instrument.

Dated: February 1, 2024



(Use this space for notarial stamp/seal)

[Handwritten signature]

Notary Public

Print Name MARY MICHELE FLEMING

My commission expires 01/27/2026

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PRBTS - 24-354

The Chelan Douglas Land Trust does hereby accept the above Grant Deed of Conservation Easement.

Dated: February 13, 2024

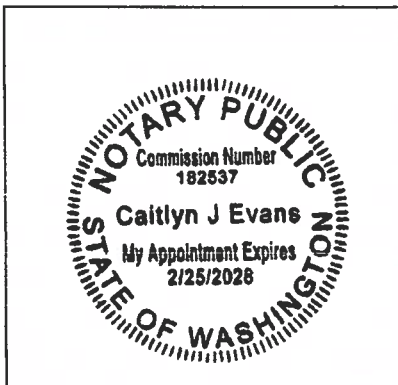
Grantee: Chelan-Douglas Land Trust

By Rob Shurtleff
Its Board President

STATE OF WASHINGTON)
) ss.
COUNTY OF CHELAN)

I certify that I know or have satisfactory evidence that Rob Shurtleff is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Board President of the CDLT to be the free and voluntary act of such Party for the uses and purposes mentioned in the instrument.

Dated: February 13, 2024



(Use this space for notarial stamp/seal)

Caitlyn Evans

Notary Public

Print Name CAITLYN EVANS

My commission expires 2/25/2028

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CHELAN COUNTY
Community Development

PBR-24-354

EXHIBIT A

Legal Description of Conservation Easement

PARCEL A:

That portion of Lot 3 as delineated on Chelan County Short Plat No. 1080, Chelan County, Washington, Recorded July 19, 1984, in book SP-2 of Short Plats, page 32, lying within the South Half of the Northwest Quarter of the Southwest Quarter of Section 13, Township 28 North, Range 21, East of the Willamette Meridian, in Chelan County, Washington.

PARCEL B:

That portion of Lot 3 as delineated on Chelan County Short Plat No. 1080, Chelan County, Washington, Recorded July 19, 1984, in book SP-2 of Short Plats, page 32, lying within the North Half of the Northeast Quarter of the Southwest Quarter of Section 13, Township 28 North, Range 21, East of the Willamette Meridian, in Chelan County, Washington.

PARCEL C:

That portion of Lot 3 as delineated on Chelan County Short Plat No. 1080, Chelan County, Washington, Recorded July 19, 1984, in book SP-2 of Short Plats, page 32, lying within the North Half of the Northwest Quarter of the Southwest Quarter of Section 13, Township 28 North, Range 21, East of the Willamette Meridian, in Chelan County, Washington.

PARCEL D:

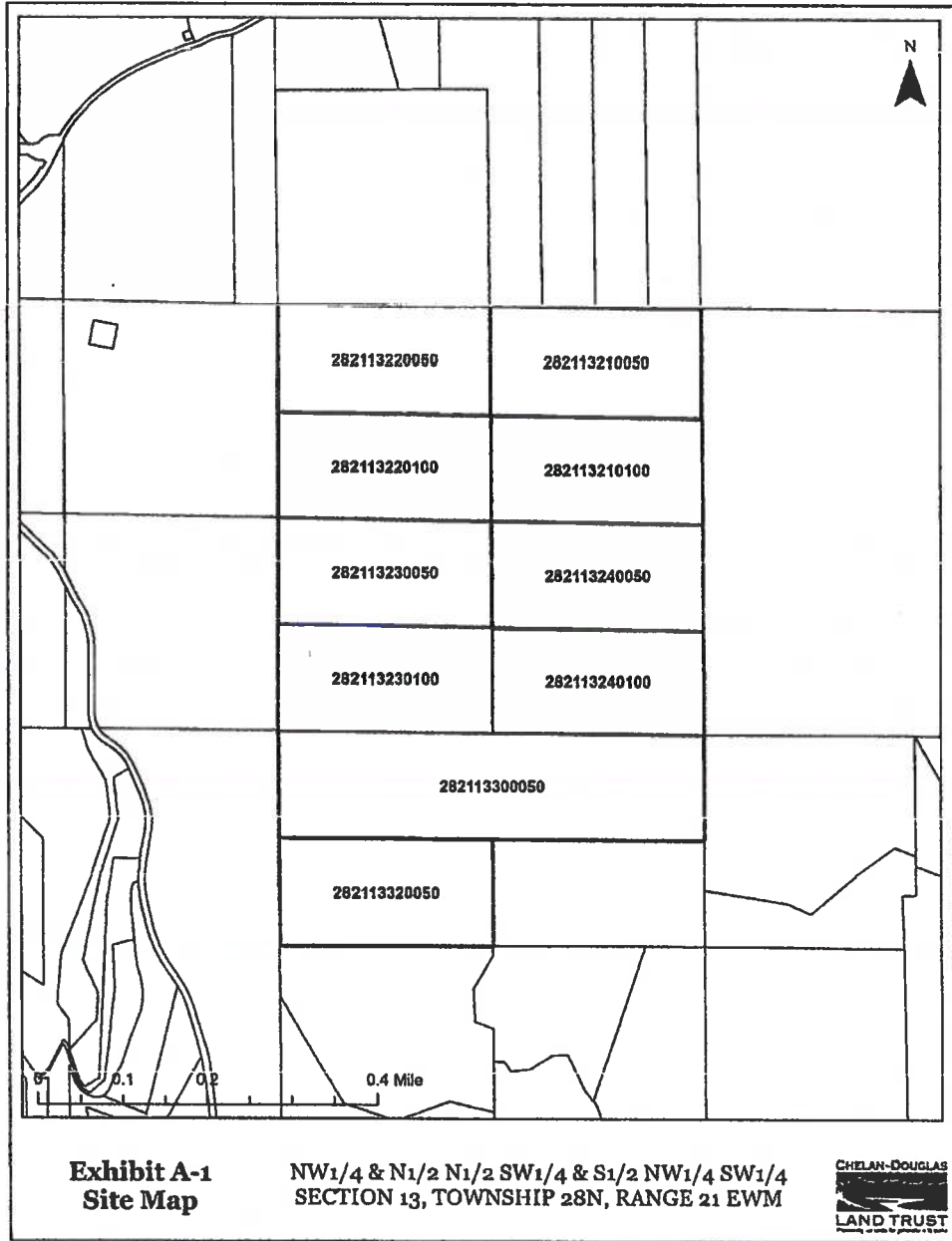
the Northwest Quarter of Section 13, Township 28 North, Range 21, E.W.M., in Chelan County, Washington.

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EXHIBIT A-1

Protected Property Map



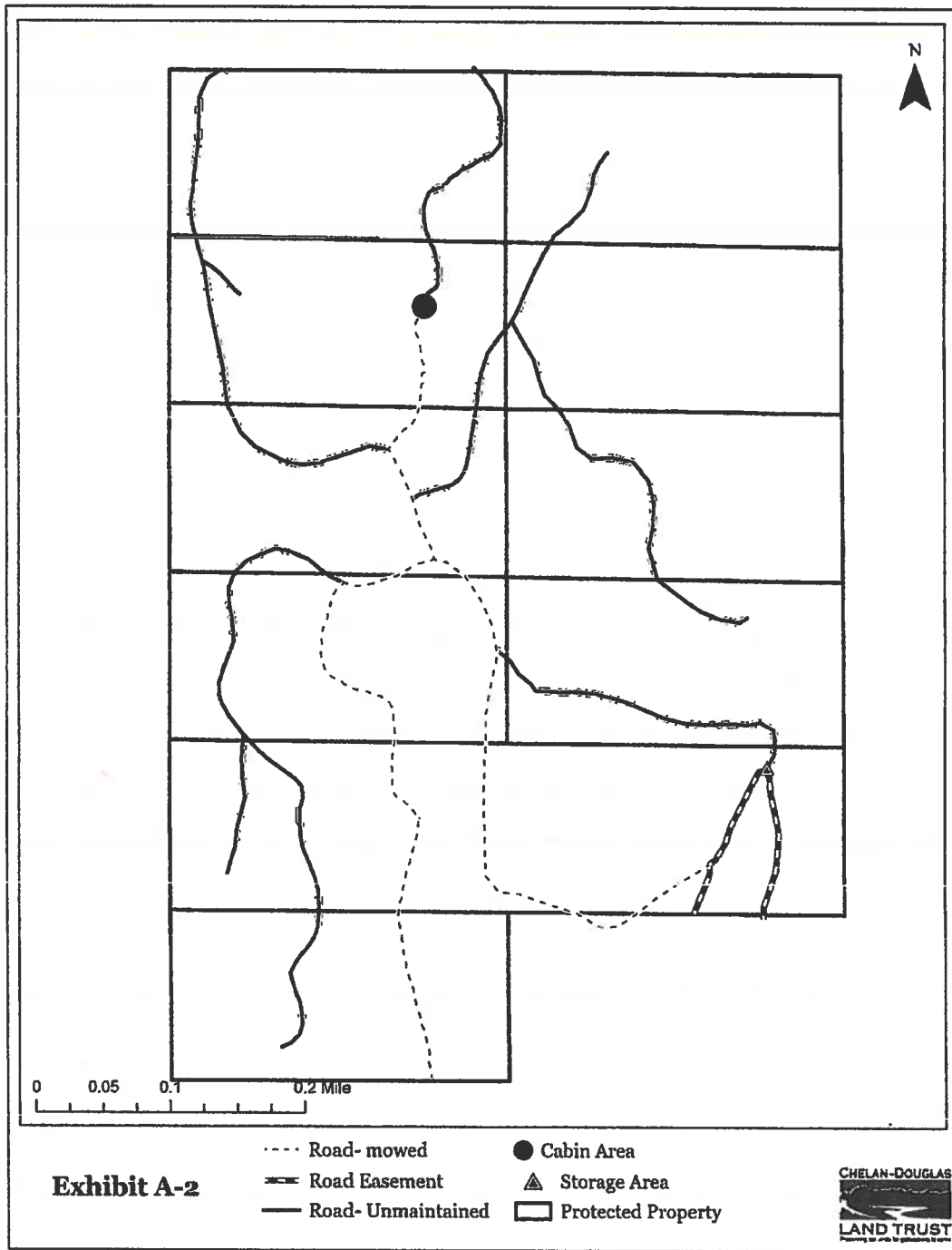
By: Mark Jennings, CDLT 2023 Date: Chelan County, NAD 1983 NARS State Plane Washington South FIPS 1602

Exhibit A-2

Existing trails and improvements allowed for recreational use

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By Noll, Jennings, CDLT 2023. Data: Chelan County. NAD 1983 HARN State Plane Washington South FIPS 4602

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PBRS 24-354

EXHIBIT B



State of Washington

DEPARTMENT OF FISH AND WILDLIFE REGION TWO

Main Address: 1550 Alder Street NW, Ephrata, WA 98823-9699 509/754-4624 TDD 360-902-7207
Region Two Office Location: 1550 Alder Street NW, Ephrata, WA

October 31, 2023

Mr. Von Pope
Chelan County PUD
321 N. Wenatchee Avenue
Wenatchee, WA 98801

SUBJECT: Chelan PUD Lake Chelan Settlement Agreement Conservation Easement

Dear Mr. Pope:

Following our review of the Grant Deed of Conservation Easement provided by Chelan County PUD and the Chelan Douglas Land Trust (CDLT) to fulfill articles 4.1.1 a1 and 4.1.1 a2 of the Lake Chelan Settlement Agreement (Settlement Agreement), the Washington Department of Fish and Wildlife (WDFW) agrees that the conservation easement, as written, appears to meet the intent of the settlement articles as negotiated. It is our recommendation that Chelan PUD and the CDLT continue to pursue conservation easements on the 221 acres of contiguous private land identified in the Grant Deed of Conservation Easement, near Manson, Washington. Per the Settlement Agreement, Chelan PUD will purchase the easement(s) and the CDLT will hold the easements in perpetuity for wildlife and wildlife habitat conservation. WDFW will not hold the contracts for any conservation easements signed, and will not be responsible for monitoring, compliance, or any costs associated with administering the conservation easements over the contract's life. Conditional on the conservation easement acquisition, WDFW supports combining funding made available from Chelan PUD to WDFW under article LC09C2c with funding made available from Chelan PUD to the CDLT under article LC09 a3, to improve the habitat on conservation easement properties.

If any changes are made to the approved Grant Deed of Conservation Easement prior to the purchase and execution of the Conservation Easements, those changes will be presented to WDFW for review and approval.

WDFW is pleased with the progress toward development of these Conservation Easements. We have provided initial and follow-up recommendations to address our concerns and appreciate the opportunity to provide feedback. Consultation and technical assistance requests, or questions and comments related to the proposal should be directed to Amanda Barg at (509) 429-9285, or by email at amanda.barg@dfw.wa.gov.

Respectfully,

Brock Hoenes
WDFW North Central Region Director
Mobile: 360-529-6812
Email: Brock.Hoenes@dfw.wa.gov

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Community Development

Exhibit C

Acknowledgment of Baseline Documentation

Grantors and Grantee acknowledge that each has reviewed the "Atam Conservation Easement Baseline Documentation Report," dated November 6, 2023, and that the report accurately reflects the currently available baseline data regarding the condition of the Property subject to the Easement as of the date of conveyance of the Easement.

GRANTEE:

GRANTORS:


CHELAN-DOUGLAS LAND TRUST
A Washington non-profit corporation


DENIS B. K. ATAM

BY: 



IRMINGARD ATAM

Its: 

Date: 2/13/24

Date: 02/01/2024

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SEP 04 2024

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Type or Print Legibly in Black Ink

Return Address:

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

For Official Use Only:

Certificate of Payment
of tax and assessment to
Chelan County Treasurer

SLM 7/9/2024

**Chelan County
Boundary Line Adjustment Application**

BLA 2024-223

RECEIPT # 24-01179

PARCEL A

Owner & Mailing Address:

Denis B. K. Atam and Irmingard Atam

457 Blossom Ln

Manson, WA 98831

Additional names on page _____

Present lot size 20.20 acres

Proposed lot size 221.61

Abbreviated legal description:

(i.e. lot, block, subdivision, or section,
township, and range):

North 1/2 Northeast 1/4 Northwest 1/4

Sec 13, Twn 28N, Rng 21 EWM

Additional legal on page 6

Assessor's parcel #:

282113210050

Property Address:

Unassigned

Zoning District: RR-20

PARCEL B

Owner & Mailing Address:

Denis B. K. Atam and Irmingard Atam

457 Blossom Ln

Manson, WA 98831

Additional names on page _____

Present lot size 19.83 acres

Proposed lot size zero-lot eliminated

Abbreviated legal description:

(i.e. lot, block, subdivision, or section,
township, and range):

North 1/2 Northwest 1/4 Northwest 1/4

Sec 13, Twn 28N, Rng 21 EWM

Additional legal on page 6

Assessor's parcel #:

282113220050

Property Address:

Unassigned

Zoning District: RR-20

Skip Moore, Auditor, Chelan County, WA. AFN # 2596308
Recorded 07/09/2024 at 09:07 AM
BLA Pages: 10
Filing Instrument \$312.50
CHELAN-DOUGLAS LAND TRUST

Page 1

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Community Development

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Type or Print Legibly in Black Ink

Return Address:

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

For Official Use Only:

**Chelan County
Boundary Line Adjustment Application**

BLA 2024-223

RECEIPT # 24-0179

PARCEL C

Owner & Mailing Address:

Denis B. K. Atam and Irmingard Atam

457 Blossom Ln

Manson, WA 98831

Additional names on page _____

Present lot size 20.23 acres

Proposed lot size zero-lot eliminated

Abbreviated legal description:

(i.e. lot, block, subdivision, or section,
township, and range):

South 1/2 Northeast 1/4 Northwest 1/4

Sec 13, Twn 28N, Rng 21 EWM

Additional legal on page 6

Assessor's parcel #:

282113210100

Property Address:

Unassigned

Zoning District: RR-20

PARCEL D

Owner & Mailing Address:

Denis B. K. Atam and Irmingard Atam

457 Blossom Ln

Manson, WA 98831

Additional names on page _____

Present lot size 19.86 acres

Proposed lot size zero-lot eliminated

Abbreviated legal description:

(i.e. lot, block, subdivision, or section,
township, and range):

South 1/2 Northwest 1/4 Northwest 1/4

Sec 13, Twn 28N, Rng 21 EWM

Additional legal on page 6

Assessor's parcel #:

282113220100

Property Address:

Unassigned

Zoning District: RR-20

Page 2

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CHELAN COUNTY
Community Development

PBRS 24-354

Type or Print Legibly in Black Ink

Return Address:

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

For Official Use Only:

**Chelan County
Boundary Line Adjustment Application**

BLA 2024-223

RECEIPT # 24-01179

PARCEL E

Owner & Mailing Address:

Denis B. K. Atam and Irmingard Atam

457 Blossom Ln

Manson, WA 98831

Additional names on page _____

Present lot size 20.26 acres

Proposed lot size zero-lot eliminated

Abbreviated legal description:

(i.e. lot, block, subdivision, or section,
township, and range):

North 1/2 Southeast 1/4 Northwest 1/4

Sec 13, Twn 28N, Rng 21 EWM

Additional legal on page 6

Assessor's parcel #:

282113240050

Property Address:

Unassigned

Zoning District: RR-20

PARCEL F

Owner & Mailing Address:

Denis B. K. Atam and Irmingard Atam

457 Blossom Ln

Manson, WA 98831

Additional names on page _____

Present lot size 19.86 acres

Proposed lot size zero-lot eliminated

Abbreviated legal description:

(i.e. lot, block, subdivision, or section,
township, and range):

North 1/2 Southwest 1/4 Northwest 1/4

Sec 13, Twn 28N, Rng 21 EWM

Additional legal on page 6

Assessor's parcel #:

282113230050

Property Address:

Unassigned

Zoning District: RR-20

Page 3

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CHELAN COUNTY
Community Development

PBR 24-354

Type or Print Legibly in Black Ink

Return Address:

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

For Official Use Only:

**Chelan County
Boundary Line Adjustment Application**

BLA 2024-223

RECEIPT # 24-01179

PARCEL G

Owner & Mailing Address:

Denis B. K. Atam and Irmingard Atam

457 Blossom Ln

Manson, WA 98831

Additional names on page _____

Present lot size 20.27 acres

Proposed lot size zero-lot eliminated

Abbreviated legal description:

(i.e. lot, block, subdivision, or section,
township, and range):

South 1/2 Southeast 1/4 Northwest 1/4

Sec 13, Twn 28N, Rng 21 EWM

Additional legal on page 6

Assessor's parcel #:

282113240100

Property Address:

Unassigned

Zoning District: RR-20

PARCEL H

Owner & Mailing Address:

Denis B. K. Atam and Irmingard Atam

457 Blossom Ln

Manson, WA 98831

Additional names on page _____

Present lot size 19.90 acres

Proposed lot size zero-lot eliminated

Abbreviated legal description:

(i.e. lot, block, subdivision, or section,
township, and range):

South 1/2 Southwest 1/4 Northwest 1/4

Sec 13, Twn 28N, Rng 21 EWM

Additional legal on page 6

Assessor's parcel #:

282113230100

Property Address:

Unassigned

Zoning District: RR-20

Page 4

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SEP 04 2024

CHELAN COUNTY
Community Development

FRS 24-354

Type or Print Legibly in Black Ink

Return Address:

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

For Official Use Only:

**Chelan County
Boundary Line Adjustment Application**

BLA 2024-223

RECEIPT # 24-01179

PARCEL I

Owner & Mailing Address:

Denis B. K. Atam and Irmgard Atam

457 Blossom Ln

Manson, WA 98831

Additional names on page _____

Present lot size 39.67 acres

Proposed lot size zero-lot eliminated

Abbreviated legal description:
(i.e. lot, block, subdivision, or section,
township, and range):

North 1/2 North 1/2 Southwest 1/4

Sec 13, Twn 28N, Rng 21 EWM

Additional legal on page 6

Assessor's parcel #:
282113300050

Property Address:
Unassigned

Zoning District: RR-20

PARCEL J

Owner & Mailing Address:

Denis B. K. Atam and Irmgard Atam

457 Blossom Ln

Manson, WA 98831

Additional names on page _____

Present lot size 19.92 acres

Proposed lot size zero-lot eliminated

Abbreviated legal description:
(i.e. lot, block, subdivision, or section,
township, and range):

South 1/2 Northwest 1/4 Southwest 1/4

Sec 13, Twn 28N, Rng 21 EWM

Additional legal on page 6

Assessor's parcel #:
282113320050

Property Address:
Unassigned

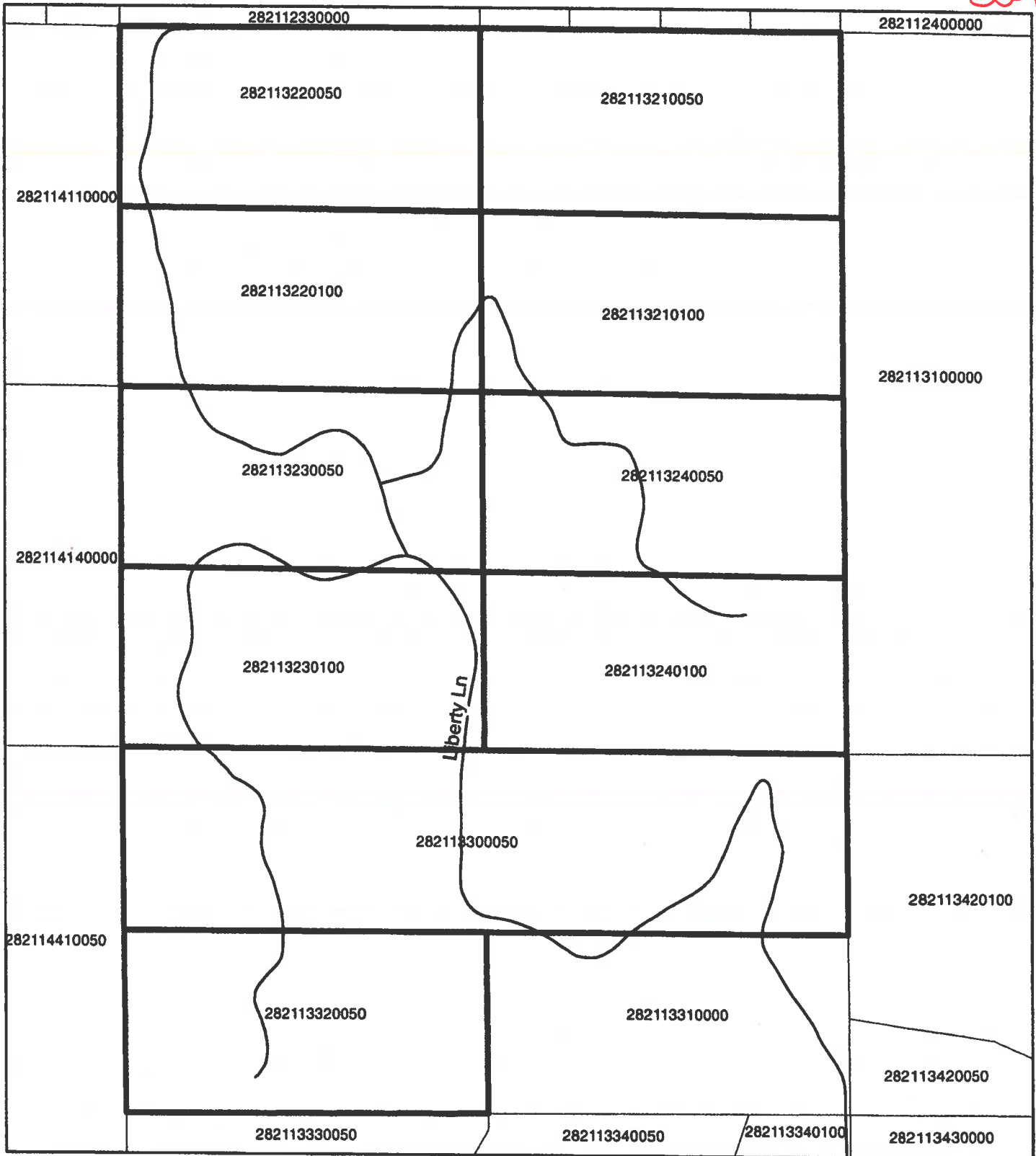
Zoning District: RR-20

Page 5

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PARS 24-354



VICINITY
(for informational purposes only)

05/23/04

BLA 24-223

282113210050; 282113210100
 282113220100; 282113240050
 282113230050; 282113240100
 282113230100; 282113300050

The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data.

All data is expressly provided "AS IS" and "WITH ALL FAULTS". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The Requester shall have no remedy at law or equity against the county in case the data provided is inaccurate, incomplete or otherwise defective in any way.



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Present legal description: must demonstrate that lots are legal lots of record.

Proposed legal description: must demonstrate the resulting boundaries of the adjustment.

Please stay within the borders

PRESENT LEGAL DESCRIPTIONS:

- PARCEL A: The North half of the Northeast quarter of the Northwest quarter of Section 13, Township 28 North, Range21, EWM.
- PARCEL B: The North half of the Northwest quarter of the Northwest quarter of Section 13, Township 28 North, Range21, EWM.
- PARCEL C: The South half of the Northeast quarter of the Northwest quarter of Section 13, Township 28 North, Range21, EWM.
- PARCEL D: The South half of the Northwest quarter of the Northwest quarter of Section 13, Township 28 North, Range21, EWM.
- PARCEL E: The North half of the Southeast quarter of the Northwest quarter of Section 13, Township 28 North, Range21, EWM.
- PARCEL F: The North half of the Southwest quarter of the Northwest quarter of Section 13, Township 28 North, Range21, EWM.
- PARCEL G: The South half of the Southeast quarter of the Northwest quarter of Section 13, Township 28 North, Range21, EWM.
- PARCEL H: The South half of the Southwest quarter of the Northwest quarter of Section 13, Township 28 North, Range21, EWM.
- PARCEL I: The North half of the North half of the Southwest quarter of Section 13, Township 28 North, Range21, EWM.
- PARCEL J: The South half of the Northwest quarter of the Southwest quarter of Section 13, Township 28 North, Range21, EWM.

PROPOSED LEGAL DESCRIPTION

PARCEL A: The North half of the North half of the Southwest quarter and the South half of the Northwest quarter of the Southwest quarter and the Northwest quarter of Section 13, Township 28 North, Range 21, EWM.

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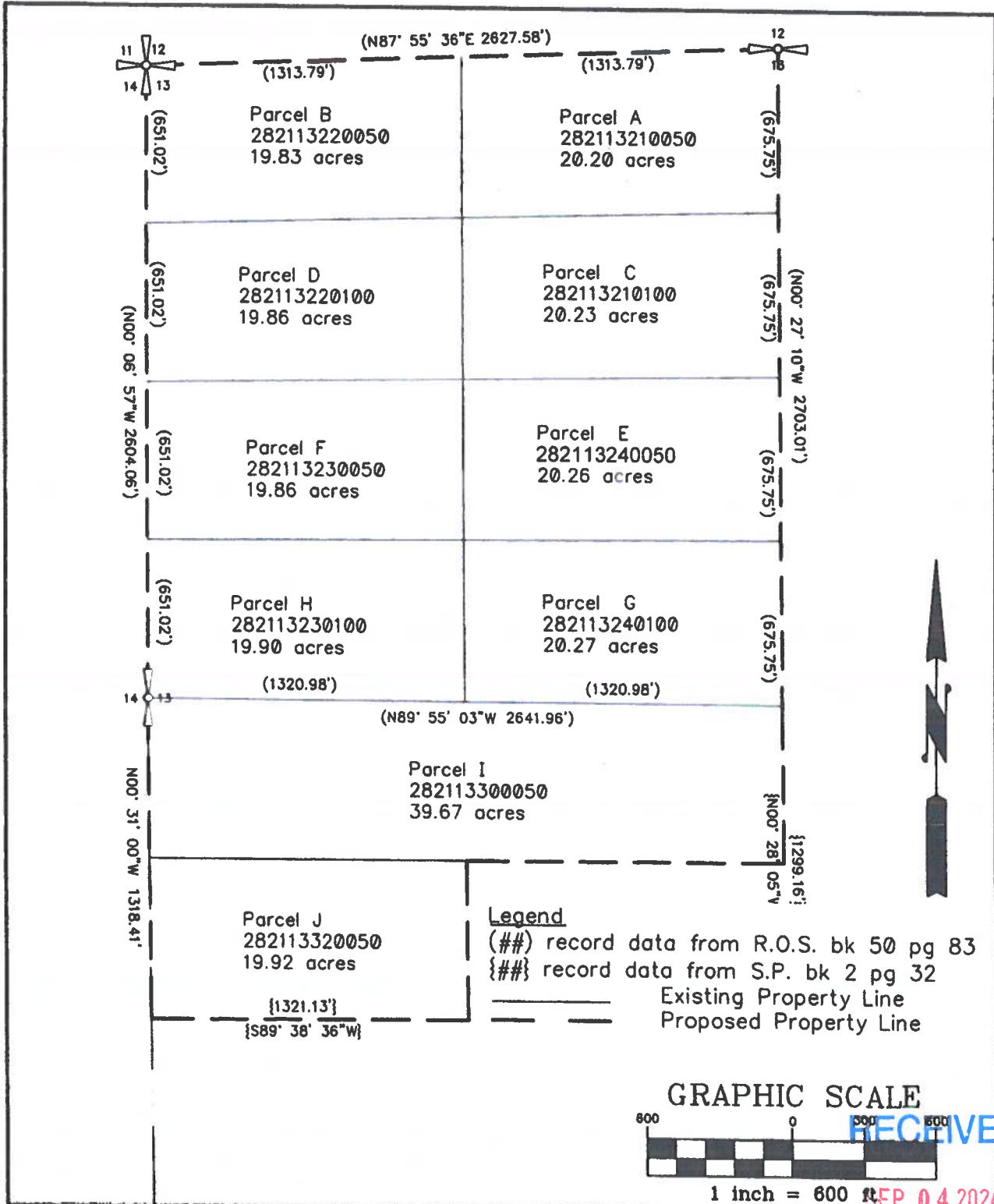


Exhibit A
Merging Parcels 220.00 acres total
 PUBLIC UTILITY DISTRICT No. 1 OF CHELAN COUNTY

Date: 5/7/2024
 COUNTY Community Development
 Scale 1in=600ft

Type or Print Legibly in Black Ink

SIGNED, DATED, AND NOTARIZED SIGNATURES FOR ALL PROPERTY OWNERS

I (we), the undersigned, swear under penalty of perjury that the above responses and accompanying documentation are made truthfully and to the best of my (our) knowledge. I (we) further understand that, should there be any willful misrepresentation or willful lack of full disclosure on my (our) part, Chelan County may withdraw any approval that it might issue in reliance on this application.

I, (we) the owner(s) of all the property described herein do hereby acknowledge and agree to hold Chelan County harmless in any cause of action arising out of the boundary line adjustment or recordation of same. Furthermore, I, (we), the owner(s) of all the property involved in this boundary adjustment, hereby consent to the adjustment of property lines as proposed in this application.

282113210050

Tax Parcel #

[Signature]

Owner (signature)

05/09/2024

Date

Denis B K. Atam

Owner (signature)

Date

282113210050

Tax Parcel #

[Signature]

Owner (signature)

05/09/2024

Date

Irmingard Atam

Owner (signature)

Date

ACKNOWLEDGMENT

This is to certify that on the 9th day of May, 2024

Before me, the above signed,

Denis B K. Atam and Irmingard Atam

personally appeared to me known to be the person(s), who executed the foregoing statement and acknowledged to me that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned. WITNESS my hand and official seal the day and year last above written.

Mary Michele Fleming

NOTARY PUBLIC in and for the State of Washington, residing in Wenatchee, WA

My appointment expires 1/27/26

Page 9



PBRS 24-354

**THIS BOUNDARY LINE ADJUSTMENT BLA 2024-223
IS "APPROVED"**

**BASED ON THE FOLLOWING SECTION(S) OF THE CHELAN COUNTY SUBDIVISION
CODE AND/OR ZONING RESOLUTION:**

Chapter 12.18, Chelan County Subdivision Resolution

**THIS BOUNDARY LINE ADJUSTMENT IS BASED ON THE FOLLOWING
FINDINGS OF FACT:**

1. Pursuant to Section 12.18.010 - Purpose, "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."
2. Pursuant to Section 12.18.010 - Purpose, "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 build ability whatsoever."
3. Pursuant to Section 12.18.010(1) "Chelan County does not warrant or guarantee:
 - 3.1. (A) Legal or physical access to parcels for which a boundary line adjustment has been issued;
 - 3.2. (B) Suitability of parcels for which a boundary line adjustment has been issued for on-site sewage disposal;
 - 3.3. (C) Water availability for domestic or irrigation purposes to parcels for which a boundary line adjustment has been issued; and/or
 - 3.4. (D) The issuance of building/development permits for lots, tracts or parcels, divisions or sites for which a boundary line adjustment has been issued."
4. The applicant shall comply with all requirements and regulations of Chelan County Titles 11, 12 and Title 14 or as amended.
5. As per RCW 84.56.345, all property taxes and assessments, both current and delinquent, must be paid prior to submitting the boundary line adjustment for recording. For verification, a certificate of payment shall be presented to the Auditor from the Treasurer's office. Taxes not yet levied and certified shall be collected as an advance tax under RCW 58.08.040.
6. The Chelan Douglas Health District has not reviewed the legal availability of water to this site.

**THIS BOUNDARY LINE ADJUSTMENT IS FOR AND SHALL RUN WITH THE LAND AND SHALL BE
APPLICABLE TO THE APPLICANT, OWNER, HEIRS, SUCCESSORS OR ASSIGNS.**

APPROVED THIS 20th DAY OF June 2024.

Deanna Walker
Director or Designee

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This boundary line adjustment is issued by Chelan County Community Development
316 Washington Street, Suite 301, Wenatchee, WA 98801. (509) 667-6225

SEP 04 2024
CHELAN COUNTY
Community Development



SKIP MOORE
 Chelan County Auditor's Office
 350 Orondo Avenue, Suite 202
 Wenatchee, WA 98801
 Tel. (509) 667-6800
<http://www.co.chelan.wa.us/auditor/>

Receipt #:

315635

Trans #:

326496

Cashier Date:

7/9/2024 9:07:22AM

FBRS 24-39

CUSTOMER INFORMATION

CHELAN-DOUGLAS LAND TRUST

TRANSACTION INFORMATION

Date Received: 7/9/2024 9:05:58AM
 Location: Main
 Return Code: Over The Counter
 Trans Type: Recording
 Cashier: EMEJIA

PAYMENT SUMMARY

Total Fees \$312.50
 Total Payments \$312.50
 Balance Due: \$0.00
 Cash Tended
 Change: \$0.00

Payment

CHECK #13713 \$312.50

Official Record

BOUNDARY ADJUSTMENT

AFN #: 2596308 Record Date: 7/9/2024 9:07:22AM

All Parties:

All Parties:

Fees *Filing Instrument @\$303.50 1st Page,\$1.00 Each Ad - [10]* \$312.50

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CHELAN COUNTY
 Community Development



CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT

REVISED STAFF REPORT
DENIS & IRMINGARD ATAM

APPROVED
 CHELAN COUNTY COMMISSIONERS
Jessamyn Gering
 CHAIRMAN
 7/20/23
 DATE

TO: Planning Commission
FROM: Chelan County Community Development
HEARING DATE: March 22, 2023 with the Planning Commission
FILE NUMBER: Public Benefit Rating System, PBRS 2022-328
PROPOSAL: An application requesting approval of an 'open space' classification for 221.61 acres of land to the Public Benefit Rating System. The application was submitted on August 9, 2022.

GENERAL INFORMATION:

Property location:	NNA, Manson, WA
Applicant:	Denis & Irmgard Atam 457 High Blossom Ln Manson, WA 98831
Assessor Parcel Number:	28-21-13-320-050 20 acres 28-21-13-300-050 41.61 acres 28-21-13-230-100 20 acres 28-21-13-240-100 20 acres 28-21-13-230-050 20 acres 28-21-13-240-050 20 acres 28-21-13-220-100 20 acres 28-21-13-210-050 20 acres
Total acreage involved:	221.61 Acres
Comprehensive Plan designation & Zoning district:	Rural Resource/Residential 20 (RR-20)
Existing land uses:	All the subject properties are currently vacant.
SEPA:	Exempt pursuant to WAC 197-11-80014(k)

Chelan County Code Chapter 14.22.060 Open Space Timber and Open Space Public Benefit:

The applicant is seeking the following Open Space classifications:

High Priority Resources: 5 Points Each

Significant Wildlife Habitat Area: *pursuant to CCC 14.22.060(3)(A)(viii), an area which is characterized by the presence of important habitats and species or other animals in such frequency and diversity for critical ecological processes occurring, such as breeding, nesting, nesting, nursery, feeding, migration and resting....sites located adjacent to natural area preserves (NAP) as identified by the Washington State Department of Natural Resources, including Upper Dry Gulch NAP, Entiat Slopes NAP, Larkspur Meadows NAP, and future natural area preserves.*

Finding: The subject properties contain Mule Deer winter range, identified within the report performed by Grette Associated LLC. Based on the Washington State Department of Fish and Wildlife Priority Habitats and Species list the properties contain Shrub-steppe, Wolverine and Northern Spotted Owl; therefore, this classification does apply.

Bonus Categories:

Contiguous parcels under separate ownership: 2 points *pursuant to CCC 14.22.060(4)(C)(iii), contiguous parcels of land with the same open space resources, regardless of whether under the same ownership or not, are eligible for treatment as a single parcel if open space classification is sought under the same application.*

Finding: The subject properties are under the same ownership and application; therefore, this classification does apply.

Conclusion: Staff finds the following are consistent with Chelan County Code:

- Significant Wildlife Habitat Area=5 points
- Contiguous Parcels Under Separate Ownership= 2 points

In total the applicant has requested 7 points; staff finds the application and properties are consistent with the criteria for 7 points for a reduction of 50% in the fair market value for 221.61 acres.

CONDITIONS OF APPROVAL:

1. Pursuant to RCW 84.34, the applicant shall sign the "Open Space Taxation Agreement" and return to the Chelan County Assessor's office.

ATTACHMENT

- A. File of Record



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

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PUBLIC BENEFIT RATING SYSTEM

CHELAN COUNTY
 COMMUNITY DEVELOPMENT

This packet is designed to assist you in preparing your application for a Public Benefit Rating (Open Space). The following information is required at the time of submittal. The applicant is required to review and submit documentation showing compliance with all Chelan County Code, including but not limited to Title 4, Title 11, Title 12, Title 14, and Title 15. Additional information may be required. **An incomplete application will not be processed.**

The following information is required at the time of submittal:

- Department of Revenue Application
- Complete the following Cannabis Disclosure Section, Site Plan Checklist Section and Acknowledgement Section

Parcel Number (APN): see cover letter Lot Size: total 221.61 (Acres)
 Parcel Address: see cover letter City/Zip Code: Manson, 98831
 Property Owner(s): Denis & Irmingard Alton Zoning: RR 20

CHAPTER 14.22-OPEN SPACE PUBLIC BENEFIT

Indicate, using the following chart, each type of "open space benefit" you are requesting. NOTE: For each type of "open space benefit" the applicant is required to provide support documentation, pursuant to CCC14.22.060.

High Priority Resources: 5 Points Each
 (7 categories maximum from High and Medium Priority Resource)

<input type="checkbox"/>	Archaeological Sites
<input type="checkbox"/>	Farm and Agricultural Conservation Land
<input type="checkbox"/>	Fish-Rearing Habitat: Ponds and Streams I
<input type="checkbox"/>	Shoreline Environments
<input type="checkbox"/>	Historical Sites
<input type="checkbox"/>	Private Recreation Areas
<input checked="" type="checkbox"/>	Rural Open Space Close to Urban Growth Area
<input checked="" type="checkbox"/>	Significant Wildlife Habitat Area
<input type="checkbox"/>	Special Plants Sites
<input type="checkbox"/>	Urban Growth Area Open Space
<input type="checkbox"/>	Trail Linkage
<input type="checkbox"/>	Aquifer Protection Area
<input type="checkbox"/>	Surface Water Quality Buffer Area I

Medium Priority Resources: 3 Points Each

<input type="checkbox"/>	Public Lands Buffer
<input type="checkbox"/>	Fish-Rearing Habitat: Ponds and Streams II
<input type="checkbox"/>	Scenic Vista or Resources
<input type="checkbox"/>	Geological Features
<input type="checkbox"/>	Fee Recreation and Public Access Parking

5 Subtotal points from High and Medium Priority Resources

Bonus Categories

<input type="checkbox"/>	Resource Enhancement/Restoration: 5 Points
<input type="checkbox"/>	Surface Water Quality Buffer Area II: 3 or 5 Points
<input checked="" type="checkbox"/>	Contiguous Parcels Under Separate Ownership: 2 points
<input type="checkbox"/>	Conservation/Historic Easement: 8 Points

Public Access

<input type="checkbox"/>	Unlimited Access: 8 Points
<input type="checkbox"/>	Limited Access (due to resource sensitivity): 6 Points
<input type="checkbox"/>	Limited Access (seasonal and/or special arrangements): 4 Points
<input type="checkbox"/>	No Public Access: 0 Points

2 Subtotal points from Bonus and Public Access

Super Bonus Category

Does the site meet the three criteria?
 Check box if "Yes" to all (100% Reduction)

<input type="checkbox"/>	Yes/No	One high priority resource
<input type="checkbox"/>	Yes/No	Public access
<input type="checkbox"/>	Yes/No	Conservation easement

<input checked="" type="checkbox"/>	7	Grand Total (Add subtotals)
<input checked="" type="checkbox"/>	1	Reduction from Valuation Schedule

CANNABIS DISCLOSURE SECTION**SUB-SECTION I: Circle**

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

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

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

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

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

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

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

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

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

I certify with the signature below that the building or land use permit requested **IS NOT** related to or in any way supportive of existing or planned cannabis-related activities, development, uses or construction on the property. I further certify that any authorized activities, development, uses or construction **WILL NOT** be utilized to support or expand cannabis-related activities, development, uses or construction.

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

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**CHELAN COUNTY
COMMUNITY DEVELOPMENT**

SITE PLAN CHECKLIST SECTION

- ✓ Two copies of site plan are required. Must be drawn to standard engineering/architect's scale, such as 1"=100'. Indicate the scale used. Must include North arrow, and be drawn on grid paper or engineering plan format. For large parcels, applicant may submit a two-page site plan, the first page depicting the entire lot at a convenient scale and the second page depicting an enlargement of the developed area at a larger scale.
- ✓ Label all property lines/boundaries, dimensions, and area of lot/parcel (square feet or acreage).
- ✓ Label the location, size, and use of all existing building(s). Identify the distance between property lines and buildings. Label structures with previous building permit number(s) issued if applicable.
- ✓ Label the location, size, and use of all proposed structure(s) (temporary or permanent) to include dimensions of all decks, porches, cantilevers, bay windows, roof overhangs, retaining walls, patios, chimneys, landings and stairs.
- ✓ Identify the location, dimensions and volume of all existing and proposed propane tanks, fuel tanks, etc., both above ground and underground, as well as setback from property lines.
- ✓ Identify land features such as top and bottom of slopes, direction of slope and any areas of erosion.
- ✓ Identify and label all water features to include, ponds, springs, ravines, streams, creeks, lakes, rivers, irrigation laterals, canals, ditches, wetlands, bogs, areas of saturated ground, flood plain, floodway. Identify the closest distance between the ordinary high water mark and proposed/existing structures.
- ✓ Label the name and width of roads bordering the property and indicate whether they are public or private.
- ✓ Locate the width of existing and proposed driveways/accesses serving each structure. Include stormwater control facilities such as drains, detention ponds, connection lines, catch basins, etc.
- ✓ Label all existing and proposed parking spaces/areas. Parking in residential districts is typically not allowed in the front yard setback area. All parking shall have durable and dustless surfaces suited to all weather use, unless required otherwise. If applicable, show handicapped parking and accessible routes to the structure and within the site to other structures and features.
- ✓ Identify and label all easements and widths, deed restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property, including but not limited to access, utilities, railroads, irrigation and overhead power. Include the Auditor's file number(s). ***Before Any Development Occurs, Please Call 1-509-661-8400 To Locate Any PUD Easements!***
- ✓ Show the location of all existing and proposed overhead and underground utilities including, but not limited to water, sewer, gas, and electrical.
- ✓ Identify location of water lines, well and sanitary control radius. Note: A sanitary control radius around an off-site well may impact your project if it overlaps onto your parcel.
- ✓ Identify location of all well(s), septic/pump tank, drain field, reserve area and tight line involving the proposed structure(s). Show the distance from proposed structure(s) to septic tank, drain field, drinking water well source(s), and any water body, wetland area and/or flood plain to ensure they meet the required horizontal setbacks from each other and property lines. See Chelan Douglas Health District Horizontal Setback Table for details. If applicable, the approved Health District and County site plan must be identical.
- ✓ If drinking water wells, septic tank/drain field is off site, show the location of these systems on the adjacent property or properties and provide a copy of the easement agreement(s).
- ✓ If applicable, identify existing and proposed landscaping, screening and/or fencing. (Show type of landscaping, size, spacing, and provisions for irrigation).
- ✓ If applicable, include outdoor lighting and signage. Label each as existing or proposed.

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COMMUNITY DEVELOPMENT**

ACKNOWLEDGEMENT SECTION

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

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

Initials
(Owner and, if applicable, Applicant)

- JK 1. All applications will be reviewed for completeness and processed according to Chelan County Code Title 14. Each application may be denied if not consistent with all Chelan County Codes, adopted regulations, Comprehensive Plan and related plans or studies.
- JK 2. This application does not constitute approval of the proposed development and Chelan County does not make any guarantee, either express or implied, that this application will be approved.
- JK 3. False statements, errors and/or omissions in this application or information provided with or in regard to this application may be sufficient cause for denial of the request.
- JK 4. Additional permit applications and approvals may be necessary to conduct specific activities.
- JK 5. Application fees are non-refundable, except when approved by the Board.
- JK 6. In the event of any legal proceeding to challenge this application, any environmental determination or any other aspect of the proposed development, the applicant/owner(s) shall be solely responsible to defend such challenge and pay all court costs and attorney's fees necessary for such defense.
- JK 7. Chelan County is hereby given consent to enter the property(ies) listed above.
- JK 8. I certify that I am the property owner, or authorized agent of the property owner, and I have familiarized myself with the rules and regulations of Chelan County with respect to making this application.
- JK 9. I certify that I possess full legal authority and rights necessary to exercise control over the subject property.
- JK 10. I certify that this application has been made with the consent of the lawful property owner(s).
- JK 11. I certify that all Easements, Deed Restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property have been accurately disclosed and are shown on the site plan submitted with this application.
- JK 12. This application shall be subject to all additions to and changes in the laws, regulations and ordinances applicable to the proposed development until a determination of completeness has been made pursuant to Section 14.08.030.

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

Owner Signature: Deniz Atam JK Place: Manson Date: 08/09/2022

Print Name: Deniz Atam Irmi Atam

Owner/Applicant/Agent Signature: _____ Place: _____ Date: RECEIVED

Print Name: _____

AUG 09 2022

CHELAN COUNTY
COMMUNITY DEVELOPMENT

Denis & Irmí Atam
 457 High Blossom Ln, Manson, WA 98831
 (425) 373-6743 denisat@hotmail.com

08/09/2022

Open Space Application (PBR5) – Cover Letter & Supporting Information

1. Our intention:

End of 2019 we acquired those properties with the intent to prevent any further residential or even commercial development and keep & preserve the natural resources & wildlife for generations to come. We have been in contact since 2019 with different agencies (CDLT = Chelan Douglas Land Trust, Chelan PUD, and others) to find out what the best way is to protect & preserve that area. We were told that the process to donate that area and/or obtain a conservation easement is lengthy (sometimes several years). We were advised to pursue the Open Space PBR5 application in the meantime, and when things are more formally finalized regarding a conservation easement hold by CDLT we can update the Open Space PBR5 application at a later stage. We have been in contact with Mickey Fleming regarding the conservation easement if you want to find out more about the current status.

2. Parcel #, short legal description & acreage

Parcel Number(s)	282113320050, 282113300050, 282113230100, 282113240100, 282113230050, 282113240050, 282113220100, 282113210100, 282113220050, 282113210050	
Legal Description:	All parcels are adjacent to each other. These parcels are located approximately 2 miles north of the City of Manson's urban growth area within Section 13, Township 28 N, Range 21 EWM of Chelan County, Washington	
	T 28N R 21EWM S 13 PT LOT 3 SS# 1080 S1/2 NWSW 20.0000 ACRES	
	T 28N R 21EWM S 13 PT LOT 3 SP 1080, N2N2SW, 41.6100 ACRES	
	T 28N R 21EWM S 13 S2 SWNW SURVEY 50/83 20.0000 ACRES	
	T 28N R 21EWM S 13 S2 SENW SURVEY 50/83 20.0000 ACRES	
	T 28N R 21EWM S 13 N2 SWNW SURVEY 50/83 20.0000 ACRES	
	T 28N R 21EWM S 13 N2 SENW SURVEY 50/83 20.0000 ACRES	
	T 28N R 21EWM S 13 S2 NWNW SURVEY 50/83 20.0000 ACRES	
	T 28N R 21EWM S 13 S2 NENW SURVEY 50/83 20.0000 ACRES	
	T 28N R 21EWM S 13 N2 NWNW SURVEY 50/83 20.0000 ACRES	
	T 28N R 21EWM S 13 N2 NENW SURVEY 50/83 20.0000 ACRES	
Total Acres in Application:	221.61	

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CHELAN COUNTY
 COMMUNITY DEVELOPMENT

3. Comments regarding the applicable/qualifying PBRS categories:

Relevant or qualifying High Priority Resources:

- Significant Wildlife Habitat Area → see "Fish & Wildlife Habitat Management Plan" created by Grette Associates
- Rural Open Space Close to Urban Growth Area & Urban Growth Area Open Space: We understand that the said properties are just short distance outside the current Manson Urban Growth area. According to the measurements taken from the GIS system the closest distance from the said property to the nearest Manson Growth area is approximately 2.15 miles (see screenshot below):



While we understand that we will not qualify for the full points in that category, we hope that this fact still can be considered and eventually a fraction of points can be granted.

Relevant or qualifying Bonus Categories:

- Contiguous Parcels → all 10 parcels are adjacent to each other (see picture below):



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CHELAN COUNTY
COMMUNITY DEVELOPMENT

- 4 parcels are adjacent to and border United States Department of Interior Land
- 3 parcels are adjacent to and border Lake Chelan Reclamation District Land

4. Easements & Survey:

- The easements pertaining to those property can be obtained from the survey **AFN 2267023**. This also provides the map for those properties.

5. Existing structures:

- There is a small warming hut (200 sqft.) on parcel #282113220100. The location of the hut is indicated with a red "x".



Denis & Irmi Atam

Manson, 08/09/2022

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AUG 09 2022

CHELAN COUNTY
COMMUNITY DEVELOPMENT



Application for Classification or Reclassification
Open Space Land
Chapter 84.34 RCW

File With The County Legislative Authority

Name of Owner(s): Denis & Irmingard Atam Phone No: 425-373-6743
Email Address: denisat@hotmail.com
Address: 457 High Blossom Ln
Manson, WA 98831

Parcel Number(s):	282113320050, 282113300050, 282113230100, 282113240100, 282113230050, 282113240050, 282113220100, 282113210100, 282113220050, 282113210050
Legal Description:	All parcels are adjacent to each other. These parcels are located approximately 2 miles north of the City of Manson's urban growth area within Section 13, Township 28 N, Range 21 EWM of Chelan County, Washington
	T 28N R 21EWM S 13 PT LOT 3 SS# 1080 S1/2 NWSW 20.0000 ACRES
	T 28N R 21EWM S 13 PT LOT 3 SP 1080, N2N2SW, 41.6100 ACRES
	T 28N R 21EWM S 13 S2 SWNW SURVEY 50/83 20.0000 ACRES
	T 28N R 21EWM S 13 S2 SENW SURVEY 50/83 20.0000 ACRES
	T 28N R 21EWM S 13 N2 SWNW SURVEY 50/83 20.0000 ACRES
	T 28N R 21EWM S 13 N2 SENW SURVEY 50/83 20.0000 ACRES
	T 28N R 21EWM S 13 S2 NWNW SURVEY 50/83 20.0000 ACRES
	T 28N R 21EWM S 13 S2 NENW SURVEY 50/83 20.0000 ACRES
	T 28N R 21EWM S 13 N2 NWNW SURVEY 50/83 20.0000 ACRES
	T 28N R 21EWM S 13 N2 NENW SURVEY 50/83 20.0000 ACRES
Total Acres in Application:	<u>221.61</u>

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CHELAN COUNTY
COMMUNITY DEVELOPMENT

Indicate what category of open space this land will qualify for:

- Conserve or enhance natural, cultural, or scenic resources

Note: Please refer to the Fish & Wildlife Habitat Management Plan created by Grette Associates

- Protect streams, stream corridors, wetlands, natural shorelines, or aquifers

- Protect soil resources, unique or critical wildlife, or native plant habitat

Note: Please refer to the Fish & Wildlife Habitat Management Plan created by Grette Associates

- Promote conservation principles by example or by offering educational opportunities

Note: All our friends & neighbors applaud us for what our plans are and what we are doing to protect & preserve this piece of land. In addition each time we hike the property we look out for obnoxious weeds (e.g. nap weed, mullins, etc.) and remove them so they cannot spread further. We also ask & encourage everyone accessing that land to assist us in such efforts and asking them to do the same. In addition we have been in contact with the Chelan Douglas Land Trust and they informed us about a program where we can request assistance to control/remove obnoxious weeds and restore & replant with natural plants. We are currently pursuing this opportunity to further help preserving this land.

- Enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature reservations or sanctuaries, or other open spaces

Note: Please refer to the Fish & Wildlife Habitat Management Plan created by Grette Associates

- Enhance recreation opportunities

- Preserve historic or archaeological sites

Note: Please refer to the Fish & Wildlife Management plan from Grette Associates, which talks on page #10 about historic conditions ("... the site is considered a classic example of historic ecology for this region of Washington State.")

- Preserve visual quality along highway, road, street corridors, or scenic vistas

- Retain in its natural state tracts of land not less than one acre situated in an urban area and open to public use on such conditions as may be reasonably required by the granting authority

- Farm and agricultural conservation land previously classified under RCW 84.34.020(2), that no longer meets the criteria

- Farm and agricultural conservation land that is "traditional farmland" not classified under Chapter 84.33 or Chapter 84.34 RCW, that has not been irrevocably devoted to a use inconsistent with agricultural uses, and has a high potential for returning to commercial agriculture

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1. Describe the present use of the land.

We (Denis & Irmgard Atam) since we obtained ownership of those properties in 12/2019 have revoked any previously granted access for hunting or otherwise as we would like to preserve the land in its current state. Occasionally we hike ourselves across the properties to enjoy the wildlife, scenery & natural resources. A handful of selected neighbors have verbal permission to hike the property as long as they don't disturb the wildlife. The entire area is mainly left alone. Twice a year we maintain a small trail across a small portion across those properties.

2. Is the land subject to a lease or agreement which permits any other use than its present use?

Yes No

If yes, attach a copy of the lease agreement.

3. Describe the present improvements (residence, buildings, etc.) located on the land.

A road system was put in by the previous owner approx. 8 years ago in order to develop those properties for residential buildings. At that time also power boxes and underground conduit was installed along those access roads. Three wells/well-heads have been installed, too, but none of the wells have been used. The roads are slowly growing over again – except for a small trail which we maintain twice a year. There is a small warming hut (less than 200 sqft.) on parcel # 282113220100.

4. Is the land subject to any easements?

Yes No

If yes, describe the type of easement, the easement restrictions, and the length of the easement.

Note: We are in contact with the Chelan Douglas Land Trust (Mickey Fleming) and Chelan PUD to obtain a conservation easement for that said property. We were told it is a lengthy process, but both agencies have agreed to pursue. We are just waiting to hear from them again about the next steps.

5. If applying for the farm and agricultural conservation land category, provide a detailed description below about the previous use, the current use, and the intended future use of the land.



n/a

NOTICE:

The county and/or city legislative authorities may require owners to submit additional information regarding the use of the land.

As owner of the parcel(s) described in this application, I hereby indicate by my signature below that I am aware of the additional tax, interest, and penalties involved when the land ceases to be classified under the provisions of Chapter 84.34 RCW. I also certify that this application and any accompanying documents are accurate and complete.

The agreement to tax according to use of the property is not a contract and can be annulled or canceled at any time by the Legislature (RCW 84.34.070)

Print the name of each owner:	Signature of each owner:	Date
Denis Atam		08/09/2022
Irmgard Atam		08/09/2022

The granting or denial of an application for classification or reclassification as open space land is a legislative determination and shall be reviewable only for arbitrary and capricious actions. Denials are only appealable to the superior court of the county in which the land is located and the application is made.

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Statement of Additional Tax, Interest, and Penalty Due Upon Removal of Classification

1. Upon removal of classification, an additional tax shall be imposed which shall be due and payable to the county treasurer 30 days after removal or upon sale or transfer, unless the new owner has signed the Notice of Continuance. The additional tax shall be the sum of the following:
 - (a) The difference between the property tax paid as "Open Space Land" and the amount of property tax otherwise due and payable for the last seven years had the land not been so classified; plus
 - (b) Interest upon the amounts of the difference in (a), paid at the same statutory rate charged on delinquent property taxes; plus
 - (c) A penalty of 20% will be applied to the additional tax and interest if the classified land is applied to some other use except through compliance with the property owner's request for withdrawal as described in RCW 84.34.070(1).
2. The additional tax, interest, and penalty specified in (1) shall not be imposed if removal resulted solely from:
 - (a) Transfer to a governmental entity in exchange for other land located within the State of Washington.
 - (b) A taking through the exercise of the power of eminent domain, or sale or transfer to an entity having the power of eminent domain in anticipation of the exercise of such power.
 - (c) A natural disaster such as a flood, windstorm, earthquake, wildfire, or other such calamity rather than by virtue of the act of the landowner changing the use of such property.
 - (d) Official action by an agency of the State of Washington or by the county or city where the land is located disallows the present use of such land.
 - (e) Transfer of land to a church when such land would qualify for property tax exemption pursuant to RCW 84.36.020.
 - (f) Acquisition of property interests by State agencies or agencies or organizations qualified under RCW 84.34.210 and 64.04.130 (See RCW 84.34.108(6)(f)).
 - (g) Removal of land classified as farm & agricultural land under RCW 84.34.020(2)(f) (farm home site).
 - (h) Removal of land from classification after enactment of a statutory exemption that qualifies the land for exemption and receipt of notice from the owner to remove the land from classification.
 - (i) The creation, sale, or transfer of forestry riparian easements under RCW 76.13.120.
 - (j) The creation, sale, or transfer of a conservation easement of private forest lands within unconfined channel migration zones or containing critical habitat for threatened or endangered species under RCW 76.09.040.
 - (k) The sale or transfer of land within two years after the death of the owner of at least a fifty percent interest in the land if the land has been assessed and valued as designated forest land under chapter 84.33 RCW, or classified under this chapter 84.34 RCW continuously since 1993. The date of death shown on the death certificate is the date used.
 - (l) The discovery that the land was classified in error through no fault of the owner.

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FOR LEGISLATIVE AUTHORITY USE ONLY

Date application received: _____ By: _____

Amount of processing fee collected: \$ _____

- Is the land subject to a comprehensive land use plan adopted by a city or county? Yes No

If yes, application should be processed in the same manner in which an amendment to the comprehensive land use plan is processed.

If no, application must be acted upon after a public hearing and notice of the hearing shall have been given by one publication in a newspaper of general circulation in the area at least ten days before the hearing.

- If the land is not subject to a comprehensive land use plan, is the land located within an incorporated part of the county? Yes No

If yes, application must be acted upon by three members of the county legislative authority and three members of the city legislative authority. See RCW 84.34.037(1) for details.

If no, application must be acted upon by three members of the county legislative authority.

- Application approved In whole In part
- Application denied Date owner notified of denial (Form 64 0103):

If approved, date Open Space Taxation Agreement (OSTA) was mailed to owner:

Signed OSTA received by Legislative Authority on:

Copy of signed OSTA forwarded to Assessor on:

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CHELAN COUNTY
COMMUNITY DEVELOPMENT

To ask about the availability of this publication in an alternate format for the visually impaired, please call 360-705-6705. Teletype (TTY) users may use the Washington Relay Service by calling 711. For assistance, contact your local county assessor's office.

REV 64 0021e (6/26/19)

REV 64 0021 (08/02/17)

Survey AFN 2.26 7023

50/83

PERS 22-328

LEGAL DESCRIPTION
 TOWNSHIP 28N, RANGE 21E, W. 1/4, CHELAN COUNTY, WA
 THIS SURVEY WAS PERFORMED TO ESTABLISH BOUNDARIES AT THE CORNERS AND ON THE LINES OF THE ALMOST 1/32 PART SUBDIVISION OF THIS QUARTER SECTION.

EQUIPMENT & PROCEDURES

GENERAL TOPCON AND LEICA GPS RECEIVERS WITH PANDA ONE3T RADIO MODEM AND A TDS RECORDING DATA COLLECTION SYSTEM OPERATING IN REAL TIME KINEMATIC SURVEY MODE. OBSERVATION OF NEW AND EXISTING MONUMENTATION WITH AN APPROXIMATE PRECISION OF 20.00 FEET OR BETTER.

BASIS OF BEARINGS:

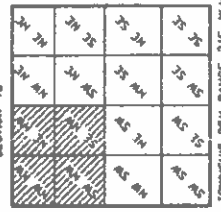
WASHINGTON STATE PLANE COORDINATE SYSTEM OF 1983 NORTH ZONE, AS DEFINED IN CHAPTER 85A RCW. THE MERIDIAN IS DEFINED BY THE MEAN POLAR POSITION OF THE SUN AT LOCAL SOLAR TIME AT LEAST THREE N.E.S. CORNER STATIONS. CORRECTION ANGLE = -00°30'48"

ALL MEASURED DISTANCES ARE REDUCED TO END DISTANCES. MEASUREMENTS WERE MADE TO OBTAIN ACTUAL BEARING DISTANCES.



RECORD OF SURVEY

MICHAEL FRIER
 CHELAN COUNTY, WASHINGTON
 AUDITOR'S INDEX SHEET
 ASSESSOR'S PARCEL # 28211300030
 SECTION 13



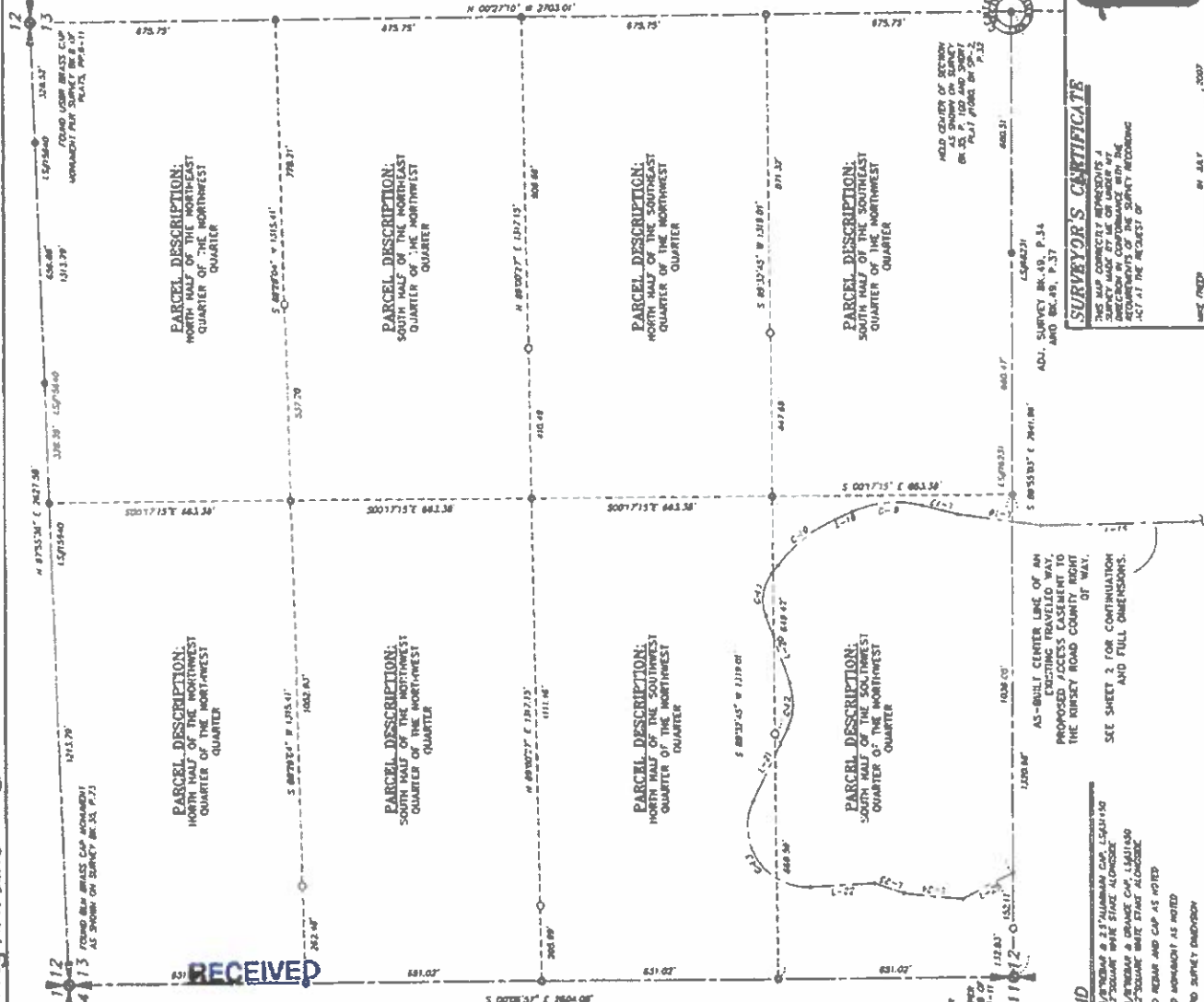
AUDITOR'S CERTIFICATE A 12232023
 FILED FOR RECORD THIS 12TH DAY OF December, 2023 AT 12:30 P.M. in Book 2023-002 of Survey filed with me at the County Auditor's Office.
 [Signature] County Auditor

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LEGEND

- SET 5/8" IRON & 2 1/2" ALUMINUM CAP LEAS+150
- WITH 2" SQUARE WHITE STAKE ALONGSIDE
- WITH 2" SQUARE WHITE STAKE ALONGSIDE
- FOUND REMAIN AND CAP AS NOTED
- ⊙ FOUND MONUMENT AS NOTED
- () RECORD SURVEY DATA/DRY

SURVEYOR'S CERTIFICATE
 I, [Signature], Surveyor, do hereby certify that this is a true and correct copy of the original record of this survey as recorded in my office.
 DATE: 07/26/2023
 SCALE: 1"=200'



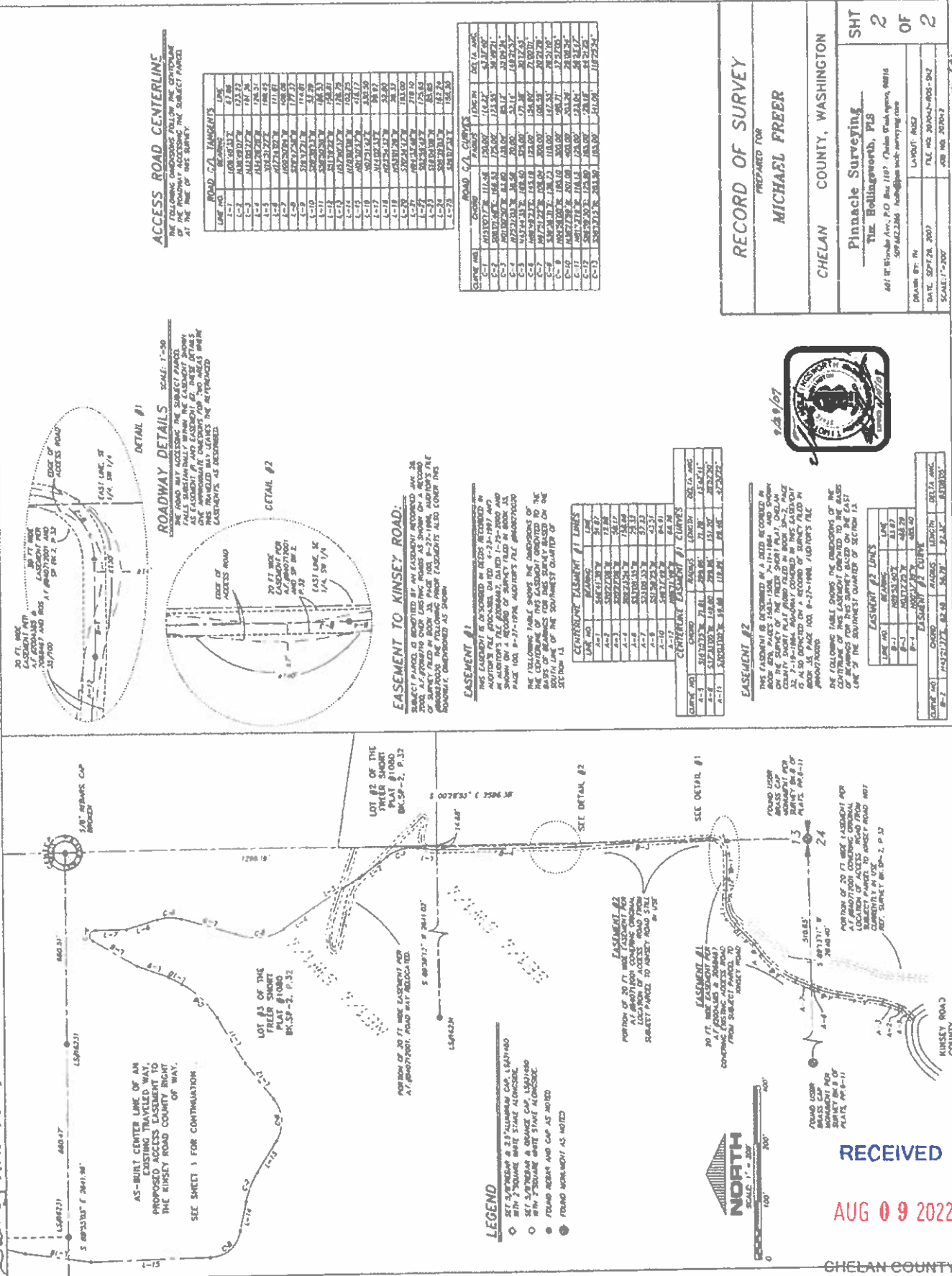
AUG 09 2022

CHELAN COUNTY COMMUNITY DEVELOPMENT

50/83

50/61

Survey SFN 2267023

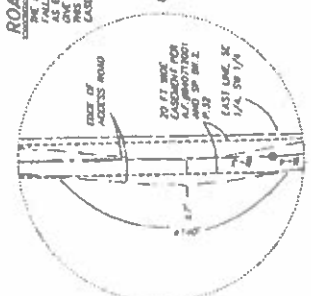


ACCESS ROAD CENTERLINE
THE FOLLOWING CURVES FOLLOW THE CENTERLINE OF THE ROADWAY ACCESSING THE SUBJECT PARCEL AT THE TIME OF THIS SURVEY.

LINE NO.	BEARING	LENGTH	DATE OF SURVEY
1-1	N 11° 10' 00" E	11.00	11/22/00
1-2	S 88° 50' 00" W	11.00	11/22/00
1-3	N 11° 10' 00" E	11.00	11/22/00
1-4	S 88° 50' 00" W	11.00	11/22/00
1-5	N 11° 10' 00" E	11.00	11/22/00
1-6	S 88° 50' 00" W	11.00	11/22/00
1-7	N 11° 10' 00" E	11.00	11/22/00
1-8	S 88° 50' 00" W	11.00	11/22/00
1-9	N 11° 10' 00" E	11.00	11/22/00
1-10	S 88° 50' 00" W	11.00	11/22/00
1-11	N 11° 10' 00" E	11.00	11/22/00
1-12	S 88° 50' 00" W	11.00	11/22/00
1-13	N 11° 10' 00" E	11.00	11/22/00
1-14	S 88° 50' 00" W	11.00	11/22/00
1-15	N 11° 10' 00" E	11.00	11/22/00
1-16	S 88° 50' 00" W	11.00	11/22/00
1-17	N 11° 10' 00" E	11.00	11/22/00
1-18	S 88° 50' 00" W	11.00	11/22/00
1-19	N 11° 10' 00" E	11.00	11/22/00
1-20	S 88° 50' 00" W	11.00	11/22/00
1-21	N 11° 10' 00" E	11.00	11/22/00
1-22	S 88° 50' 00" W	11.00	11/22/00
1-23	N 11° 10' 00" E	11.00	11/22/00
1-24	S 88° 50' 00" W	11.00	11/22/00
1-25	N 11° 10' 00" E	11.00	11/22/00
1-26	S 88° 50' 00" W	11.00	11/22/00
1-27	N 11° 10' 00" E	11.00	11/22/00
1-28	S 88° 50' 00" W	11.00	11/22/00
1-29	N 11° 10' 00" E	11.00	11/22/00
1-30	S 88° 50' 00" W	11.00	11/22/00

CURVE NO.	CHORD	ARC LENGTH	DELTA ANGLE	DELTA CHORD	DELTA PERCENTAGE
C-1	103.0000	111.00	15.00	10.00	10.00
C-2	103.0000	111.00	15.00	10.00	10.00
C-3	103.0000	111.00	15.00	10.00	10.00
C-4	103.0000	111.00	15.00	10.00	10.00
C-5	103.0000	111.00	15.00	10.00	10.00
C-6	103.0000	111.00	15.00	10.00	10.00
C-7	103.0000	111.00	15.00	10.00	10.00
C-8	103.0000	111.00	15.00	10.00	10.00
C-9	103.0000	111.00	15.00	10.00	10.00
C-10	103.0000	111.00	15.00	10.00	10.00
C-11	103.0000	111.00	15.00	10.00	10.00
C-12	103.0000	111.00	15.00	10.00	10.00
C-13	103.0000	111.00	15.00	10.00	10.00

ROADWAY DETAILS SCALE: 1"=50'
THE ROADWAY ACCESSING THE SUBJECT PARCEL IS SHOWN WITH THE PROPOSED CENTERLINE AND EASEMENT FOR THE ACCESS ROAD. ONLY APPROXIMATE DIMENSIONS FOR THE AREAS WHERE THE ROADWAY IS NOT SHOWN ARE INDICATED.



EASEMENT TO KINSEY ROAD:
SUBJECT PARCEL IS REQUESTED BY AN EASEMENT ACCORDING TO THE TERMS OF THE DEED RECORDED IN THE PUBLIC RECORDS OF CHELAN COUNTY, WASHINGTON, PLAT 1080, BK. SP-2, P. 32, AS SHOWN ON THE ATTACHED SURVEY MAP. THE EASEMENT IS TO BE 20 FEET WIDE AND TO BE LOCATED AS SHOWN ON THE ATTACHED SURVEY MAP.

EASEMENT #1
THIS EASEMENT IS REQUESTED AS NOTED RECORDED IN THE PUBLIC RECORDS OF CHELAN COUNTY, WASHINGTON, PLAT 1080, BK. SP-2, P. 32, AS SHOWN ON THE ATTACHED SURVEY MAP. THE EASEMENT IS TO BE 20 FEET WIDE AND TO BE LOCATED AS SHOWN ON THE ATTACHED SURVEY MAP.

CURVE NO.	CHORD	ARC LENGTH	DELTA ANGLE	DELTA CHORD	DELTA PERCENTAGE
A-1	103.0000	111.00	15.00	10.00	10.00
A-2	103.0000	111.00	15.00	10.00	10.00
A-3	103.0000	111.00	15.00	10.00	10.00
A-4	103.0000	111.00	15.00	10.00	10.00
A-5	103.0000	111.00	15.00	10.00	10.00
A-6	103.0000	111.00	15.00	10.00	10.00
A-7	103.0000	111.00	15.00	10.00	10.00
A-8	103.0000	111.00	15.00	10.00	10.00
A-9	103.0000	111.00	15.00	10.00	10.00
A-10	103.0000	111.00	15.00	10.00	10.00
A-11	103.0000	111.00	15.00	10.00	10.00
A-12	103.0000	111.00	15.00	10.00	10.00
A-13	103.0000	111.00	15.00	10.00	10.00

RECORD OF SURVEY

PREPARED FOR
MICHAEL FREER

CHELAN COUNTY, WASHINGTON

SHT 2 OF 2

Pinnacle Surveying
1100 Holladay Ave., P.O. Box 1107, Chelan, WA 98816
509.622.2346

DATE: 02/12/2022
DRAWN BY: MF
SCALE: 1"=200'



EASEMENT #2
THIS EASEMENT IS REQUESTED AS NOTED RECORDED IN THE PUBLIC RECORDS OF CHELAN COUNTY, WASHINGTON, PLAT 1080, BK. SP-2, P. 32, AS SHOWN ON THE ATTACHED SURVEY MAP. THE EASEMENT IS TO BE 20 FEET WIDE AND TO BE LOCATED AS SHOWN ON THE ATTACHED SURVEY MAP.

CURVE NO.	CHORD	ARC LENGTH	DELTA ANGLE	DELTA CHORD	DELTA PERCENTAGE
E-1	103.0000	111.00	15.00	10.00	10.00
E-2	103.0000	111.00	15.00	10.00	10.00
E-3	103.0000	111.00	15.00	10.00	10.00
E-4	103.0000	111.00	15.00	10.00	10.00
E-5	103.0000	111.00	15.00	10.00	10.00
E-6	103.0000	111.00	15.00	10.00	10.00
E-7	103.0000	111.00	15.00	10.00	10.00
E-8	103.0000	111.00	15.00	10.00	10.00
E-9	103.0000	111.00	15.00	10.00	10.00
E-10	103.0000	111.00	15.00	10.00	10.00
E-11	103.0000	111.00	15.00	10.00	10.00
E-12	103.0000	111.00	15.00	10.00	10.00
E-13	103.0000	111.00	15.00	10.00	10.00

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50/63

LEGAL DESCRIPTION
 THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 21 NORTH, RANGE 21 EAST OF THE MERIDIAN, CHELAN COUNTY, WASHINGTON
 THIS SURVEY WAS PERFORMED TO ESTABLISH BOUNDARIES AT THE CORNERS AND ON THE LINES OF THE ALMOST 1/32 PART SUBDIVISION OF THIS QUARTER SECTION.

EQUIPMENT & PROCEDURES
 CONTROL POINTS WERE AND LEGACY GPS RECORDS WERE USED IN PIONEER ONEST AND WOOD AND 1 TO RECORD DATA COLLECTION STATION COORDINATES. REAL TIME KINEMATIC SURVEY WITH DOUBLE OBSERVATION OF NEW AND EXISTING BOUNDARIES WITH AN APPROXIMATE PRECISION OF 30.06 FEET OR BETTER.

DATE: JULY 19-18, 2007

RECORD OF SURVEY
 MICHAEL FREER

CHELAN COUNTY, WASHINGTON
 AUDITOR'S INDEX SHEET
 ASSESSOR'S PARCEL # 202113000000
 SECTION 13

13	13	13	13	13	13
13	13	13	13	13	13
13	13	13	13	13	13
13	13	13	13	13	13
13	13	13	13	13	13
13	13	13	13	13	13

TOWNSHIP 21N, RANGE 21E, W.1/4, CHELAN COUNTY, WA

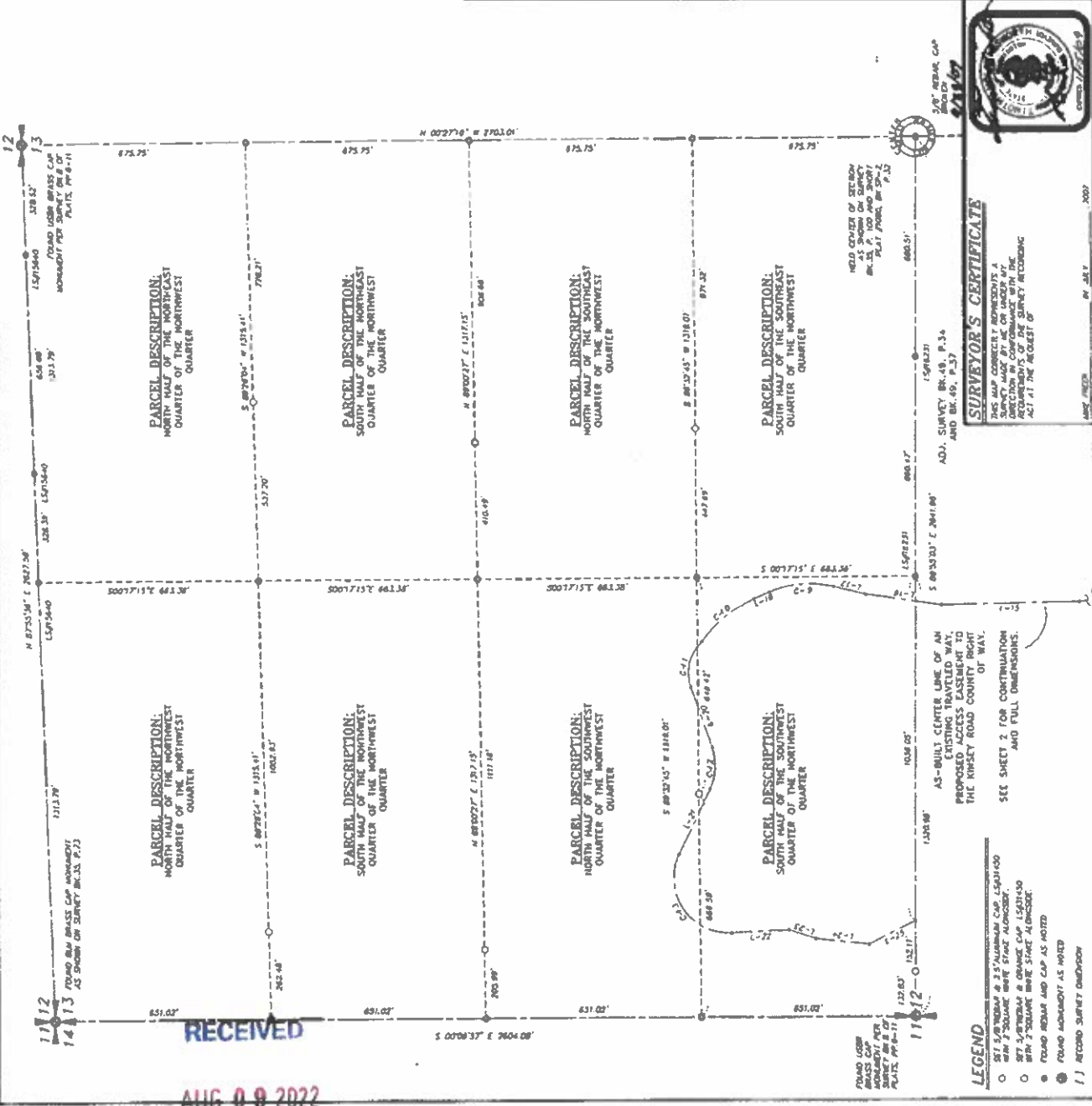
AUDITOR'S CERTIFICATE A.C. 2247023
 FILED FOR RECORD THIS 18TH DAY OF December, 2007
 IN BOOK 100 OF RECORDS AT THE CLERK'S OFFICE AT THE REQUEST OF Michael Freer, Surveyor

RECORD OF SURVEY
 MICHAEL FREER

CHELAN COUNTY, WASHINGTON
 AUDITOR'S INDEX SHEET
 ASSESSOR'S PARCEL # 202113000000
 SECTION 13

AUDITOR'S CERTIFICATE A.C. 2247023
 FILED FOR RECORD THIS 18TH DAY OF December, 2007
 IN BOOK 100 OF RECORDS AT THE CLERK'S OFFICE AT THE REQUEST OF Michael Freer, Surveyor

DATE: SEPT. 28, 2007
 SCALE: 1" = 200'



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 AUG 09 2022

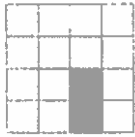
CHELAN COUNTY
 COMMUNITY DEVELOPMENT

RECORD of SURVEY for DENNIS FREER

A PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER
OF SECTION 13, TOWNSHIP 28 NORTH,
RANGE 21 EAST, W.M., CHELAN COUNTY, WASHINGTON



1/8/07



SECTION 13
T 28 N R 21 E W.M.

LEGAL DESCRIPTION:

THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 28 NORTH, RANGE 21 EAST, W.M., CHELAN COUNTY, WASHINGTON.

SURVEYOR'S CERTIFICATE:

I HAVE CORRECTLY INSPECTED A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF DENNIS FREER, IN DECEMBER, 2006.

LEGEND:

- MONUMENT FOUND AS NOTED IN DATE TIED
- SET SET 1" 30" REBAR & COP MARKED "HEIGHT 1.8" 10271"
- CALCULATED POINT NOT FOUND ON SET
- (P2-47) FINAL LEGAL DESCRIPTION AUDITOR'S NO. 201843

AUDITOR'S CERTIFICATE:

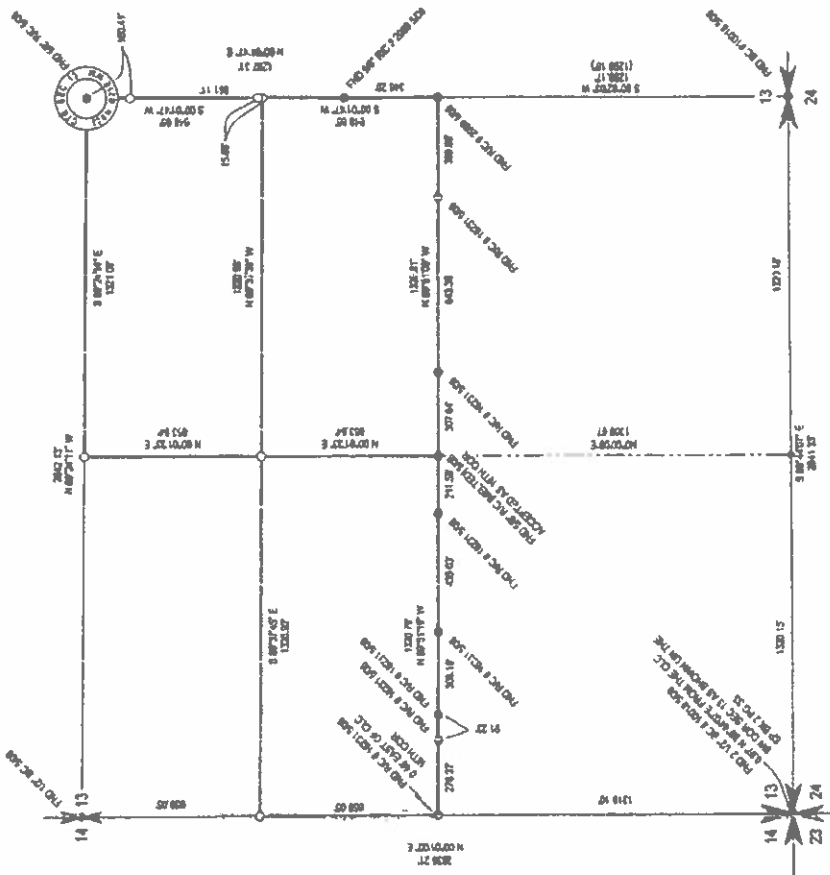
I HAVE REVIEWED AT THE REQUEST OF DENNIS FREER, ON THE 20th day of JANUARY, 2012, AT T. J. SE. CH. IN P.O. BOX 1400, CHELAN, WA 98822, THE SURVEY RECORDING ACT AND THE SURVEY RECORDING ACT AND THE SURVEY RECORDING ACT AND THE SURVEY RECORDING ACT.

RECORDS OF CHELAN COUNTY, WASHINGTON.

Reviewed & Approved by *[Signature]*
CHELAN COUNTY AUDITOR

EQUIPMENT AND PROCEDURE:

LEICA TOTAL STATION, LEICA TRIANGULATION AND PLS-2000 FIELD TRANSVERSE BALANCED BY METHOD OF LEAST SQUARES. TRANSVERSE CLOSURE IS GREATER THAN 1/20000. ALL MONUMENTS TIED DATE OF SURVEY, UNLESS NOTED.



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CHELAN COUNTY
COMMUNITY DEVELOPMENT



MUNSON ENGINEERS, INC.
4040 W. 40th Ave. #100
06388

SHEET: 1 OF 1

SURVEY

of n 2246218

T20R21s13

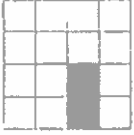
49/37



1/13/07

RECORD of SURVEY for DENNIS FREER

A PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER
OF SECTION 13, TOWNSHIP 28 NORTH,
RANGE 21 EAST, W.M., CHELAN COUNTY, WASHINGTON



SECTION 13
T 28 N R 21 E W.M.

LEGAL DESCRIPTION:

THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 28 NORTH, RANGE 21 EAST W.M. CHELAN COUNTY WASHINGTON

SURVEYOR'S CERTIFICATE:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDS ACT AT THE REQUEST OF DENNIS FREER, IN DECEMBER, 2006.

LEGEND:

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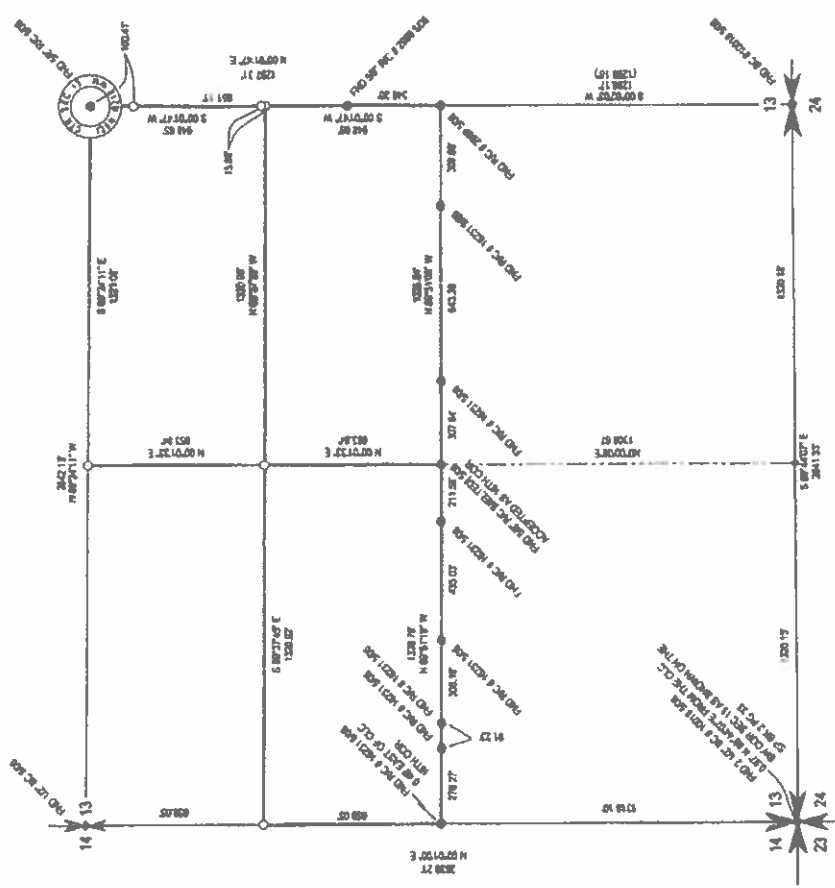
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RECORDS OF CHELAN COUNTY, WASHINGTON

Dennis Freer
CHELAN COUNTY SURVEYOR

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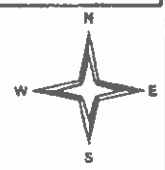
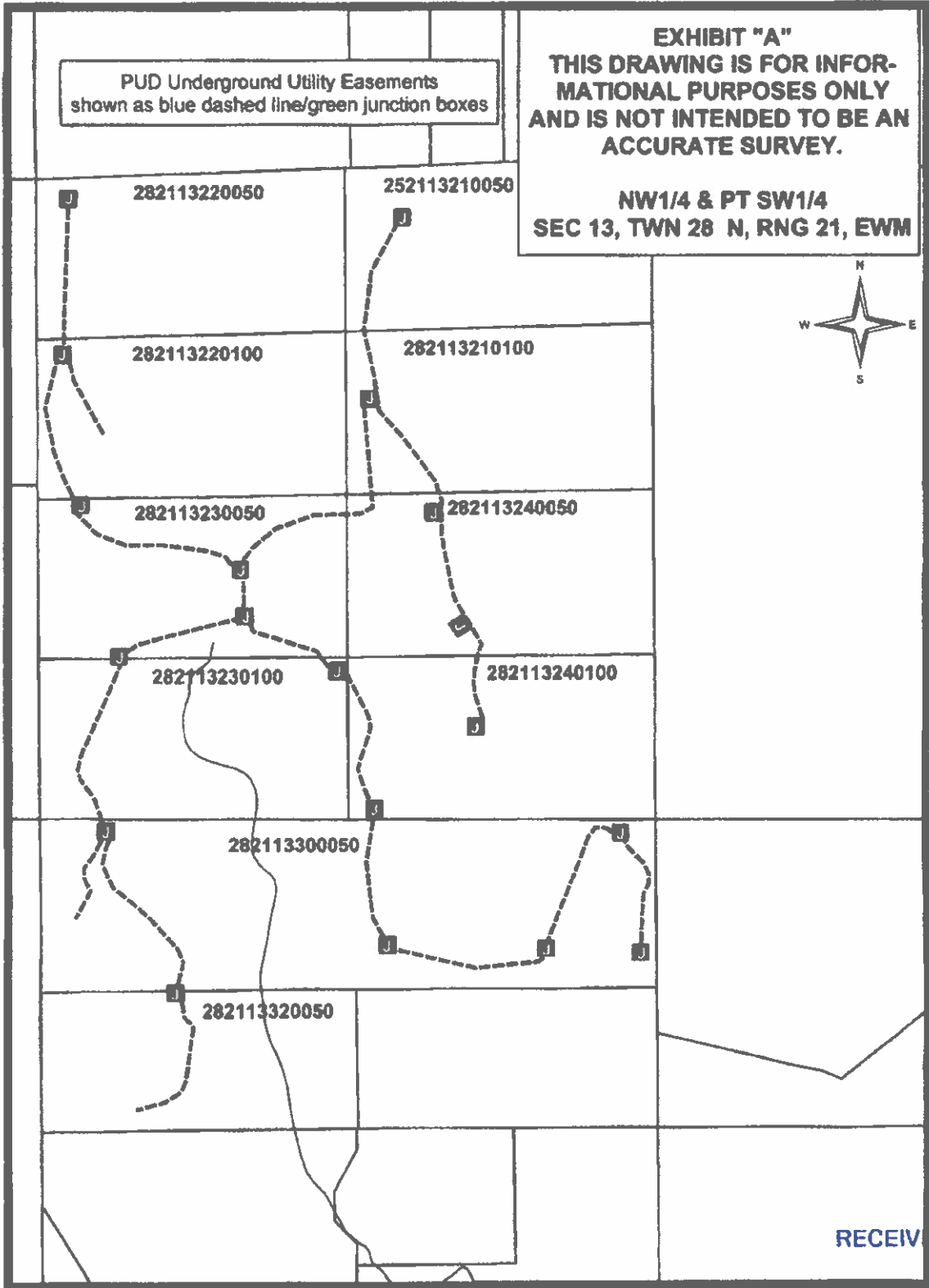
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ATAM OPEN SPACE PUBLIC BENEFIT APPLICATION

FISH & WILDLIFE HABITAT MANAGEMENT PLAN

PREPARED FOR:

DENIS AND IRMINGARD ATAM
457 HIGH BLOSSOM LANE
MANSON, WA 98831

PREPARED BY:

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1. INTRODUCTION

This Fish and Wildlife Habitat Management Plan (Plan) has been prepared by Grette Associates, LLC on behalf of Denis and Irmingard Atam to assess and describe the presence and quality of Priority Resources on the subject parcels as part of the applicant's application for enrollment in Chelan County's Open Space Public Benefit Program. In order to be considered for eligibility, important habitats and species regulated under the Chelan County Critical Areas Ordinance must be confirmed to be present on the parcels as determined by a competent professional pursuant to Chelan County Code (CCC) Chapter 14.22.060(3)(A)(viii)(e) and 14.22.060(3)(A)(viii)(g)(I). If present, these resources are to be included in a habitat management plan prepared by a qualified wildlife biologist pursuant to CCC Chapter 14.22.060(3)(A)(viii)(g)(II). This document serves as that Plan. The Plan includes a detailed description of the existing conditions, an evaluation of onsite priority habitats and species and proposed protection and management measures which meet the conditions outlined in CCC Chapter 14.22.060(3)(A)(viii)(g)(II)(1-3). Washington Department of Fish and Wildlife (WDFW) publications have been utilized as guidance for the site assessment and in the design of the proposed recommended management measures, as discussed below.



Figure 1. Vicinity map of subject parcels.

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2. PROJECT INFORMATION

SITE DESCRIPTION

The applicant is applying for the inclusion of parcels #282113320050, #282113300050, #282113230100, #282113240100, #282113230050, #282113240050, #282113220100, #282113210100, #282113220050 and #282113210050 in Chelan County's Open Space Public Benefit Program. These parcels are located approximately 2 miles north of the City of Manson's urban growth area within Section 13, Township 28 N, Range 21 EWM of Chelan County, Washington (Figure 1). The parcels are accessed off of Liberty Lane, a small graveled private residential road that connects to Kinsey Road. Kinsey Road connects to Upper Joe Creek Road; a main residential arterial located north of Manson. The parcels are all owned by the applicant and were originally subdivided as part of a proposed residential development planned under a previous owner. As part of the proposed residential development, electrical conduit and domestic wells were installed on each of the parcels (Photograph 1). Unimproved dirt access roads were installed and building sites were excavated on each of the parcels. However, construction of the residential development was never completed and utilities were never installed to each of the building sites. The applicant purchased the properties from the former owner in 2019 and continues to maintain ownership over the site.

Combined, the subject parcels encompass approximately 221.61 acres of mixed bitterbrush (*Purshia tridentata*) and bunchgrass-dominated shrub-steppe, riparian vegetation-dominated drainages, rock outcrops, talus, and mature stands of Ponderosa pine (*Pinus ponderosa*). The site ranges in elevation from 2,000 ft to 2,600 ft. above sea level. The remnants of the former irrigation canal from Antilon Lake run from east to west through parcel #282113230050. Approximately 3,800 linear ft of deer abatement fencing constructed by Washington Department of Fish and Wildlife (WDFW) in 2008 crosses parcels #282113230050, #282113240100 and #282113300050 along the north side of Liberty Lane. This fencing is beginning to fail and the applicant has begun to remove sections after consulting with and receiving permission from WDFW. Aside from the remnants of the former irrigation canal, the partial abatement fencing and the presence of the electrical conduit junction boxes and the domestic well casings, the combined parcels are undeveloped. Many of the unimproved dirt access roads and excavated building sites from the formerly proposed residential development have been unmaintained since purchase of the properties by the applicant in 2019. Since that time, native vegetation has begun to retake the roads and building sites (Photograph 2). The applicant currently mows a small number of internal walking trails and has kept Liberty Lane passable to vehicles up to parcel #282113230050. The remainder of the site is allowed to function in its natural state.

The subject parcels are neighbored to the east by United States Department of Interior Bureau of Land Management (BLM) property. BLM lands adjacent to the site comprise approximately 392.97 contiguous acres spread over two parcels. No fencing is present between BLM land and the subject parcels. The neighboring BLM land is further connected to large parcels owned by the United States Department of Agriculture Forest Service (USFS) as part of the Wenatchee National Forest. Both the BLM and USFS properties are mapped as containing mule deer winter range habitat per the WDFW Priority Habitats and Species (PHS) online mapping tool (Figure 6).

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As part of the enrollment into the Open Space Public Benefit Program, the applicant proposes placing the subject parcels into a conservation easement to be held by the Chelan-Douglas Land Trust in order to limit the ability for the site to be developed in the future. By placing the site into a conservation easement, the availability of undeveloped open space on the landscape is increased in an area of rural Chelan County that is experiencing tremendous growth and development pressure. The site is located approximately two miles from the city of Manson's Urban Growth Area. Manson has become a destination for recreation, and the development of formerly undeveloped land with residential and recreational uses or agricultural tourism activities has increased significantly in the last few years. The subject parcels are mapped by WDFW as containing shrub-steppe habitat and mule deer winter range and are located directly adjacent to large tracts of publicly owned land that are also identified as shrub-steppe and critical mule deer winter range. These qualifications make the site an ideal candidate for the Open Space Public Benefit Program per CCC Chapter 14.22.060(3)(A)(vii) and 14.22.060(3)(A)(viii)(e). Additional unique habitat features found on the subject properties are further discussed below.

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Figure 2. Site map.

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VEGETATION

Vegetation at the site is a complex assemblage of shrub-steppe species, riparian species and stands of mature Ponderosa pine. The Washington Department of Natural Resources (WDR) 2015 publication *Ecological Systems of Washington State: A Guide to Identification* was utilized as a tool for classifying the observed species assemblages.

INTER-MOUNTAIN BASINS BIG SAGEBRUSH STEPPE (IMBBSS)

Based on the 2015 WDR publication, it is likely that shrub-steppe habitat at the site is comprised of Inter-Mountain Basins Big Sagebrush Steppe (IMBBSS) with a U.S. National Vegetation Classification Group of Associates comprised of *Purshia tridentata*/*Festuca idahoensis* shrub herbaceous vegetation. This is consistent with the species observed during the site visit. Shrub-steppe species at the site include: bitterbrush (*Purshia tridentata*), bluebunch wheatgrass (*Pseudoroegneria spicata*), serviceberry (*Amalanchier alnifolia*), Idaho fescue (*Festuca idahoensis*), Sandberg bluegrass (*Poa sandbergii*), bulbous bluegrass (*Poa bulbosa*), snow buckwheat (*Eriogonum niveum*), yarrow (*Achillea millefolium*), Geyer's biscuitroot (*Lomatium geyeri*), showy daisy (*Erigeron speciosus*), phlox (*Phlox spp.*), arrowleaf balsamroot (*Balsamorhiza sagittata*), silky lupine (*Lupinus sericeus*), Douglas' brodiaea (*Triteleia grandiflora*), parsnip flower buckwheat (*Eriogonum heracleoides*), tall buckwheat (*Eriogonum elatum*), Columbian puccoon (*Lithospermum ruderales*), sagebrush mariposa lily (*Calochortus macrocarpus*), horsetweed (*Conyza canadensis*), wholly plantain (*Plantago patagonica*), Japanese brome (*Bromus japonicus*), filaree (*Erodium cicutarium*), prickly lettuce (*Lactuca serriola*), sulfur cinquefoil (*Potentilla recta*), dalmatian toadflax (*Linaria dalmatica*), and diffuse knapweed (*Centaurea diffusa*). Although not exhaustive, this plant list gives a reasonable representation of shrub-steppe habitat at the site. This vegetation assemblage has a global rank of G3G5 (Vulnerable to Secure) and a State Rank of S3 (Vulnerable). The WDR Natural Heritage Methodology definition of a Vulnerable conservation status states: *At moderate risk of extirpation Globally (G) or in Washington (S) due to a fairly restricted range, relatively few occurrences, recent and widespread declines, threats or other factors.*

Although present, cheatgrass, tumble mustard, knapweed, toadflax, cinquefoil and salsify are not dominant at the site. Native bunchgrass and mature shrubs dominate the landscape across the parcels, with most non-native and noxious species being concentrated on the former building sites and unmaintained roadways. No significant patches of knapweed were observed at the site. Cheatgrass patches are small and diffuse.

COLUMBIA BASIN FOOTHILL RIPARIAN WOODLAND AND SHRUBLAND (CBFRWS)

Based on the 2015 WDR publication, the riparian areas at the site are likely comprised of Columbia Basin Foothill Riparian Woodland and Shrubland (CBFRWS) with a U.S. National Vegetation Classification Group of Associates comprised of *Populus tremuloides*/*Crataegus douglasii*/*Symphoricarpos albus* shrubland. This is consistent with species observed at the site. Riparian species at the site include: quaking aspen (*Populus tremuloides*), snowberry (*Symphoricarpos albus*), serviceberry (*Amalanchier alnifolia*), blue elderberry (*Sambucus*

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glauca), choke cherry (*Prunus virginiana*), Ponderosa pine (*Pinus ponderosa*), wax currant (*Ribes cereum*), greasewood (*Ceanothus velutinus*), dogbane (*Apocynum spp.*), bracken fern (*Pteridium aquilinum*), rose (*Rosa spp.*), and false Solomon's seal (*Smilacina racemosa*). Although not exhaustive, this plant list gives a reasonable representation of riparian habitat at the site. This vegetation assemblage has a global rank of G3 (Vulnerable) and a State Rank of S2 (Imperiled). The WDNR Natural Heritage Methodology definition of an Imperiled conservation status states: *At high risk of extirpation Globally (G) or in Washington (S) due to restricted range, few occurrences, steep declines, severe threats, or other factors.* As with most habitat types which are Imperiled, development is the greatest risk to survivorship.

OTHER VEGETATION

Although the two main vegetation assemblages on the property are described above, it should be mentioned that pockets of mature Ponderosa pine are also present throughout the property. A quick assessment indicates that pine with a DBH of 30" + are not uncommon on this site. Evidence of previous fire is visible on the bark of multiple mature pines. Anecdotal evidence suggests that the most recent fire occurred in 2002. Few snags are present on the site but those which are present contain cavities consistent with flicker or woodpecker use. Based on previous professional experience, the habitat on the property is similar to that which supports Lewis's Woodpecker (*Melanerpes lewis*) in other parts of Chelan County; although none were observed during the site visit. A nesting pair of Western kingbirds (*Tyrannus verticalis*) were observed utilizing a mature pine near the aspen-dominated riparian thicket.

Wax currant and greasewood are relatively abundant and healthy within the ravine bottoms and adjacent to the existing roadways. Wax currant extends up from the valley bottom to intermingle with bitterbrush, but the greasewood essentially stays contained to the ravine bottoms. Fruit set on the wax currant was heavy and consistent across the parcels. Also of note was the identification of a singular lodgepole pine (*Pinus contorta*) seedling on one of the northwestern-most building sites. No other lodgepole were identified at the site.

TOPOGRAPHY AND OUTCROPS

Topography across the site is diverse and varied. The site is comprised of a series of tiered benches, rocky outcrops and riparian valleys. Terrain is undulating in nature, with slopes ranging in steepness and aspect across the entire site. Hanging valleys are present in the center and along the northeast portion of the site. These hanging valleys appear to hold moisture longer than the surrounding slopes and contain pockets of aspen groves which offer shade and cover for wildlife. The varied nature of the topography also provides wildlife with natural wind breaks and opportunities for both sun exposure or shade, depending on the season. During the site visit, recent mule deer beds were observed in several of these hanging valleys and on northwest-facing slopes.

Exposed rock outcrops exceeding 25 ft in height and talus are also present at the site. Although Chelan County does not explicitly list rock outcrops or talus as Fish and Wildlife Habitat Conservation areas, both are considered priority habitats in neighboring counties. Outcrops exceeding 25 ft in height have the potential to support golden eagle nesting, although nests were not observed during the site visit. Talus is frequently utilized by small mammals and reptiles.

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SOILS

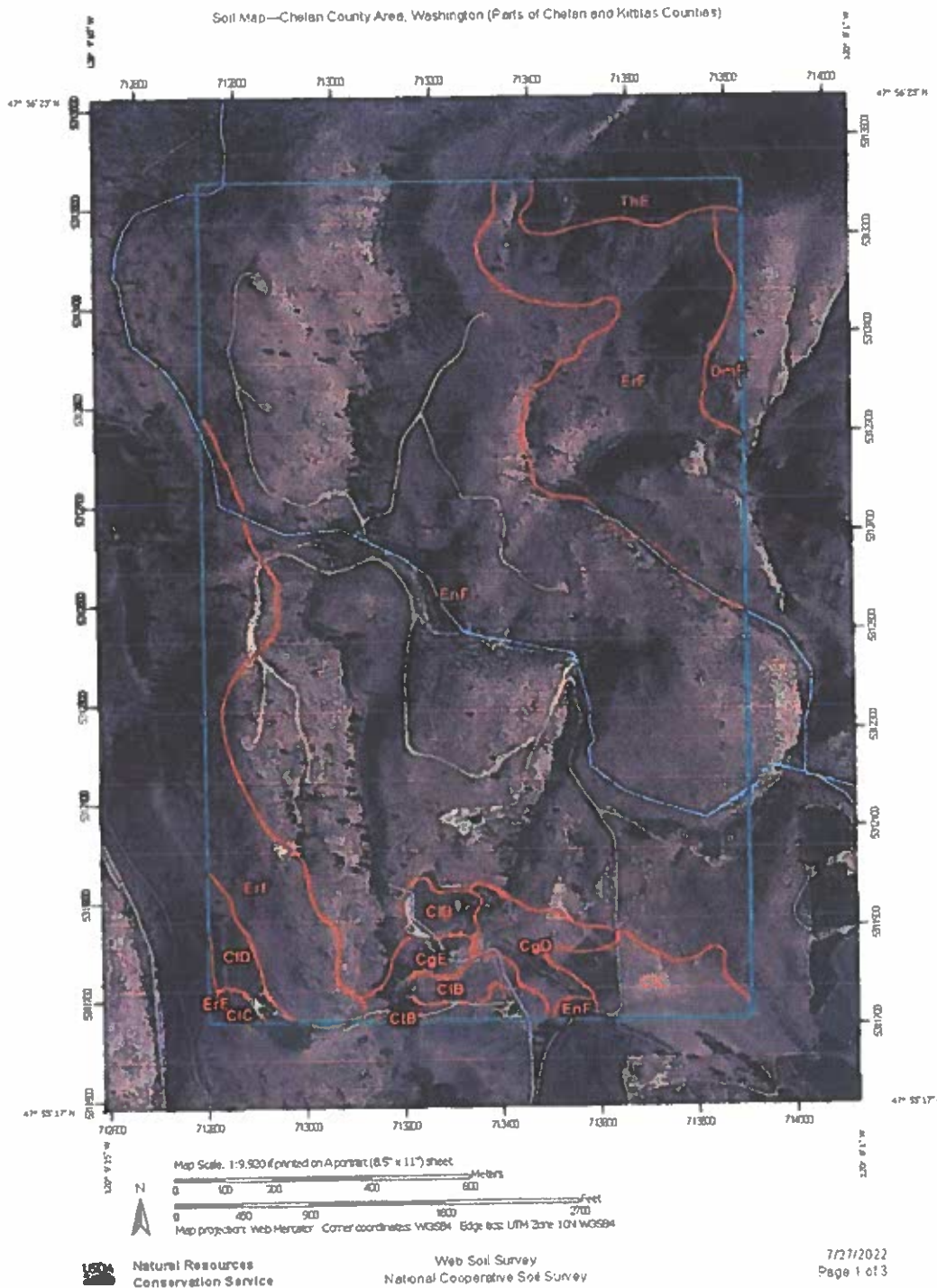
Information on soils was queried from the USDA NRCS Soils web mapper tool. Soils at the site are comprised of Entiat sandy loam, 25 to 65 percent slopes (EnF) with a lesser component of Entiat Rock outcrop complex, 25 to 65 percent slopes. Neither are classified as prime farmland. A typical Entiat sandy loam profile contains sandy loam from 0-3 inches, very gravelly sandy loam from 3-18 inches and weathered bedrock from 18-28 inches. The lack of deep silty soils favors a bitterbrush-dominant community versus the establishment of sagebrush (*Artemisia spp.*) which requires loose deep soils to become established. Well-developed cryptobiotic soils (a crust of algae, lichen and mosses) were not observed at the site. Cryptobiota are common within soils of high-quality shrub-steppe environments.

According to the Chelan County GIS online mapping tool, soils within the subject parcels are mapped as containing erosive soils. Per Chelan County Code Section 11.86.020, erosive soils are considered critical areas in Chelan County.

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Figure 3. NRCS soils map of the site.

SITE ECOLOGY

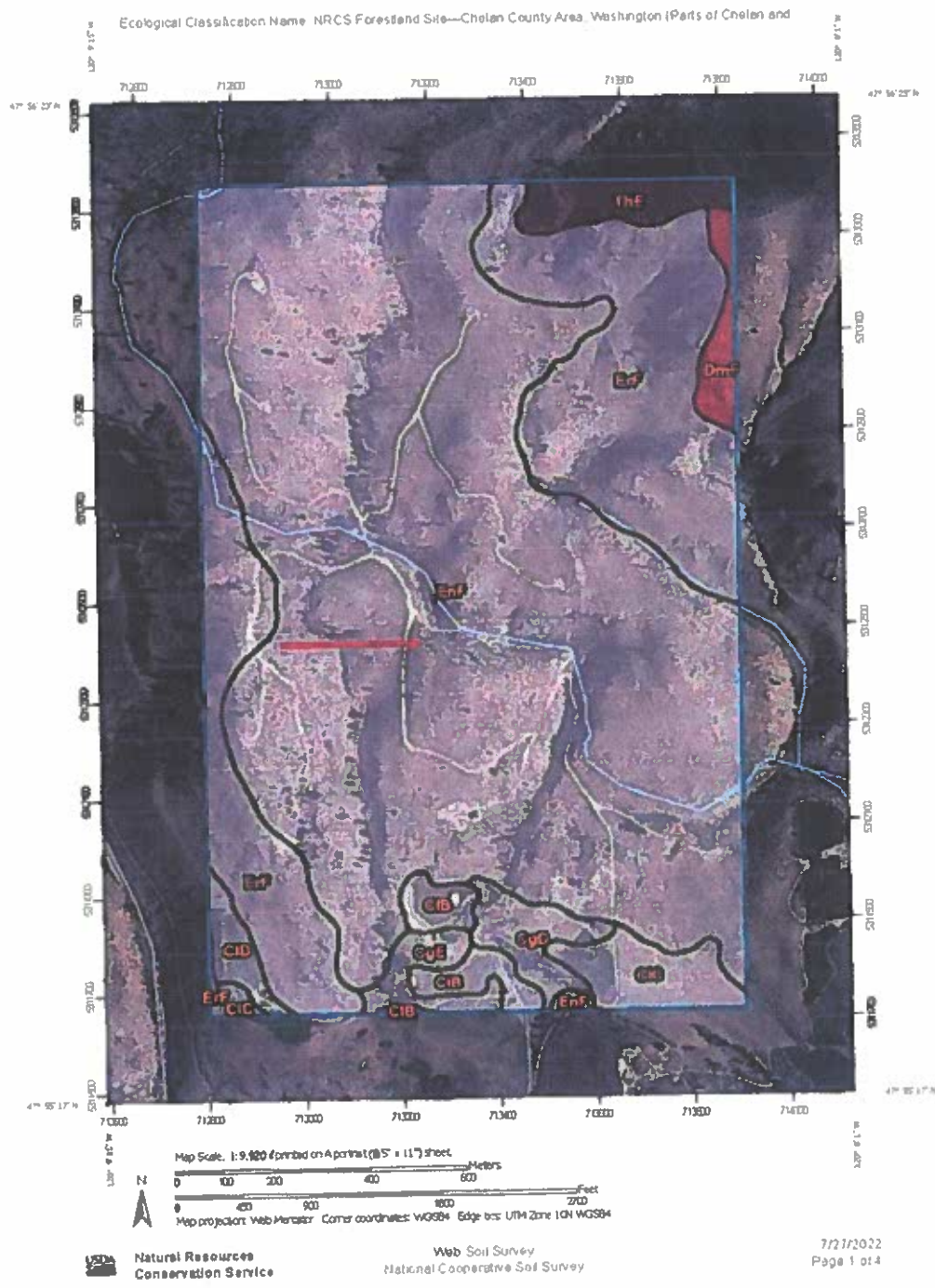
The NRCS Ecological Site Map of the subject parcel was queried in order to determine the potential historic ecology of the site. According to the USDA NRCS mapping, the site is composed of Mesic Xeric Hill Slopes and Terraces (Ponderosa Pine Hot Dry Grass). This NRCS ecological site description is still in its draft stages. However, a similar ecological site description (Warm Mesic Xeric Loamy Slopes and Terraces (Ponderosa Pine/Shrub) *Pinus Ponderosa/Symphoricarpos albus*, *Pinus ponderosa/Physocarpus malvaceus*) was consulted in order to compare the existing vegetation regime with historic conditions. The Ponderosa Pine/Shrub ecological site description indicates that a typical historical vegetation assemblage contains mature pine stands over serviceberry, spirea, chokecherry, woods rose, Nootka rose, cascara and ninebark. Redstem ceanothus may be present as evidence of past fires. Although not identical to the subject properties, this example of a historic vegetation assemblage indicates that the subject properties likely still exhibit historic ecological characteristics and have not transitioned to an alternate state of introduced grasses due to overgrazing or destructive fire and have not undergone a land conversion due to development.

Based on this information, the site is considered a classic example of historic ecology for this region of Washington State.

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Figure 4. NRCS Ecological Site Map for the site (red arrow). Gray indicates Mesic Xeric Hill Slopes and Terraces (Ponderosa Pine Hot Dry Grass).

WATER SOURCES

The Washington State Department of Natural Resources (WDNR) Forest Practices Application (FPA) Mapping Tool was queried in order to determine if any surface waters are present within the boundaries of the project area (Figure 5). According to the FPA mapping tool, several drainages with a stream type of Unknown (U) are located at the site. During the site visit, these areas were investigated for indications of surface hydrology. No surface hydrology was visible, nor were unvegetated channels present. However, subsurface drainage is present as evidenced by the dominant riparian vegetation. The applicant also indicated that a spring is present just to the south of the site and on a neighboring property (blue arrow). This spring is the likely daylight location for the subsurface flow on the subject parcels.

The National Wetlands Inventory (NWI) online mapper was also consulted to determine if any potential jurisdictional wetlands are located on the subject parcels. No jurisdictional wetlands are mapped within the vicinity of the project area. However, an aspen stand present in a hanging valley near the eastern site boundary has the potential for wetland conditions (Photo 10). Although a wetland determination was not part of the site visit, visible vegetation and the location within the landscape indicate that enough water may be present to form hydric soil conditions during the growing season. WDNR mapping indicates a non-fish bearing stream originating from this location.

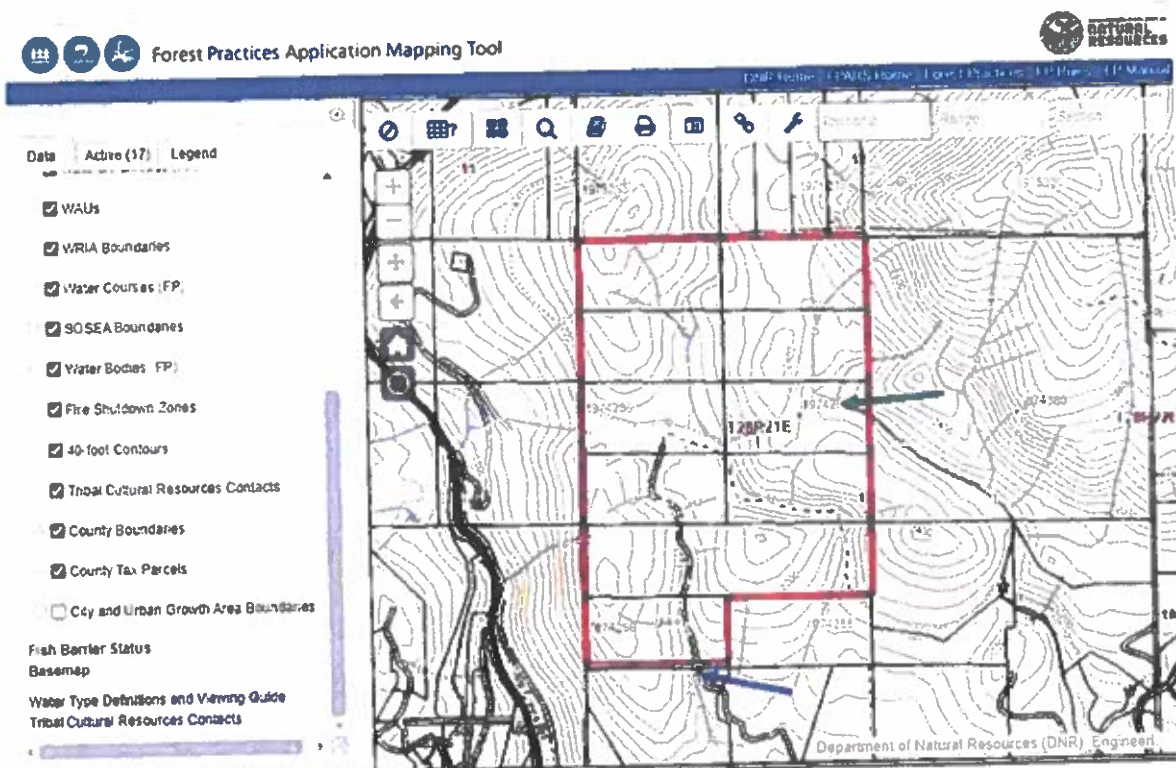


Figure 5. WADNR stream typing map of the project site. No surface water was observed during the site visit.

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WDFW LISTED PRIORITY HABITATS AND SPECIES

Based on WDFW's priority habitats and species (PHS) online mapping tool, it was determined that the subject parcels potentially contain Mule Deer (*Odocoileus hemionus hemionus*) winter range regular concentrations, Northern Spotted Owl (*Strix occidentalis*) occurrence mapped to Township and Wolverine (*Gulo gulo*) occurrence mapped to Township (Figure 6 6). During the site visit conducted by Grette Associates in July of 2022, it was determined that mule deer usage is present within the subject parcels. Mule deer were observed utilizing the site and signs of recent deer beds, scat, and game trails were relatively abundant on the eastern half of the parcel. Mule deer are discussed in detail below. Spotted owl and wolverine preferred habitat is not present at the site.

WDFW PHS mapping also includes areas of potential shrub-steppe habitat. The site visit confirmed that areas of bitterbrush-dominated shrub-steppe are present across the site. Shrub-steppe habitat is discussed below in relation to its role in supporting mule deer.

No other PHS shrub-steppe obligate species as defined in Table 1. of WDFW the publication *Management Recommendations for Washington's Priority Habitats: Shrubsteppe* (Publication Date September 2011; Updated Sept. 2020) are listed for the subject property. Use of the property by other PHS shrub-steppe obligate species was not observed during the site visit.

USFWS ENDANGERED SPECIES

The United States Fish and Wildlife Service (USFWS) IPaC endangered species online mapping tool was also consulted as part of this evaluation. Based on the USFWS tool, the site is mapped as potentially containing Canada Lynx (*Lynx canadensis*)-Threatened, Gray Wolf (*Canis lupus*)-Endangered, North American Wolverine (*Gulo gulo luscus*)-Proposed Threatened, Yellow-billed Cuckoo (*Coccyzus americanus*)-Threatened, Bull Trout (*Salvelinus confluentus*)-Threatened and Monarch Butterfly (*Danaus plexippus*)-Candidate. Based on the available habitat, gray wolf is the most likely of these listed species to be located at the site.

The nearest known wolf population to the site is the Navarre pack. The Navarre pack is concentrated in the North Cascades approximately 25 miles to the north of the subject parcels. Per the WDFW *Washington Gray Wolf Conservation and Management 2021 Annual Report*, this pack is small and only consists of 5 individuals. Due to the topography that separates the known pack distribution from the subject parcels it is unlikely that wolves utilize the site.

OTHER WILDLIFE

In addition to mule deer, the site supports a host of species which are not on the WDFW PHS list. Additional mammals that are known to regularly use the site include American black bear (*Ursus americanus*), cougar (*Puma concolor*), moose (*Alces alces*), elk (*Alce gigantea*), coyote (*Canis latrans*), bobcat (*Lynx rufus*), yellow-bellied marmot (*Marmota flaviventris*), skunk (*Mephitis mephitis*), and Douglas squirrels (*Tamiasciurus douglasii*). Game camera footage provided by the applicant indicates that the riparian vegetated drainages serve as high traffic corridors for the movement of wildlife across the parcels.

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During the site visit it was noted that the properties host a significant number of birds. Bird activity remained high for mid-summer; particularly in the riparian vegetated drainages. A complete species list was not compiled during the visit but a partial list includes California quail (*Callipepla californica*), Western kingbird (*Tyrannus verticalis*), merlin (*Falco columbarius*), and rock wren (*Salpinctes obsoletus*). The applicant has also observed golden eagle (*Aquila chrysaetos*) and unidentified owls utilizing the site. Golden eagles in particular are a federal species of concern and are a candidate for endangered species listing in Washington State.

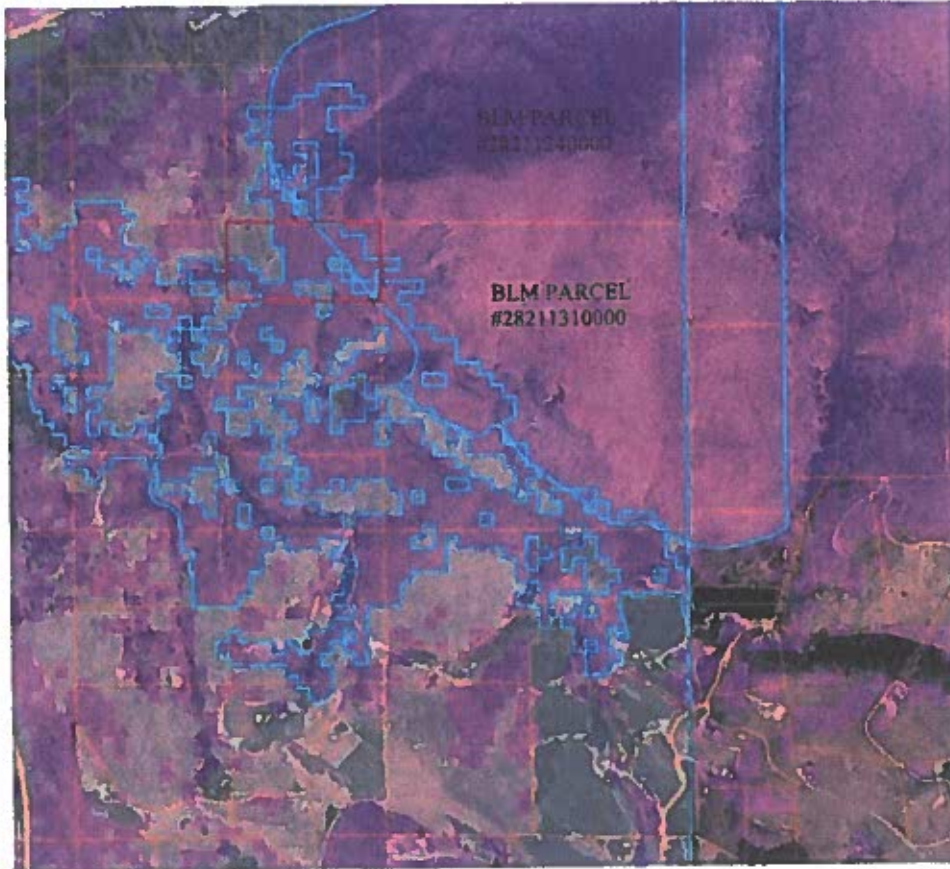
The applicant has also identified gopher snakes (*Pituophis catenifer*), green racers (*Coluber constrictor*) and western rattlesnakes (*Crotalus oreganus*) utilizing the site.

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 Priority Habitats and Species on the Web



Report Date: 07/18/2022, Parcel ID: 282113210000

PHS Species/Habitats Overview:

Occurrence Name	Federal Status	State Status	Sensitive Location
Mule deer	N/A	N/A	No
Shrubsteppe	N/A	N/A	No
Northern Spotted Owl	Threatened	Endangered	Yes
Wolverine	Candidate	Candidate	Yes

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Figure 6. WDFW PHS mapping of the subject parcel and surrounding area. The site is mapped as potentially containing regular concentrations of mule deer and shrub-steppe habitat.

3. PRIORITY HABITATS AND SPECIES

Based on WDFW's priority habitats and species maps, the proposed site is located within potential wintering range of mule deer (*Odocoileus hemionus hemionus*). Life history information, mapped habitat, and WDFW management recommendations are discussed below. Shrub-steppe habitat supports mule deer populations in Central Washington and is thus considered in conjunction with the mule deer management recommendations.

ROCKY MOUNTAIN MULE DEER

Life History

The Rocky Mountain Mule Deer represents one subspecies of the mule deer/black-tailed deer group. In Washington, mule deer occur in many varied habitats east of the Cascades, preferring open forests and sagebrush meadows (WDFW, 2016). Mule deer prefer areas within 1 mile of available water and with vegetation that can provide cover for both hiding and thermal regulation. The primary vegetation utilized by mule deer is browse; however, during the spring herbaceous materials are preferred. Forage plants include sagebrush (*Artemisia tridentata*), rabbitbrush (*Ericameria* spp.), bitterbrush (*Purshia tridentata*), balsamorhiza (*Balsamorhiza* spp.), and cheat grass (*Bromus tectorum*). Fawning occurs in habitats within approximately 600 ft of water with slopes less than 15 percent. Vegetation consists of low shrubs and small trees. Extensive road densities (exceeding ½ mile of road per square mile) reduce habitat effectiveness (WDFW, 2016).

Summer and winter ranges for mule deer are typically geographically separate areas. Summer range is larger than winter range and is primarily in areas with deciduous trees and shrubs, dense shrubs, or timbered stands. The east slopes of the Cascade Mountains provide the most productive mule deer landscape, supporting the highest seasonal densities of mule deer in Eastern Washington (WDFW, 2016). This population is supported by high quality forage in higher elevation meadows during the summer growing season, as well as available winter forage in lower elevation shrub-steppe areas.

Winter range may be half of the area of summer range. Eastern slope Cascade mule deer often migrate up to 90 km (~50 mi) between summer and winter ranges. Winter range habitat needs include solar radiation and wind protection, as well as security cover of dense patches of trees or shrubs, or even geologic features (WDFW, 2016). Winter range typically consists of patches of timber/shrubs and openings of ground covered with vegetation. A ratio of cover to forage of approximately 1:1 is considered optimal.

Mule deer forage on a wide range of plant species (Kufeld et al. in WDFW 2016), though foraging preferences vary with respect to seasonal availability, palatability, and nutritional content. Drought conditions later in the year can lead to nutritional deficits, which can be more severe in lactating does. Lack of adequate winter forage can prolong this nutritional deficit.

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Mapped Habitat

The project is within the North Shore Lake Chelan Mule Deer Wintering Range. This mapped area encompasses around 9,000 acres along the north Lake Chelan shoreline, extending north and west from the subject parcels. Adjacent mapped winter range to the east includes the Union Valley Deer Winter Range and the Antoine Creek Deer Winter Range. Winter range in this geographic area occurs as a checkerboard of public and private lands. Per WDFW PHS mapping, the North Shore Lake Chelan Mule Deer Wintering Range is estimated to support 2000 deer; most of the mule deer for the Manson unit. The wintering range provides important low-elevation, generally snow-free foraging areas for mule deer. This type of habitat is extremely valuable in the winter as animals are typically stressed and experience a loss of weight during the winter months. Disturbance during this time can heighten animal stress.

The subject properties are in the southeast corner of the mapped wintering range, at its transition to suburban and urban residential areas associated with the Lake Chelan shoreline and lower foothills. The site is located just to the north of the city of Manson urban growth area and northeast of Wapato Lake. Surrounding parcels to the east are BLM-owned public lands as described above. Parcels to the north, west and south are all privately owned and are developed with low density residential and recreational uses or are utilized for commercial agriculture.

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4. SITE EVALUATION

The site is comprised of a complex mixture of vegetation types and topography that support a diverse number of species including mule deer, which are a WDFW PHS species. The site also contains shrub-steppe habitat, consistent with WDFW PHS mapping. PHS species are considered high priority resources by Chelan County. Because of this, the site qualifies for the Open Space Public Benefit program per CCC Section 14.22.060(3)(A)(viii).

Because of its proximity to the city of Manson Urban Growth Area (the site is approximately 2 miles north of the current boundary), the site may also qualify for the Open Space Public Benefit program per CCC Section 14.22.060(3)(A)(vii).

SUMMARY OF UNIQUE SITE FEATURES

- The site is mapped as containing mule deer winter range. Mule deer usage was confirmed at the site.
- The site is mapped as containing shrub-steppe habitat. Inter-Mountain Basins Big Sagebrush Steppe (IMBBSS) was confirmed at the site. IMBBSS dominated by bitterbrush is considered an S3-Vulnerable habitat type based on the WDNr rating system.
- The site is located approximately 2 miles north of the city of Manson Urban Growth Area.
- The site is adjacent to large tracts of unfenced publicly owned lands.
- The site contains Columbia Basin Foothill Riparian Woodland and Shrubland (CBFRWS) habitat. CBFRWS is considered an S2-Imperiled habitat type based on the WDNr rating system.
- The site contains talus slopes and rock outcrops greater than 25 ft in height. Although not specifically listed as high priority resources in Chelan County, they are considered critical areas in neighboring counties and support PHS species including golden eagles.
- The site contains dominant vegetation that is consistent with the historical ecology of this region. The site is not degraded due to over-grazing or conversion from development.
- The site may contain an aspen-dominated wetland along its eastern border. The presence of wetland conditions was not field verified.
- The site supports a high diversity of plants and wildlife and contains complex topography on multiple aspects.
- The site supports several riparian-vegetated drainages that function as wildlife corridors as demonstrated in game camera footage supplied by the applicant.

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5. MANAGEMENT MEASURES

BEST AVAILABLE SCIENCE

Although other documents are cited in this Plan, the proposed management recommendations are based on the requirements and recommendations of the following documents as recommended by WDFW and are otherwise determined appropriate to ensure the protection of shrub-steppe and mule deer habitat.

- Washington Department of Natural Resources Washington Natural Heritage Program Ecological Systems of Washington State. A Guide to Identification.
- WDFW Management Recommendations for Washington's Priority Habitats: Shrubsteppe
- WDFW Living with Deer webpage
- WDFW 2016 Washington State Mule Deer Management Plan
- Natural Resources Conservation Service (NRCS) Wildlife Habitat Management Institute Mule Deer (*Odocoileus hemionus*) May 2005 Fish and Wildlife Habitat Management Leaflet Number 28.

OPEN SPACE PUBLIC BENEFIT PROGRAM CONDITIONS

In order to qualify for the Open Space Public Benefit program through CCC Section 14.22.060(3)(A)(viii)(g), several conditions must be met:

(g) Eligible lands include those that meet the definition above and the following conditions:

(I) The resources are confirmed by the data sources indicated or identified by either the appropriate state agency or a competent professional whose findings are substantiated by the appropriate state agency

A site visit along with best available science have been utilized to evaluate the subject parcels. WDFW PHS mapping confirms the presence of mule deer winter range and shrub-steppe habitat. The presence of these high priority resources was corroborated during the site visit by a qualified professional.

(II) The resources area included within a habitat management plan developed by a qualified wildlife habitat biologist that includes the following conditions the owners agree to follow:

(1) Land use limitations needed for the long-term viability of the important species or habitat;

The applicant proposes to enter into a conservation easement with the Chelan-Douglas Land Trust (CDLT) in order to protect the high priority resources located at the site; primarily shrub-steppe habitat and mule deer winter range. The applicant will work with the CDLT to tailor a stewardship plan that is appropriate for the property and the applicant's desires for long-term conservation.

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(2) Limitations for access by humans and domesticated animals, as needed;

Because the site supports mule deer winter range, it is recommended that winter access is **limited** at the site, consistent with other properties that contain conservation easements for mule deer winter range in Chelan County. In particular, seasonal closures should take effect from December 1 to April 1 on parcels #282113240050, #282113210100 and #282113210050. These parcels are located directly adjacent to the BLM-managed lands and are the parcels most likely to be used by mule deer based off of WDFW mapping and observations during the site visit.

The applicant also proposes to restrict hunting on the subject parcels.

(3) Management measures that will enhance the species' viability, if needed; and

Aside from development, the greatest threat to the viability of shrub-steppe habitat and mule deer usage at the site is the unchecked increase in noxious and invasive species. Populations of noxious or invasive weeds should be monitored across the site, with either chemical or mechanical controls implemented to contain outbreaks. The Chelan County Noxious Weed Control Board should be consulted for recommendations on designing an inspection schedule and suggesting preferred management techniques for this location.

The applicant also proposes to continue the removal of the WDFW-installed abatement fencing at the site. The fencing is deteriorating and should be removed in order to provide unrestricted access to the wildlife that utilize the parcels as a movement corridor.

(4) Recommended review intervals for at least the following twenty years.

The site should be re-visited by the holder of the conservation easement no less than every three years to assess conditions on the parcels. In particular, the easement holder should inspect the parcels for noxious or invasive weeds and initiate the implementation of a control program if necessary. Recommendations from the Chelan-Douglas Noxious Weed Control Board should be utilized for the control of noxious or invasive species.

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6. DISCUSSION

The applicant is applying for enrollment of the subject parcels in the Chelan County Open Space Public Benefit program. As part of the application process, the subject parcels must be evaluated to ensure they meet the enrollment criteria. Evaluation of the subject parcels by a qualified professional biologist occurred in July of 2022. It was determined that the site contains WDFW PHS listed shrub-steppe habitat and mule deer winter range habitat; high priority resources in Chelan County. Based on their presence, the site qualifies for enrollment in the Open Space Public Benefit program per Chelan County Code (CCC) Section 14.22.060(3)(A)(viii)(g). Because of the proximity of the site to the city of Manson Urban Growth Area, the site may also qualify for enrollment in the Program per CCC Section 14.22.060(3)(A)(vii).

In addition to the PHS-listed habitats and species the site contains a number of additional unique features that warrant long-term conservation. The applicant proposes to enter into a conservation easement with the Chelan-Douglas Land Trust in order to protect the site from future development. The applicant will work with the land trust to tailor an agreement that is appropriate for the property and takes into consideration the conservation goals of the applicant.

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7. QUALIFIED PROFESSIONAL

Eron Drew is a professional biologist who meets the qualifications for Wetlands, Habitat Conservation Areas and Vegetation Management qualified professional. Eron holds Bachelor of Science degrees in Geology, Conservation Biology, and Zoology from the University of Wisconsin, Madison with a focus on geomorphology, conservation ecology, and limnology. Professional experience includes over 11 years of natural resource management experience in limnology, fisheries, freshwater ecology, wetland ecology, ESA and PHS species protection, and wildlife habitat assessment, management, and mitigation. She is an Army Corps of Engineers certified wetland delineator and has completed the Department of Ecology training for Using the Revised Washington State Wetland Rating System (2014) in Eastern Washington. She has completed the Department of Ecology training for Determining the Ordinary High Water Mark and the WDNR Ecological Integrity Assessment training. She is also a Cornell Lab of Ornithology eBird data contributor and a member of the Washington Native Plant Society. Eron has over 13 years of professional experience in agriculture and landscape management within Central Washington, and 6 years of experience as a WSU Chelan-Douglas Master Gardener and Master Gardener instructor; with over 75 hours of continuing education through the WSU Research Extension in vegetation management including soils, tree and shrub identification, pruning, site and variety selection, trellising and support, fire-wise landscaping, forest health, xeric and native vegetation, plant health diagnosis, and disease and pest management. Eron can be reached at erond@gretteassociates.com or by phone at (509) 663-6300.

Ryan Walker is a Senior Biologist who meets the qualifications for Wetlands, Habitat Conservation Areas and Vegetation Management with experience in shoreline permitting, forestry, wetland biology, riparian restoration, fish and wildlife habitat and code administration. He is an Army Corps of Engineers certified wetland delineator and is on Ecology's qualified list for wetland ratings in eastern and western Washington and use of the credit/debit mitigation system. His background includes natural resource management, land-use planning, ESA compliance, storm water management planning and Shoreline Management Act permitting. Ryan manages a team of employees whose work includes designing projects to meet the requirements of the Clean Water Act (Section 404 and 401), Rivers and Harbors Act, construction stormwater regulations, Washington State Hydraulic Code Rules and local jurisdiction Shoreline Master Programs and critical area regulations. His work also includes bid administration, contracting and construction management of restoration and salmon recovery projects. He holds a B.S. degree in Natural Resource Management from Washington State University and has completed the Department of Ecology's course on determining the ordinary high water mark. He has worked with federal, state, and local agencies in north-central Washington on environmental permitting issues for over 21 years.

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8. REFERENCES

- Azerrad, J.M., K.A. Divens, M.F. Livingston, M.S. Teske, H.L. Ferguson, and J.L. Davis. 2011. Management recommendations for Washington's priority habitats: managing shrubsteppe in developing landscapes. Washington Department of Fish and Wildlife, Olympia, Washington. [Management Recommendations for Washington's Priority Habitats: Shrubsteppe](#) Retrieved 7/26/22.
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Washington State Department of Natural Resources (WDNR). Washington Natural Heritage Program. Ecological Systems of Washington State. A Guide to Identification. Natural Heritage Report 2015-04. October 19, 2015. [amp_nh_ecosystems_guide\(wa.gov\)](#). Retrieved 7/26/22.

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ATAM OPEN SPACE PUBLIC BENEFIT APPLICATION

PHOTOGRAPHS

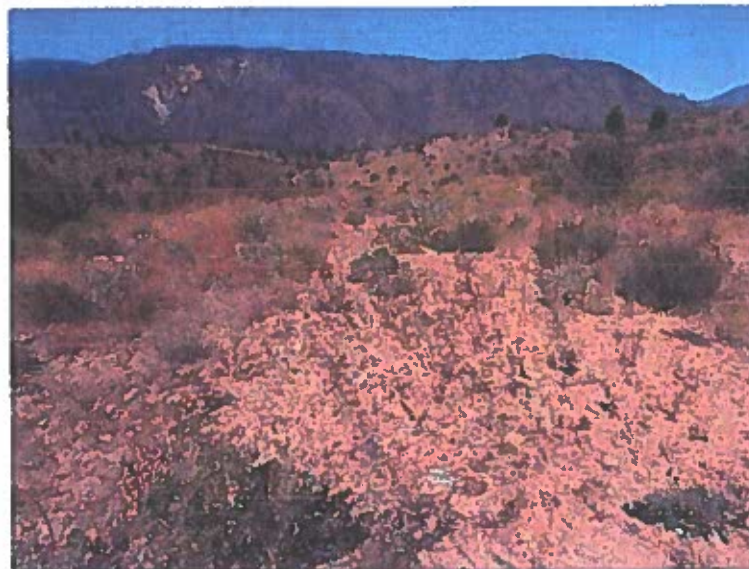
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Photograph 1. Electrical conduit was run to the building sites under the previous owner. However, electrical service was never installed.



Photograph 2. One of the former building sites; looking west. Native vegetation is recolonizing excavated areas.

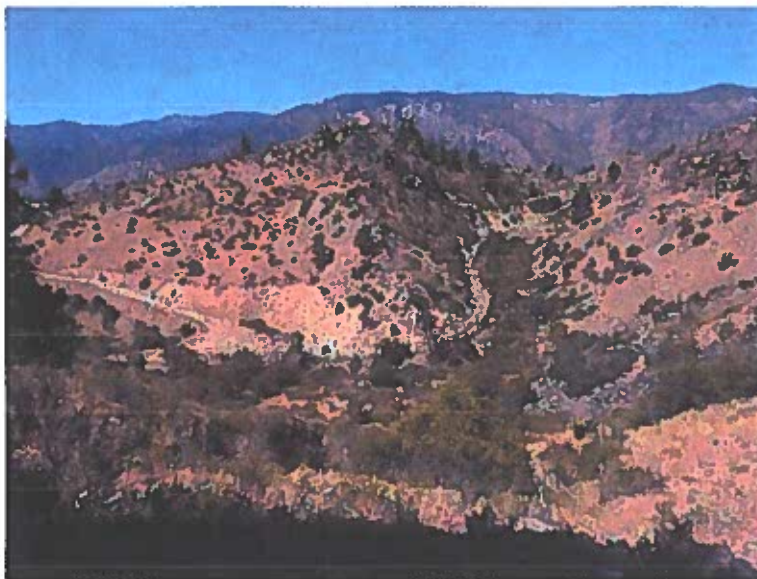
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Photograph 3. The site is located just to the north of the City of Manson. Wapato Lake, Roses Lake and Lake Chelan are all visible from the site.

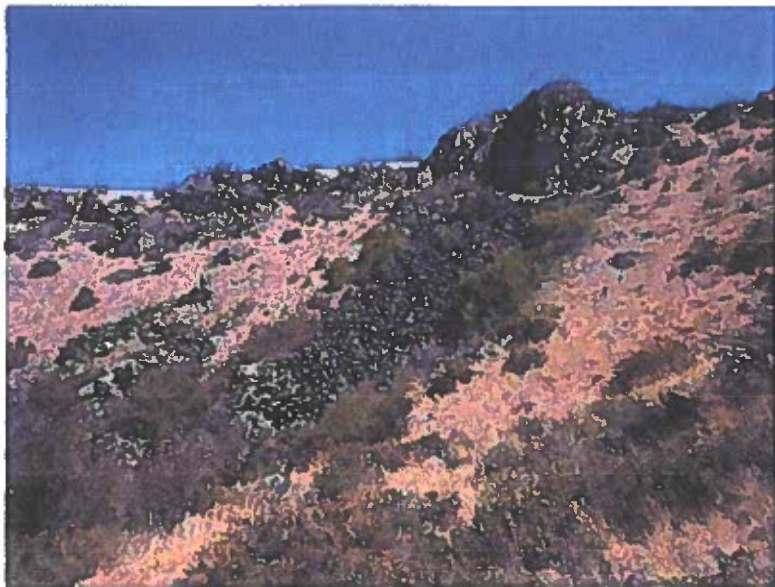


Photograph 4. Liberty Lane (left side), WDFW deer abatement fencing (center) and one of the drainages dominated by riparian vegetation near the center of the site; looking west. The applicant has started to remove the failing fencing.

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Photograph 5. Rock outcrops and talus at the site.



Photograph 6. Several mule deer were observed utilizing the site during the July visit.

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Photograph 7. Well-developed game trails crisscross the eastern half of the site.



Photograph 8. The properties are vegetated with bitterbrush (*Purshia tridentata*)-dominated shrub-steppe. Terrain at the site is mixed and contains shrub-steppe, hanging valleys, open meadows, steep slopes, rocky outcrops and riparian vegetation-dominated drainages.

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Photograph 9. An open meadow adjacent to BLM land; looking southeast.



Photograph 10. The location of a potential wetland on the eastern edge of the site; looking east.

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Photograph 11. Mature Ponderosa pine (*Pinus ponderosa*) is located throughout the site.



Photograph 12. Fire scarring on a mature Ponderosa pine (*Pinus ponderosa*).

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Photograph 13. The applicant maintains several mowed walking trails on the site. Drainages are dominated by quaking aspen (*Populus tremuloides*).

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Chelan County
Department of Community Development

Receipt Number: 22-01590

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

Payer/Payee: ATAM DENIS B K & IRMINGARD
 457 HIGH BLOSSOM LN
 MANSON WA 98831

Cashier: JAMIE STROTHER

Date: 08/09/2022

PL 22-328 PUBLIC BENEFIT RATING SYSTEM ADDRESS UNKNOWN UNKNOWN, WA 98831

<u>Fee Description</u>	<u>BARS Number</u>	<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>
Current Use Assessment - Open Space Determination (Timber or Public Benefit Rating System)	010.020.32210.05.000	\$920.00	\$920.00	\$0.00
		\$920.00	\$920.00	\$0.00
TOTAL PAID:		\$920.00		

<u>Payment Method</u>	<u>Reference Number</u>	<u>Payment Amount</u>
CHECK	3426	\$920.00
Total:		\$920.00

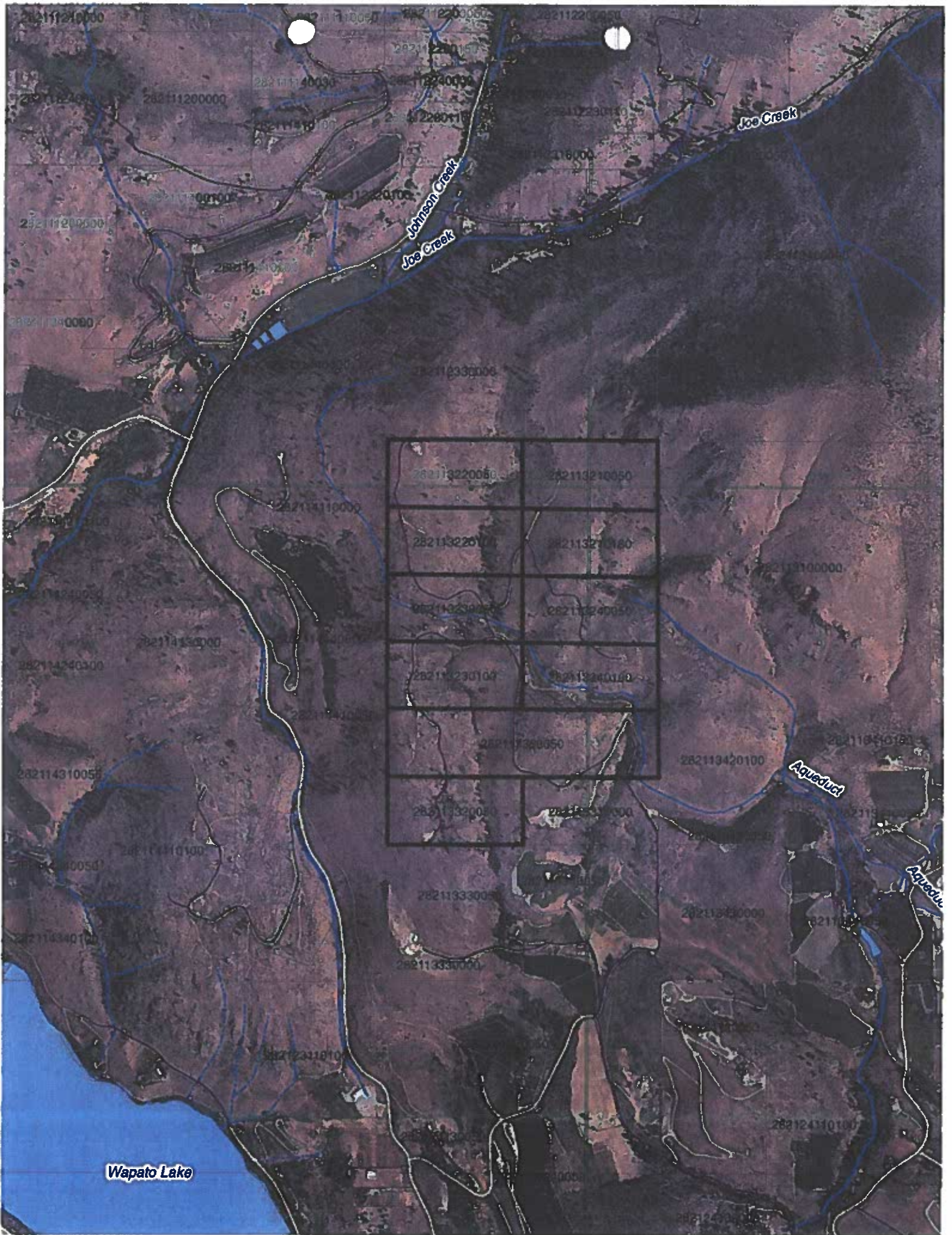
Notes :

Project Information

<u>Permit #</u>	<u>Permit Type</u>	<u>Project Description</u>	<u>Parcel #</u>
PL 22-328	PBRS	PBRS	282113320050

Project Contacts

<u>Permit #</u>	<u>Name</u>	<u>Association</u>	<u>Address</u>
PL 22-328	ATAM DENIS B K & IRMINGARD	APPLICANT	457 HIGH BLOSSOM LN, MANSON, WA 98831
	ATAM DENIS B K & IRMINGARD	OWNER	457 HIGH BLOSSOM LN, MANSON, WA 98831



Wapato Lake

Joe Creek

Johnson Creek
Joe Creek

Aqueduct

Aqueduct

282113220050

282113210050

282113220100

282113210100

282113230050

282113240050

282113230100

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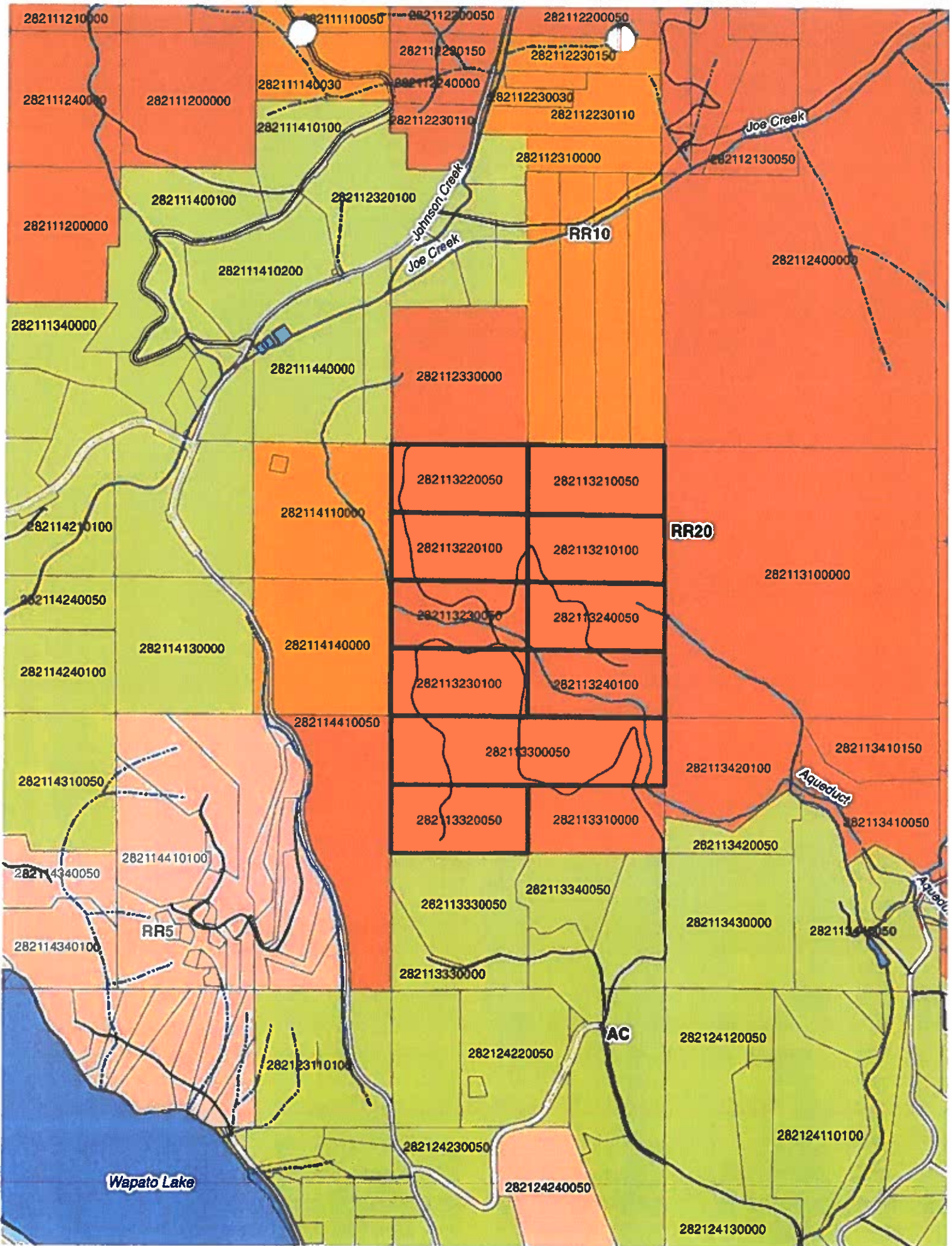
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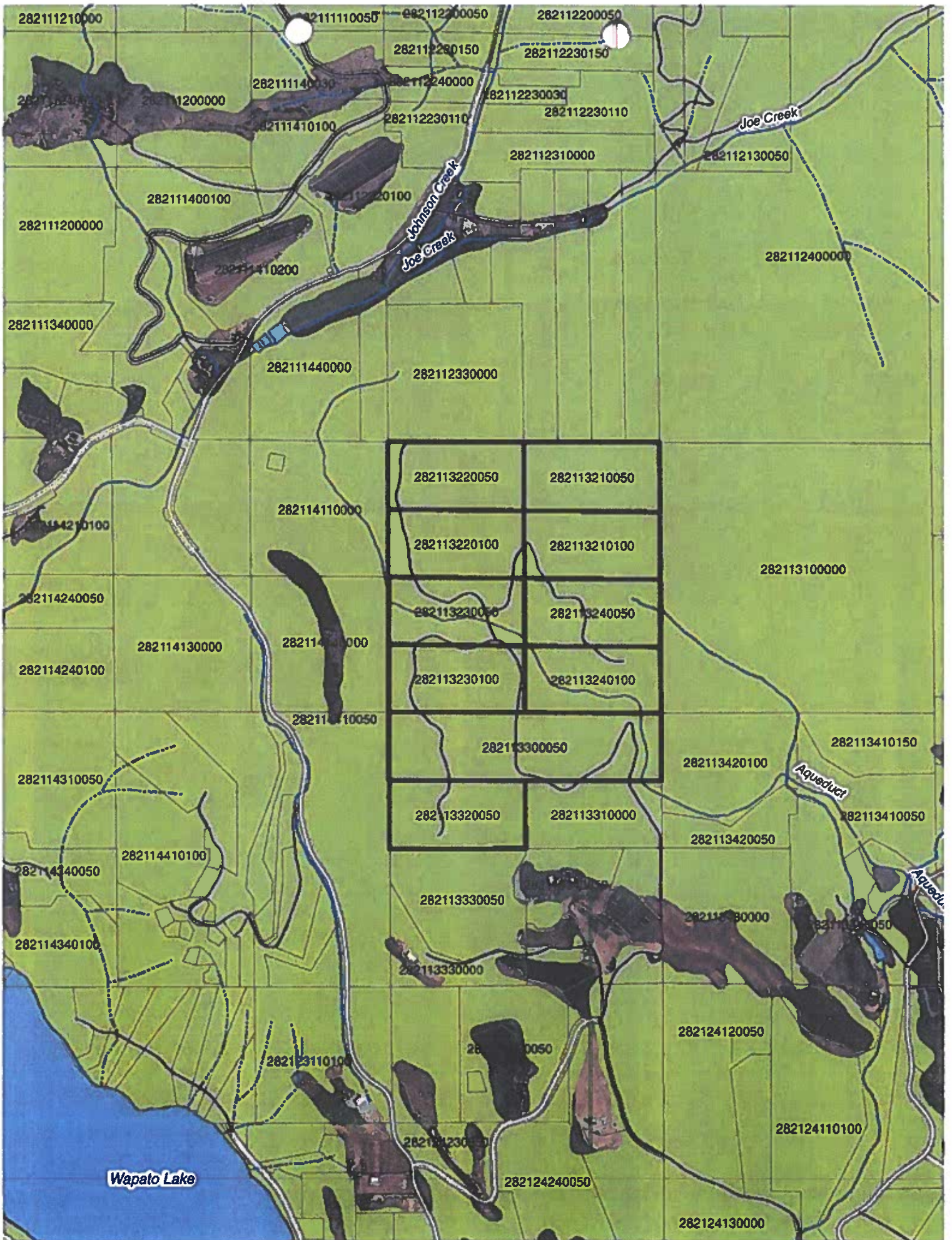
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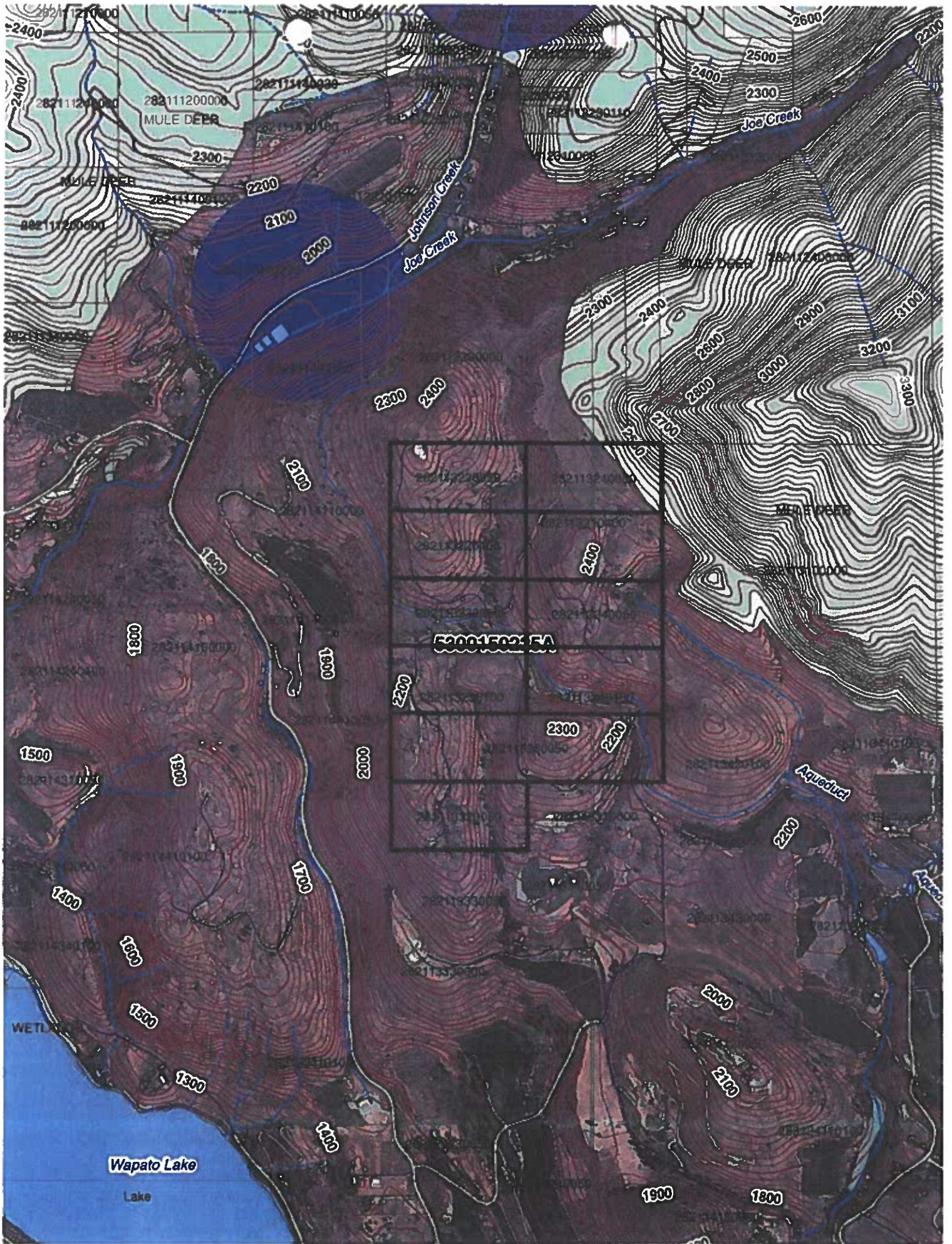
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PBRS 22-328

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

ORDER CONFIRMATION

Salesperson: LEGAL

Printed at 03/01/23 08:57 by esmit-wc

Acct #: 545939

Ad #: 611231

Status: New WHOLD

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

Start: 03/04/2023 Stop: 03/04/2023

Times Ord: 1 Times Run: ***

WSTD 2.00 X 2.69 Words: 208

Total WSTD 5.38

Class: W8500 LEGAL ADVERTISING

Rate: LEGAL Cost: 87.59

Affidavits: 1

Ad Descrpt: NOTICE OF PUBLIC HEARING

Descr Cont: PBRS 2022-328 -MARCH 22

Given by: *

P.O. #:

Created: esmit 03/01/23 08:52

Last Changed: esmit 03/01/23 08:57

Contact:

Phone: (509)667-6225

Fax#: (509)667-6475

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

Agency:

PUB	ZONE	EDT	TP	START	INS	STOP	SMTWTFS
WW	A	3	W Sat	03/04/23	1	Sat	03/04/23 TWT S
WVO	A	3	W Sat	03/04/23	1	Sat	03/04/23 SMTWTFS

AUTHORIZATION

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

Name (print or type)

Name (signature)

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Chelan County Planning Commission will conduct a regular hearing on March 22, 2023 at the Board of County Commissioners Conference Room No. 1, at 400 Douglas Street, Wenatchee, WA 98801 to consider and make decision on the following request(s)

PBRS 2022-328 Alam An application requesting approval of an 'open space' classification for 181.61 acres of land to the Public Benefit Rating System. The application was submitted on August 9, 2022.

PBRS 22-356 Schoder An application requesting approval of an 'open space' classification for 8.4 acres of the 16.07-acre parcel of land to the Public Benefit Rating System. The application was submitted on September 2, 2022.

File materials may be viewed at the address listed below. Pertinent testimony, written comments and/or exhibits may be presented to the Hearings Examiner at the public hearing or may be submitted in writing no later than 5:00 PM on March 21, 2023 in care of the Chelan County Community Development, 316 Washington Street, Suite # 301, Wenatchee, WA 98801, Phone (509) 667-6225 or Fax (509) 667-6475.

(Please publish once on March 04, 2023. Send bill and affidavit of publication to Chelan County Department of Community Development, 316 Washington St., Suite 301, Wenatchee WA 98801)

WENATCHEE WORLD
 PO BOX 1511
 WENATCHEE WA 98807-1511

(509) 663-5161

Advertising Memo Bill

1) Memo Bill Period 02/2023		2) Advertiser/Client Name CHELAN CO DEPT OF COMMUNITY DE		
23) Total Amount Due 87.59		*Unapplied Amount	3) Terms of Payment	
21) Current Net Amount Due .00	22) 30 Days .00	60 Days .00		Over 90 Days .00
4) Page Number 1	5) Memo Bill Date 03/01/23	6) Billed Account Number 545939 LEGAL.		7) Advertiser/Client Number 545939

8) Billed Account Name and Address CHELAN CO DEPT OF COMMUNITY DEVELOPMENT (C 316 WASHINGTON ST. #301 WENATCHEE WA 98801		Amount Paid: _____ Comments: Ad #: 611231
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Please Return Upper Portion With Payment

10) Date	11) Newspaper Reference	12)13)14) Description-Other Comments/Charges	15) SAU Size 16) Billed Units	17) Times Run 18) Rate	19) Gross Amount	20) Net Amount
03/04/23	611231 LEGAL	NOTICE OF PUBLIC HEARI PBRS 2022-328 -MARCH 2 03/04 WW WWO	2X 2.69 5.38	1 16.28	87.59	87.59

Statement of Account - Aging of Past Due Amounts

21) Current Net Amount Due 0.00	22) 30 Days 0.00	60 Days 0.00	Over 90 Days 0.00	*Unapplied Amount	23) Total Amount Due 87.59
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WENATCHEE WORLD

(509) 663-5161

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

24) Invoice 611231	25) Advertiser Information				
1) Billing Period 02/2023	6) Billed Account Number 545939	7) Advertiser/Client Number 545939	2) Advertiser/Client Name CHELAN CO DEPT OF COMMU		

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

ORDER CONFIRMATION

Salesperson: LEGAL

Printed at 03/01/23 08:57 by esmit-wc

Acct #: 545939

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Status: New WHOLD

CHELAN CO DEPT OF COMMUNITY DEVELOPMEN
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Contact:

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Fax#: (509)667-6475

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

Agency:

PUB	ZONE	EDT	TP	START	INS	STOP	SMTWTFSS
WW	A	3	W	Sat 03/04/23	1	Sat 03/04/23	TWT S
WWO	A	3	W	Sat 03/04/23	1	Sat 03/04/23	SMTWTFSS

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(Please publish once on March 04, 2023. Send bill and affidavit of publication to Chelan County Department of Community Development, 316 Washington St., Suite 301, Wenatchee, WA 98801).

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Advertising Memo Bill

8] Billed Account Name and Address CHELAN CO DEPT OF COMMUNITY DEVELOPMENT (C 316 WASHINGTON ST. #301 WENATCHEE WA 98801		Amount Paid: Comments: Ad #: 611231
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Please Return Upper Portion With Payment

10] Date	11] Newspaper Reference	12] Description-Other Comments/Charges	15] SAU Size	16] Billed Units	17] Times Run	18] Rate	19] Gross Amount	20] Net Amount
03/04/23	611231 LEGAL	NOTICE OF PUBLIC HEARI PBRs 2022-328 -MARCH 2 03/04 WW WWO	2X	2.69 5.38	1	16.28	87.59	87.59

Statement of Account - Aging of Past Due Amounts

21] Current Net Amount Due 0.00	22] 30 Days 0.00	60 Days 0.00	Over 90 Days 0.00	*Unapplied Amount	23] Total Amount Due 87.59
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WENATCHEE WORLD
 (509) 663-5161

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

24] Invoice 611231	25] Billing Period 02/2023	Advertiser Information			
8] Billed Account Number 545939	7] Advertiser/Client Number 545939	2] Advertiser/Client Name CHELAN CO DEPT OF COMMU			

See Proof on Next
Page

Affidavit of Publication

STATE OF WASHINGTON
COUNTY OF CHELAN

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

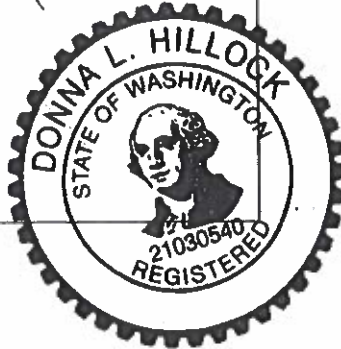
That said newspaper was regularly issued and circulated on those dates.
10 Jun 2023

Subscribed to and sworn to me this 10th day
of June, 2023


Notary Public, Chelan County Washington

Donna Hillock

My Commission Expires: 08/30/25



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Board of Chelan County Commissioners will be holding a public hearing on file No.:

PBRS 21-062 An application requesting approval of an 'open space' classification for 8.48 acres of land to the Public Benefit Rating System. The application was submitted on February 17, 2021.

PBRS 22-328 An application requesting approval of an 'open space' classification for 221.61 acres of land to the Public Benefit Rating System. The application was submitted on August 9, 2022.

PBRS 22-356 An application requesting approval of an 'open space' classification for 8.4 acres of the 16.07-acre parcel of land to the Public Benefit Rating System. The application was submitted on September 2, 2022 .

PBRS 22-359 An application requesting approval of an 'open space' classification for 7.0 acres of the 15.07-acre parcel of land to the Public Benefit Rating System. The application was submitted on September 8, 2022.

The Public Hearing is scheduled for:

June 20, 2023 at 10:00 AM in the Board of Chelan County Commissioners office
400 Douglas St STE 201, Wenatchee, WA 98801

Any person may appear at said public hearing and present testimony orally or in writing. Written submissions will be accepted up to the close of the public hearing. Comments may be mailed or personally delivered at the address listed below.

Copies of the proposal may be reviewed at the Chelan County Department of Community Development, 316 Washington Street, Suite 301, WA 98801; phone (509) 667-6225.