



# CHELAN COUNTY

## DEPARTMENT OF COMMUNITY DEVELOPMENT

### 2024 Comprehensive Plan Map Amendment Staff Report

**TO:** Chelan County Planning Commission  
**FROM:** Chelan County Community Development  
**HEARING DATE:** November 20, 2024  
**FILE NUMBER:** CPA 24-090 Rural Industrial to Rural Commercial

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#### RECOMMENDED MOTION

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

- A. Move to recommend **approval/denial** of the Comprehensive Plan Amendment submitted by William Thomson to change the land use designation for the subject properties from to RI to RC to enhance and support economic development on US Highway 2 near Coles Corner. The subject property is located at 17475 Winton Rd, Lake Wenatchee WA 98826 and further identified by Assessor's Parcel No. 26-17-20-410-075 given file number CPA 24-090, based upon the findings of fact and conclusions of law contained within the October 2024 staff report.

#### GENERAL INFORMATION

<b>Notice of Application to Surrounding Properties</b>	August 15, 2024
<b>Planning Commission Notice of Hearing Published</b>	October 9, 2023
<b>Planning Commission Hearing on</b>	November 20, 2024
<b>60-day State agency review</b>	Initiated September 9, 2024
<b>SEPA Determination</b>	September 3, 2024

#### SEPA Environmental Review

A Determination of Non-Significance (DNS) was issued under WAC 197-11-355 for CPA 24-090 on September 3, 2024 (Exhibit 1). The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). The decision was made after review of a completed environmental checklist and other information on file with the lead agency.

**Agency Comments:**

Department of Ecology Letter- Dated August 27, 2024

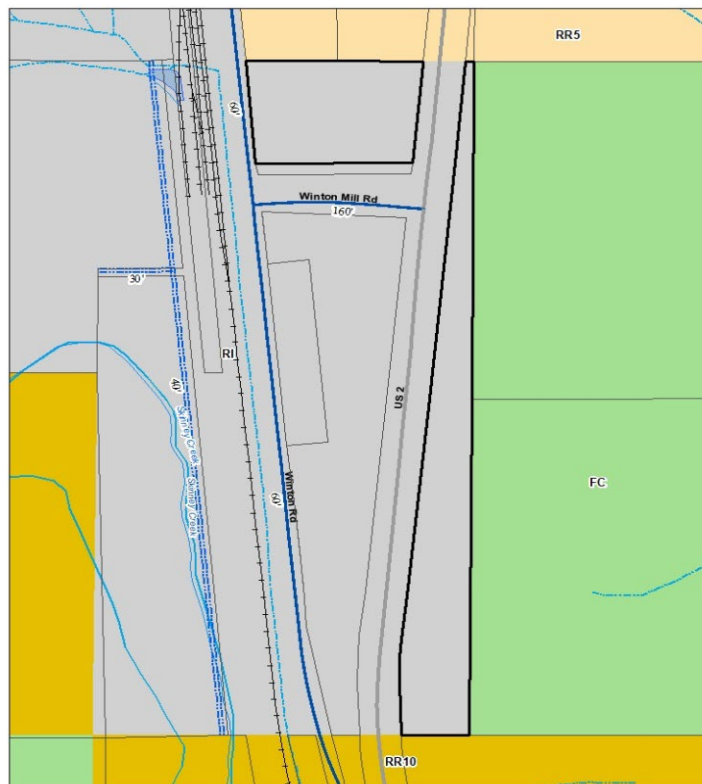
**Public Comment:**

None at this time

**PROJECT DESCRIPTION – CPA 24-090 Rural Industrial to Rural Commercial**

**Proposal:** An application for a Comprehensive Plan text amendment was submitted by William Thomson to change the land use designation for the subject property (12.28 acres) from RI to RC to enhance and support economic development along Hwy 2 near Coles Corner. The subject properties are located at 17475 Winton Rd, Lake Wenatchee WA 98826 and further identified by Assessor's Parcel Nos.: 26-17-20-410-075. See Exhibit 4 for file of record.

**Chelan County Land Use Designations**



**Density:** The minimum lot size is the same in both RI and RC zones, and would be in accordance with the Chelan-Douglas health district standards for public or community water and sewage disposal.

**REVIEW CRITERIA**

The proposals were analyzed based on information provided by the applicant or when readily available, within existing County resources. While each application may or may not have met all the criteria, the applications must be weighed by their individual and collective impacts. Additionally, agency and public

comment play a role in understanding potential impacts to surrounding land uses, impacts to rural character, and how the amendment may serve the general public's interest.

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

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

**Finding of Fact:** The Growth Management Act under RCW 36.70A.020 contains planning goals that include, but are not limited to, 1) Urban Growth, 2) Reduce Sprawl, 3) Economic Development and 4) Environment. The proposed land use change serves to encourage economic development by adding to the commercial areas. The relevant goals are listed below:

1. Urban Growth: This proposed change is located within an already established LAMIRD.
2. Reduce Sprawl: The change would not increase sprawl. The land is already a LAMIRD and this designation would not change.
3. Transportation: The applicant would provide services to the local community that they currently lack and thus reduce the need to travel greater distances to access these resources.
4. Housing: The plan for the parcel is to include a mixed use building where there would be an opportunity for apartments or condos for affordable housing.
5. Economic Development: Having a commercial business would help encourage more economic growth in the area.
6. Open space and recreation: The parcel is large enough to retain open space for wildlife and open green space for the enjoyment of local citizens.
7. Environment: Commercial mixed-use would allow for more open space than an industrial zoned site, which could allow a much more intense use of the land.
8. Climate change and resiliency: The applicant wants to include open spaces, green space and recreational areas on the site which would encourage people to enjoy the outdoors.

Findings by the legislature for the Growth Management Act (GMA) recognize that to retain and enhance the job base in rural areas, rural counties must have flexibility to create opportunities for business development. The GMA permits the development, redevelopment and infill of existing intensely developed rural areas known as LAMIRDs. However, the Act does not allow for the expansion of these areas outside of logically set boundaries.

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

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

**Finding of Fact:** The proposed land use change would be consistent with the following goals and policies:

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

Policy LU 1.7: Consistent with the Growth Management Act, ensure provision of necessary public facilities and public services for the development, infill and redevelopment of existing residential and mixed use centers outside urban growth areas, such as LAMIRDs or rural communities. Such services should not be extended in a manner that promotes low density sprawl in rural areas.

**Conclusion:** The change from RI to RC in an established LAMIRD will allow the site to be used for a restaurant, hotel, store or mixed use building. The site was designated RI because of the lumber mill ownership but the mill has since closed.

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

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

Goal LU 11: Preserve open space for the enjoyment of County residents and visitors.

**Conclusion:** Development of the site would be done in a way that promotes the scenic characteristics and protects natural features. Open space would be preserved.

Goal LU 7: Support the enhancement and development of successful commercial areas that are aesthetically pleasing, compatible with non-commercial uses, and have adequate access, public facilities, utilities, and parking.

Policy LU 7.3: Promote commercial development design that maintains high aesthetic quality and includes features to protect less intense land uses, including setbacks, landscape buffers, and screening.

Policy LU 7.7: Support placement of commercial activities and land use designations to meet the economic needs of the County and provide for a range of commercial opportunities that support diversification of the area economy.

**Conclusion:** The development would be an enhancement of the area and would be compatible with the surrounding area. Providing a commercial building would bring jobs and possibly housing in a mixed use building.

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

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

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

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

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

Goal RE 6: Designate limited areas of more intensive rural development (LAMIRDs) for infill, development or redevelopment of existing commercial, industrial, residential or mixed use areas.

Policy RE 6.1: Development in LAMIRDs, except for industrial areas or industrial sites within mixed-use areas, should be principally designed to serve the existing and projected rural population.

**Conclusion:** The area is already designated as a LAMIRD, and the location is ideal for a mixed use opportunity. The applicant would maintain natural areas and open space. The change to RC would be consistent with the goals and policies of the Comprehensive Plan and the GMA.

Goal ED 1: Encourage efforts to diversify the existing economic base to focus on long-term sustainable economic development throughout the County.

Policy ED 1.2: Incentivize development that creates local re-investment funds and provides jobs in the local community.

Goal ED 4: Local economic development efforts should promote the advantages of working and living in Chelan County, such as availability of work, job security and stability, access to recreational and cultural activities, educational opportunities, quality health care, and affordable housing.

Policy ED 4.3: Foster a diverse private-sector job base that supports attractive wages and facilitates the retention and expansion of existing businesses.

Policy ED 4.5: Support a full range of human and social services necessary to encourage a strong local economy.

**Conclusion:** A mixed use development would promote economic development of the LAMIRD. The proposed amendment would be consistent with and does support the goals and policies of the Chelan County Comprehensive Plan.

**C. *The amendment complies with comprehensive plan land use designation/siting criteria.***

**Finding of Fact:** The site is currently designated Rural Industrial (RI). The proposed amendment would change the designation to Rural Commercial (RC), both of which are a Type 1 LAMIRD.

Both RI and RC land use designations are considered a Type 1 LAMIRD. LAMIRDs permit the development, redevelopment and infill of existing intensely developed rural areas. Type 1 LAMIRDs are described as rural development consisting of existing and potential infill of commercial, industrial, residential, or mixed use, whether characterized as shoreline developments, villages, hamlets, rural activity centers, or crossroads developments. These LAMIRDs must meet the general criteria listed above, and must be principally designed to serve the existing and projected rural population (with the exception of industrial LAMIRDs and/or industrial uses within a mixed use LAMIRD, which are not required to meet this standard). It is also important that these designations are consistent with the character of the existing uses, particularly in terms of building size, scale, use or intensity. Changes in use from vacant land or some previous use may be allowed, provided the new use complies with these above requirements.

**Conclusion:** Based on the designation/siting criteria for RI/RC designations, as outlined in the Comprehensive Plan, the proposed amendment would be consistent because it would encourage infill development within an already existing Type I LAMIRD.

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

**Finding of Fact:** Access is from US Hwy 2, a Washington State right of way. No alteration of the Capital Facility Element or Transportation Element is expected as a result of the proposal. Future development of the site will be reviewed for potential impacts to existing roads and creation of new private or public roads.

**Conclusion:** No change in the Capital Facility Element or Transportation Element has been identified. The proposed amendment would be supported by and consistent with the existing capital facility element and transportation element.

**E. *The amendment does not adversely affect the surrounding land uses.***

**Finding of Fact:** The areas surrounding the subject properties are in industrial, forest commercial and residential use. The properties to the north are zoned Rural Residential Resource 5 acre lots (RR5). Properties to the east are zoned Forest Commercial (FC). Properties to the south are zoned Rural Residential/Resource 10 acre lots (RR10). Properties to the west and across US Hwy 2 are zoned Rural Industrial (RI).

Under the proposed RC land use designation, the minimum lot size would be in accordance with the Chelan-Douglas health district standards for public or community water and sewage disposal. The maximum height of structures within RI zoning is 30 feet.

**Conclusion:** The proposed amendment does not adversely affect the surrounding land uses as an RI designation is often a higher impact designation than RC. The surrounding properties would benefit from having more commercial services available within a close proximity.

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

**Finding of Fact:** Changing the designation from RI to RC would not affect the adjacent resource lands or any nearby wetlands or rivers. The site would have a less intense use than the former use of a timber mill.

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

- G. ***The amendment does not adversely affect the supply of land for various purposes which is available to accommodate projected growth over the twenty-year planning period covered by the Comprehensive Plan.***

**Finding of Fact:** The proposed amendment would make the subject property available for commercial development, thereby accommodating projected employment and housing growth in the rural, unincorporated areas of Chelan County.

The potential commercial development would modestly contribute to the projected growth of the Comprehensive Plan and would therefore not result in an adverse impact.

**Conclusion:** The proposed amendment would be unlikely to have an adverse impact on projected growth.

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

**Finding of Fact:** The proposed amendment would increase commercial land uses in the County. Vacant and underdeveloped parcels exist within the LAMIRD, and having the RC designation could encourage neighboring properties to develop further.

The proposed amendment is not anticipated to impact the general public negatively in regards to public health, safety, or welfare.

**Conclusion:** The proposed amendment could create a more vibrant area that would positively impact the surrounding properties.

## **FINDINGS OF FACT**

1. Chelan County adopted Title 14, Development Permit Procedures and Administration outlining provisions relating to the amendment of the Comprehensive Plan consistent with RCW 36.70A. The County followed the procedures required for amendment of the Comprehensive Plan.
2. Growth Management Act (RCW 36.70A), Chelan County Comprehensive Plan and Chelan County Code outline provisions relating to the adoption and amendments to the Comprehensive Plan. The County used the applicable guidelines and regulatory review criteria for each amendment.
3. RCW 36.70A.210 requires that the Comprehensive Plan be consistent with the provisions of the adopted County-Wide Planning Policies.
4. The requirements of RCW 43.21C, the State Environmental Policy Act, and WAC 197-11, SEPA Rules, have been satisfied. To comply with the requirements of the State Environmental Policy Act for environmental review of a non-project action, the County, as lead agency issued a Determination of Non-significance for the properties on September 3, 2024.
5. The required State agency review with the Department of Commerce (COM) and other State agencies initiated on September 9, 2024, submittal ID No. 2024-S-7427 (Exhibit C), pursuant to RCW 36.70A.106.
6. A request for a Comprehensive Plan Map Amendment was submitted by Chelan County to change the land use designation for the subject property (12.2 acres) from RI to RC to enhance and support economic development near Coles Corner on US Hwy 2. The subject properties are located at 17475 Winton Rd, Lake Wenatchee WA 98826 further identified by Assessor's Parcel Nos. 26-17-20-410-075.
  - a. The location and characteristics are consistent with Chelan County Comprehensive Plan designation for Rural Commercial (RC), as outlined in this staff report.

## **CONCLUSIONS OF LAW**

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

## **STAFF RECOMMENDATION**

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

- A. Move to recommend **approval/denial** of the Comprehensive Plan Amendment was submitted by Chelan County to change the land use designation for the subject properties (12.2 acres) from RI to RC to enhance and support economic development on US Hwy 2 near Coles Corner. The subject property is located at 17475 Winton Rd, Lake Wenatchee, WA and further identified by Assessor's Parcel Nos. 26-17-20-410-075, given file number CPA 24-090, based upon the findings of fact and conclusions of law contained within the staff report.

## **EXHIBITS**

- A. SEPA Determination, signed September 3, 2024
- B. Agency and Public Comments
- C. 60-day Review Acknowledgment Letter from WA Dept. of Commerce
- D. File of Record for CPA 24-090





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

**SEPA NOTICE ISSUANCE OF  
DETERMINATION OF NONSIGNIFICANCE (DNS)  
CPA 2024-090**

**Description of Proposal:** An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Industrial to Rural Commercial.

**Owners:** William R Thomson  
18001 Winton Rd  
Lake Wenatchee WA 98826

**Agent:** William R. Thomson  
18001 Winton Rd.  
Lake Wenatchee WA 98826

**Location of Proposal:** The subject property is located at 17475 Winton Rd, Lake Wenatchee WA 98826 and identified by Assessor's Parcel No. 26-17-20-410-075.

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

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). The decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

**Responsible Official:** Deanna Walter, Director / SEPA Responsible Official  
**Address:** Chelan County Department of Community Development  
316 Washington St, Suite 301  
Wenatchee, WA 98801  
**Phone:** 509-667-6225

**Signature:** Deanna Walter **Date:** 9/3/24  
Deanna Walter, SEPA Responsible Official



STATE OF WASHINGTON  
**DEPARTMENT OF ECOLOGY**

Central Region Office

1250 West Alder St., Union Gap, WA 98903-0009 • 509-575-2490

August 27, 2024

Celeste Barry  
Chelan County Community Development  
316 Washington St., Suite 301  
Wenatchee, WA 98801

**RE: 202403486; CPA 24-090**

Dear Celeste Barry:

Thank you for the opportunity to comment during the Optional Determination of Non Significance process for the **Thomson Comprehensive Plan Map Amendment**. We have reviewed the documents and have the following comments.

**Water Resources Program**

In Washington State, prospective water users must obtain authorization from the Department of Ecology before diverting surface water or withdrawing ground water, with one exception. Ground water withdrawals for a project up to 5,000 gallons per day used for single or group domestic supply, up to 5,000 gallons per day used for industrial purposes, stock watering, and for the irrigation of up to one-half acre of non-commercial lawn and garden are exempt from the permitting process. Water use under the RCW 90.44.050 exemption establishes a water right that is subject to the same privileges, restrictions, laws and regulations as a water right permit or certificate obtained directly from Ecology.

If you have any questions or would like to respond to these Water Resources comments, please contact Nathan Longoria at (509) 907-1752 or email at [Nathan.Longoria@ecy.wa.gov](mailto:Nathan.Longoria@ecy.wa.gov).

Sincerely,

Jessica Swift  
On behalf of the SEPA Coordinator  
Central Regional Office  
509-723-5677  
[crosepaordinator@ecy.wa.gov](mailto:crosepaordinator@ecy.wa.gov)

**From:** [Guy Moura](#)  
**To:** [Jessica K. Thompson](#); [Celeste Barry](#); [DAHP SEPA Department](#)  
**Subject:** Re: Request for comments - CPA 24-090 Thomson - Chelan County Dept. of Community Development  
**Date:** Tuesday, August 27, 2024 11:22:16 AM  
**Attachments:** [image001.png](#)

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**External Email Warning!** This email originated from outside of Chelan County.

Celeste, we have no comment regarding historic properties.

On Tue, Aug 13, 2024 at 4:17 PM Jessica K. Thompson  
<[JessicaK.Thompson@co.chelan.wa.us](mailto:JessicaK.Thompson@co.chelan.wa.us)> wrote:

Greetings,

Chelan County has a **Comprehensive Plan Amendment** application in which we are requesting comments from agencies and special districts. Attached are all the materials for your review and the Notice of Application. Please respond by **5:00 pm on August 29<sup>th</sup>, 2024**.

<b>Project File No.:</b>	CPA 24-090
<b>Project Location:</b>	17475 Winton Rd, Leavenworth WA; and identified by Assessor's Parcel No. 26-17-20-410-075
<b>Applicant/Owner:</b>	William Thomson
<b>Application Date:</b>	February 29, 2024
<b>Determination of Complete:</b>	August 12, 2024
<b>Notice of Application Date:</b>	August 15, 2024

**Proposed Project Description:** An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Industrial to Rural Commercial.

**SEPA Review:** Chelan County has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of non-significance (DNS) for this project. The optional DNS process in WAC 197-11-355 is being used.

**Application Materials:** Attached to this email or may be found on the Chelan County Public Notice Portal: <https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeSearch>

**Return Comments To: Celeste Barry**

Chelan County Department of Community Development

316 Washington Street, Suite 301

Wenatchee, WA 98801

Email: [Celeste.Barry@co.chelan.wa.us](mailto:Celeste.Barry@co.chelan.wa.us)

Sincerely,

**Jessica Thompson**

**Permit Clerk**

Community Development Department



316 Washington Street, Suite 301,

Wenatchee, WA 98801

Phone: (509) 667-6231

[JessicaK.thompson@co.chelan.wa.us](mailto:JessicaK.thompson@co.chelan.wa.us)



# THANK YOU

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

## Submittal ID: 2024-S-7427

Submittal Date Time: 09/09/2024

### Submittal Information

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

### Amendment Information

#### Brief Description

Proposed comprehensive plan amendment to change land use designation from Rural Industrial to Rural Commercial.

- Yes, this is a part of the 10-year periodic update schedule, required under RCW 36.70A.130.
- Yes, this is action includes changes to Urban Growth Boundaries.

Anticipated/Proposed Date of Adoption 12/09/2024

### Categories

#### Submittal Category

Comprehensive Plan

### Attachments

Attachment Type	File Name	Upload Date
Comprehensive Plan Amendment - Draft	Thomson DNS.pdf	09/09/2024 09:34 AM
SEPA Materials	CPA 24-090 Thomson - Application Materials.pdf	09/09/2024 09:34 AM
SEPA Materials	CPA 24-090 NOA.pdf	09/09/2024 09:34 AM

### Contact Information

<b>Prefix</b>	Ms.
<b>First Name</b>	Deanna
<b>Last Name</b>	Walter
<b>Title</b>	Community Development Director
<b>Work</b>	(509) 667-6228 Ext 6228
<b>Cell</b>	
<b>Email</b>	deannac.walter@co.chelan.wa.us

Yes, I would like to be contacted for Technical Assistance.

## Certification

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I certify that I am authorized to submit this Amendment for the Jurisdiction identified in this Submittal and all information provided is true and accurate to the best of my knowledge.

<b>Full Name</b>	Jessica Thompson
<b>Email</b>	jessicak.thompson@co.chelan.wa.us



File(s) No. \_\_\_\_\_  
CPA-24-090

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

**GENERAL LAND USE APPLICATION FORM**

Parcel Number (APN): 261720410075 Lot Size: 12.280 (Acres)  
Parcel Address: 17475 Winton Rd City/Zip Code: Leavenworth, WA  
Property Owner(s): William Thomson Zoning: Rural Industrial  
Mailing Address: 18001 Winton Rd  
City/State/Zip Code: Leavenworth, WA 98826  
Phone: 509 860 4743 E-mail: Wilburthomson@gmail.com  
763 9052

Applicant/Agent (if different than owner): \_\_\_\_\_  
Company and Mailing Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_ Phone: \_\_\_\_\_  
E-mail: \_\_\_\_\_

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

.....

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

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

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

**APPLICABILITY SECTION**

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

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

The following attachments are required for a complete application:

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

RECEIVED

FEB 29 2024

CHELAN COUNTY  
Community Development

**GENERAL INFORMATION**

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

The proposed change in zoning from rural industrial to commercial. This change is key in pre existing plans for small business and potentially housing as explained in attached

Narrative attached

Please complete the following:

1. Any related files (such as Pre-Applications): SEPA checklist, Maps, Narrative Statements
2. Is the subject property located within an Urban Growth Area (UGA)?  No  Yes  
If "yes", which UGA? \_\_\_\_\_
3. Please describe adjacent land uses in all directions around the subject property:  
North: Residential housing  
South: Rural Industrial, vacant  
East: Residential Forest lands clear cut vacant  
West: Rural Industrial, compost manufacturing retail sales
4. What is the current use of the property? Storage
5. Sanitation Disposal:  N/A  Septic Permit  Sewer District: \_\_\_\_\_
6. Water Source:  N/A  Single Private Well  Shared Private Well  Group B  
 Public Water Supplier: \_\_\_\_\_
7. Irrigation Water:  
 N/A  Yes (Private)  Yes (Public) Irrigation District/Purveyor: \_\_\_\_\_
8. Fire District: \_\_\_\_\_ School District: \_\_\_\_\_
9. Power Service: PUD Power to adjoining property
10. Are there critical areas or critical area buffers on the property?  
 Airport Overlay: \_\_\_\_\_  
 Aquifer Recharge Area (see attached)  
 Floodplain / Floodway \_\_\_\_\_  
Geologically Hazardous Areas (11.86.020) on the site or within the specified distance of the site:  
 Alluvial Fan (250')  Known Historic Hazardous Area (250')  Slopes > 40% (250')  
 Erosive soils (on-site)  Landslide  Snow Avalanche (500')  
 Habitat/Riparian Area, protected species/area: \_\_\_\_\_  
 Streams / Waterbodies: \_\_\_\_\_  Shoreline Environment Designation: \_\_\_\_\_  
 Drainage or Seasonal Stream: \_\_\_\_\_  Wetland, if so what category: \_\_\_\_\_  
 Cultural or Archeological: \_\_\_\_\_
11. Will landfill be required?  No  Yes, approximate \_\_\_\_\_ (cubic yards)
12. Will excavation be required?  No  Yes, approximate 30 (cubic yards)
13. Has site preparation been started on the site? If so, to what extent?  
There has been no preparation, drive way only
14. Are there plans for future additions, expansions, or further activity related to or connected with the proposal?  
Yes, proposal for building permits one zoning is changed

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

Zoning change 2024, Potential ground breaking 2025-2026

16. Are there any other applications pending for governmental approvals for this or other proposal affecting the property covered by this proposal?  No  Yes, please list:

\_\_\_\_\_  
\_\_\_\_\_

**AQUIFER RECHARGE AREA DISCLOSURE SECTION**

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

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

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

**EVALUATION CRITERIA**

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

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

Does not Apply A. Within a wellhead protection area designated under WAC 246-290; \*Wellhead Protection Area: The surface and subsurface area surrounding a well or well field for a distance of 100 feet, supplying a public water system, through which contaminants are reasonably likely to move toward and reach such water well or well field.

Does not apply B. Within an aquifer recharge area mapped and identified by a qualified ground water scientist;

Does not apply C. The site will be utilized for hazardous substance, (as now or hereafter defined in RCW 70.105D.020(7)), processing storage or handling in applications or quantities larger than is typical of household use;

Does not apply D. The site will be utilized for hazardous waste treatment and storage as set forth in RCW 70.105 Hazardous Waste Management, as now or hereafter amended;

Does not apply E. The site contains highly permeable soils (please reference WAC 246-272A-0220 for Soil Table and Descriptions).

N/A F. Within a sole source aquifer recharge area designated pursuant to the Federal Safe Drinking Water Act (**None currently designated in Chelan County**);

N/A G. Within an area established for special protection pursuant to a groundwater management program, chapters 90.44, 90.48 and 90.54 RCW, and Chapters 173-100 and 173-200 WAC (**None currently designated in Chelan County**);

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- Does not apply H. The development involves a proposed major or short subdivision and includes present or future plans to construct three or more dwelling units where the dwelling units will not be connected to a public sewer system and any of the lots are less than 1 net acre in size;
- Does not apply I. The proposed commercial and industrial site is not on a public sewer system and the main structure exceeds 4,000 square feet;
- Does not apply J. The proposed use is as a commercial feedlot;
- Does not apply K. The development is within 200 feet of the ordinary high water mark of a perennial river, stream, lake or pond.

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

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

**CANNABIS DISCLOSURE SECTION**

**SUB-SECTION I: Circle**

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

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

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

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

- \_\_\_\_\_ I ACKNOWLEDGE AND UNDERSTAND that all cannabis-related activities, development, uses and construction must comply with Chelan County regulations, including but not limited to Chelan County Code Section 11.100.
- \_\_\_\_\_ I ACKNOWLEDGE AND UNDERSTAND that only those cannabis-related uses authorized pursuant to Chelan County Code Section 11.100 are permitted within Chelan County. All other commercial and noncommercial licensed or registered cannabis uses, including but not limited to cannabis research facilities and medical cannabis cooperatives, are prohibited within all zones of Chelan County.
- \_\_\_\_\_ I ACKNOWLEDGE AND UNDERSTAND that pursuant to Chelan County Code Section 11.100 a conditional use permit is required to engage in the production or processing of cannabis within Chelan County, and that all cannabis producers and processors must register annually with Chelan County and pay the appropriate registration fee.
- \_\_\_\_\_ I ACKNOWLEDGE AND UNDERSTAND that it is the responsibility of the property owner to submit for and obtain all necessary development permits and approvals prior to engaging in cannabis-related activities, development, uses or construction, including but not limited to conditional use permits for the production or processing of cannabis, building permits, change of use/occupancy permits, shoreline permits, variances, and mechanical permits.

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

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

**SITE PLAN CHECKLIST SECTION**

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

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

**ACKNOWLEDGEMENT SECTION**

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

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

Initials

(Owner and, if applicable, Applicant)

WST \_\_\_\_\_

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.

WST \_\_\_\_\_

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.

WST \_\_\_\_\_

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.

WST \_\_\_\_\_

4. Additional permit applications and approvals may be necessary to conduct specific activities.

WST \_\_\_\_\_

5. Application fees are non-refundable, except when approve by the Board.

WST \_\_\_\_\_

6. In the event of any legal proceeding to challenge this application, any environmental determination or any other aspect of the proposed development, the applicant/owner(s) shall be solely responsible to defend such challenge and pay all court costs and attorney's fees necessary for such defense.

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- WT \_\_\_\_\_ 7. Chelan County is hereby given consent to enter the property(ies) listed above.
- WT \_\_\_\_\_ 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.
- WT \_\_\_\_\_ 9. I certify that I possess full legal authority and rights necessary to exercise control over the subject property.
- WT \_\_\_\_\_ 10. I certify that this application has been made with the consent of the lawful property owner(s).
- WT \_\_\_\_\_ 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.
- WT \_\_\_\_\_ 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: *WR Thomson* Place: CC Court House Date: 02-28-2024  
 Print Name: William R Thomson

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

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

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VIA MAIL AND EMAIL TO celeste.barry@co.chelan.wa.us

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Chelan County  
Department of Community Development  
Attn: Celeste Barry  
316 Washington Street  
Suite 301  
Wenatchee, WA 98801

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Re: Comprehensive Plan Amendment CCC Chapter 14.14.050 Review Criteria Analysis for  
CPA 24-090

Dear Ms. Barry,

On February 29, 2024, I (“Applicant”) submitted Comprehensive Plan Amendment Application File No. 24-090, requesting a comprehensive plan map amendment to change the designation of Chelan County Parcel No. 261720410075, located at 17475 Winton Rd, Leavenworth, WA 98826 (the “Property”), from Rural Industrial (“RI”) to Rural Commercial (“RC”). Applicant submits this supplement to specifically address the criteria listed in Chelan County Code Chapter 14.14.050, as prompted by your March 18<sup>th</sup> letter.

**(i) A detailed statement of what is proposed to be changed and why. Identify the specific comprehensive plan land use designation map and zoning map that would be amended.**

This proposal is a zoning change from Rural Industrial to Rural Commercial. The proposed change comes post entry into industrial having been done on an assessment years prior for correct classification of Longview Fibres uses. Their use and ownership have since been changed and the property no longer receives benefit from industrial zoning.

The new change is requested due to Chelan County’s district use chart specifying no use for food service or housing/lodging on industrially zoned property. We feel that the growth of this development would be better served as commercial to be able to incorporate the land use and features you will be reading about below.

Those potential plans include recreational areas, restaurant services, drinking establishments, lodging facilities and automotive services. Current zoning only allows for use of one of those services, but that service can also be carried out under commercial zoning with permitting. Therefore, we feel that future use and permitting would suit county zoning requirements better under Rural Commercial.

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

*Transportation. Encourage efficient multimodal transportation systems that will reduce greenhouse gas emissions and per capita vehicle miles traveled, and are based on regional priorities and coordinated with county and city comprehensive plans.*

By changing the Property's land use designation to RC, the Applicant will be able to provide services to the local community that they currently lack, and thus reduce the need to travel greater distances to access those resources. This reduction of travel will correspond to a reduction in greenhouse gas emissions.

*Housing. Plan for and accommodate housing affordable to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.*

Current long-term and hotel rentals are extremely limited. The area is overrun with Short Term Rentals and vacation homes. Plans to add housing in the future may come from neighboring rural residential lands but include sustaining services from this zoning change for commerce and services needed locally. Our goal is to help encourage affordable housing and reduce living expenses through housing options allowed under RC.

*Economic development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.*

Locally owned businesses in this area would help reduce travel and build community involvement and interaction. For example, in the Plain, WA area there is a locally owned business that often is a meeting place for visitors and residents. This business has created a sounding board of ideas to locals, a classified to help wanted for those in need and advertisement for county born activities. It has also maintained support to county agencies and other larger state agencies for years. Our business would be no different.

Looking forward to planning, these businesses and services would create local jobs not only in its construction but in sustainable employment. They would also allow for access to lands that currently are not open to the public. This opens residents, travelers, and visitors to new opportunities that otherwise would not be.

*Open space and recreation. Retain open space and green space, enhance recreational opportunities, enhance fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.*

*Environment. Protect and enhance the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.*

Zoning changes would help retain and create nature nurtured areas for wildlife and customer enjoyment also, maintain natural flow of wildlife living on or near or just visiting the site. Encouraging the local population to preserve wildlife is paramount and a shared goal of the county.

Neighboring properties have brought in wildlife in a now unsustainable amount. The large amount of food waste and animal byproduct has lured predators and scavengers to the area. Seeing this has left us wanting to lighten our footsteps and make our business and zoning an unknown change to wildlife. We intend to increase green spaces for viewing and allowing wildlife without altering

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migration or population. These spaces would be minimal impact areas for viewing and learning, COUNTY in hopes to give future generations and planners want for larger green spaces. We would like nature, Community Development and humanity to go hand in hand even in commercial areas.

*Climate change and resiliency. Ensure that comprehensive plans, development regulations, and regional policies, plans, and strategies under RCW 36.70A.210 and chapter 47.80 RCW adapt to and mitigate the effects of a changing climate; support reductions in greenhouse gas emissions and per capita vehicle miles traveled; prepare for climate impact scenarios; foster resiliency to climate impacts and natural hazards; protect and enhance environmental, economic, and human health and safety; and advance environmental justice.*

With acceptance of this application for zoning change this area will include open spaces, green spaces, and recreational areas. The site will promote families, visitors, and travelers to interact with natural landscapes as well are areas built for picnicking and recreational activities. This proposal will help get people outside and build longer lasting bonds with the community and positively influence those that have not spent much time in the most beautiful county in the state, to keep air clean and carry on with the state's high quality of life.

**(iii) A statement of how the amendment complies with or supports the comprehensive plan's goals and policies.**

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

*Policy LU 1.7: Consistent with the Growth Management Act, ensure provision of necessary public facilities and public services for the development, infill and redevelopment of existing residential and mixed use centers outside urban growth areas, such as LAMIRDs or rural communities. Such services should not be extended in a manner that promotes low density sprawl in rural areas.*

In accordance with comprehensive plan goals and policies services that will be provided in future planning will be competitively priced. Plans for affordable services to create a no exclusion policy based on income and rising prices. We are seeking enjoyment for all, not just those with supplemental or disposable income.

Looking forward to planning certain housing types will be assessed for construction. The RC designation provides for some residential developments while RI does not. Therefore, the proposed change is consistent with the county's land use goals.

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

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

*Goal LU 11: Preserve open space for the enjoyment of County residents and visitors.*

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



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

*Policy RE 1.4: Essential public facilities and/or services should be sited and developed in a manner that maintains the rural character of the area. Essential public facilities and/or services are appropriate for location in rural areas when suitable mitigation is provided.*

Though the site does not include historically crucial features, its development will be done with as minor impact to it and sites neighboring. Development of this site will be done in a way that promotes the site's scenic characteristics and the adjoining historical and natural features. We will be preserving all the open space, following policy RE 1.1, that can be kept and replant native foliage to incorporate the area's natural beauty.

Suitable mitigation will be provided for buildings to preserve the areas rural characteristics in its architecture and landscaping. Throughout development planning that can help or support local wildlife, and nature will be observed to benefit their health and wellness. Smaller footprints and smart storage options will be utilized throughout the project as well as post opening.

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

*Policy RE 6.1: Development in LAMIRDs, except for industrial areas or industrial sites within mixed- use areas, should be principally designed to serve the existing and projected rural population.*

*Goal ED 1: Encourage efforts to diversify the existing economic base to focus on long-term sustainable economic development throughout the County.*

*Policy ED 1.2: Incentivize development that creates local re-investment funds and provides jobs in the local community.*

*Policy ED 4.5: Support a full range of human and social services necessary to encourage a strong local economy.*

Businesses that RC zoning allows will present jobs into the area that range in education levels and qualifications opening doors for residence that may lack formal education or those with trade skills. In addition, some jobs offered may also call for positions with higher education requirements. Where this is needed, we would like to help focus on reinvesting in employees and community programs that further education. In that line of thinking we believe this will incentivize the community to invest in our community's future.

Opening doors to community and uniting them in a commercial facility with rural residential surround will help strengthen our local economy and prevent separation from business to patron. This business model will support existing as well as projected rural population growth, as the population increases so shall the business. Projected growth will continue to allow for more job opportunities and deeper roots in the community and further reinvestment plans into it.

**(iv) A detailed statement on how the land use designation amendment complies with comprehensive plan land use designation/siting criteria.**

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The comprehensive plan describes Plain-Lake Wenatchee area in the following way:

Development is limited by ownership and parks but future development of recreational support services would be consistent with current activities. Future development and clustering would be compatible when developed in a manner which reduces road cuts and visual impacts, preserves open space, provides recreational opportunities and protects critical areas. Comprehensive Plan, Land Use Element at 11.

The proposed land use designation will help achieve the comprehensive plan's future development goal. Both the Property's current land use designation (Rural Industrial) and its proposed designation (Rural Commercial) are designations which fall within to the category of Limited Areas of More Intensive Rural Developments ("LAMIRD") within the comprehensive plan. There are three distinct types of LAMIRDs that may be designated pursuant to RCW 36.70A.070(5)(d):

1. Type 1 can either be commercial, industrial, residential, or mixed-use.
2. Type 2 delineates existing commercial tourist or recreational commercial uses as well as allowing some new commercial tourist uses that rely on a rural location.
3. Type 3 LAMIRD identifies isolated small-scale businesses.

Generally, LAMIRD include necessary public facilities and public services to serve that area.

Both RI and RC are considered an implementation of Type 1 LAMIRD. The comprehensive plan explains that the purpose for the RC designation is to "provide for a range of commercial uses to meet the needs of local residents, and small scale tourist or recreational uses including commercial facilities to serve those recreational or tourist uses within the rural areas to meet the needs of local residents and visitors." Comp. Plan, Rural Element at 16. The RC designation "will provide the opportunity for the development, redevelopment and infill of commercial uses in existing rural commercial developments and mixed use areas."

The proposed land use designation change is aligned with the comprehensive plan in this regard. Applicant seeks this amendment for the purpose of starting a small, family-owned business to meet the needs of the local community and tourists. Further, the Property is located in a mixed use area and therefore, is consistent with the comprehensive plan.

Upon successful rezoning our application for building will include support services and recreation areas and recreation services. The family-owned business will provide vehicle services within a structure permitted to do so. Recreational areas will be established and also allow for personal care services in lavatories.

These come as potentially dire services in an area void of both. Over the course of over 100 years our family has witnessed limited facilities for vehicle service and repair as well as establishments putting family first. Engineering for future planning will allow for facilities to be used by customers and visitors.

Current recreational services in this area are "stay only" areas such as state parks and camp sites. We would like to encourage day goers and remove the presence of mobile accommodations. We believe this would give a safer element to recreation as well as encourage more people locally to

get outside and enjoy the county. In addition this would also encourage travelers to take a break from a drive and take in scenic delights of the highway 2 corridor in Chelan County.

**(v) A statement of how the amendment is consistent with and supported by the capital facility element and the transportation element of the comprehensive plan, or if not, what changes to these elements would be required;**

Capital Facility Element: This Element addresses water systems, irrigation systems, sanitary sewer systems, stormwater, flood management, schools, law enforcement, fire protection and government properties.

The proposed project is consistent with and supported by the capital facility element. The project would not require connection to a public water system. Instead, it would be served by a privately owned well. It also would not be served by a sewer system, and instead would have its own septic system. Current plans for development include parking lot materials that are not impervious to rainwater and snow melt but instead promote natural drainage into the soil beneath. The addition of a structure will have run off mitigated into green areas to serve as added, natural water sourcing.

Use of natural flow pathways will be utilized as well. This will be done to minimize our total disturbed area of the site and retain the area's current mitigation of run off. Future additions will have engineering done if needed to stay impact free of surrounding area.

The Property is located in and served by Fire Protection District 9, and is approximately five minutes away from Station 91 Location, located at 21696 Lake Wenatchee Hwy. That station typically houses one cargo trailer, one engine, one pumper, one rescue, and one tender.

Transportation Element: The desired rezone is also consistent with and supported by the Transportation Element of the Comprehensive Plan because there no anticipated appreciable impact to the level of service standards for the roadways in the vicinity of the Property. Additional sales taxes would be received by the County if the Property were to be rezoned and a business opened, which could be used, in part, to maintain and preserve the existing road system. Lastly, because the roads that access the Property are already in existence, there would be no impact to the environment for road construction or the like, which is a noted concern in the Transportation Element.

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

As depicted in the attached maps, the property is directly bordered by Forest Commercial, RI, and Rural Residential 5. However, one mile to the north, in Coles Corner, there are multiple parcels zoned RC. Changing land use from RI to RC would therefore be consistent with nearby land use designations already existing along this north-south corridor, and facilitate a better use of the property than currently allowed.

Land rezoning and future proposed uses will be low noise, low light facilities. Operations would stay within daylight hours with little overlap into night. This will be done to reduce or eliminate off-putting characteristics for local residences. Current landowners near the property will be

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invited to make use of their services and freely give thoughts and feelings of the grounds. We would also like to encourage their involvement as a place of employment.

As a secondary effect, the services offered should create some competitive pricing from local businesses. This intended change will help residents as current prices have been unchecked. Some businesses have increased prices to gain net profits from tourism which has hurt local county residence.

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

This amendment does NOT affect land uses designated as resource lands of long-term commercial significance.

**(viii) How would the proposed amendment affect the supply of land that is available for various purposes to accommodate projected growth over the twenty-year planning period covered by the comprehensive plan.**

As Chelan County grows, as the comprehensive plan predicts, this proposed amendment will have a positive impact on the supply of land available for various purposes. For land designated as RC, a variety of residential, agricultural, commercial, industrial, retail, and service uses are either permitted, permitted subject to conditions, or allowed as an accessory use. The diversity of use provided by the RC designation allows the land to adapt to the County's growth to best suit the needs and demands of the times.

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

Currently the Stevens Pass corridor has an exceptionally low percentage of private land. Fewer yet are services for those traveling it. Aside from towing services an hour away in another county and a refueling station nearer, options and help are limited. Having vehicle services near large telecommunication dead zones would uplift health safety and welfare.

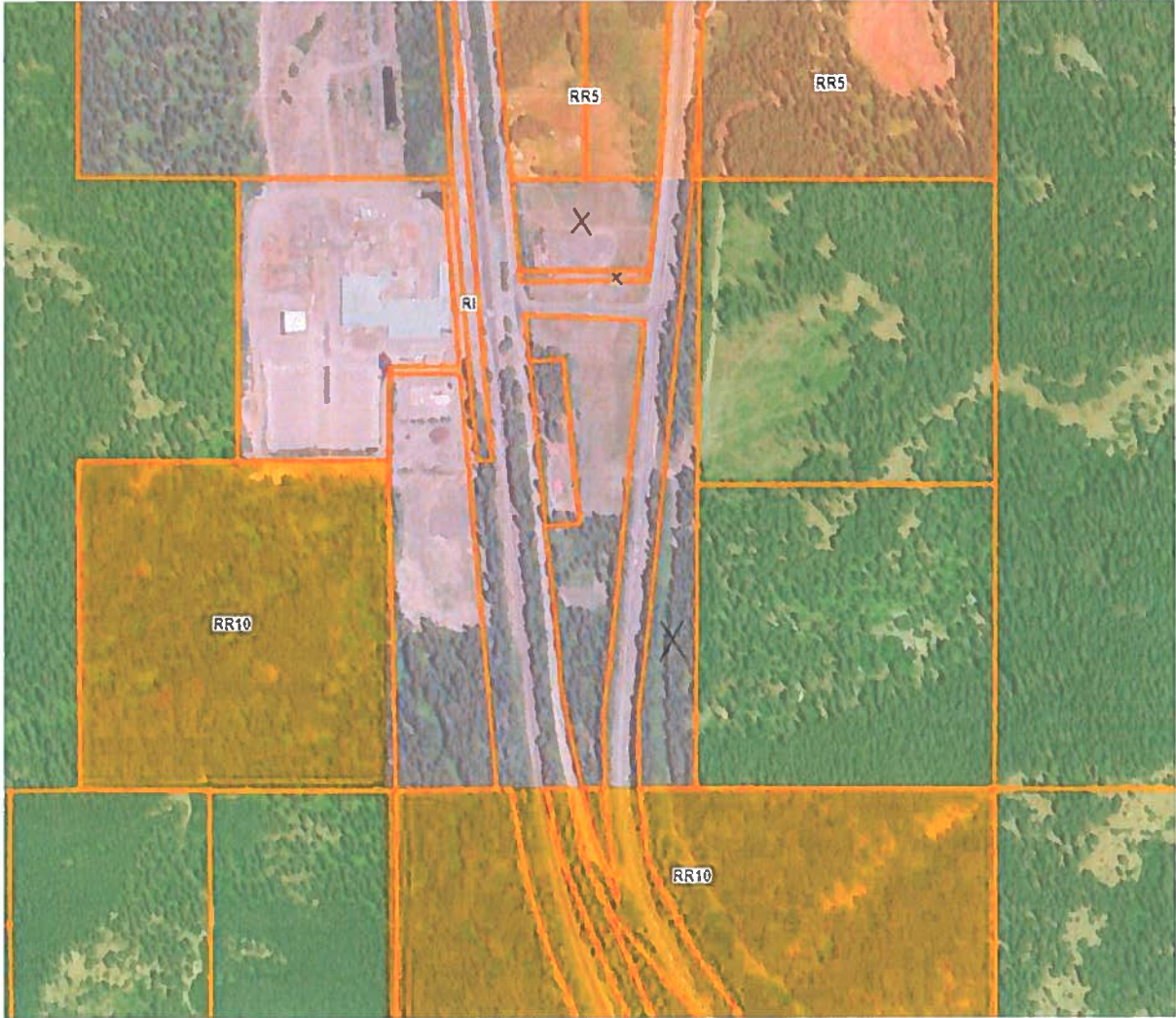
The access to this area has already been outfitted with large easily visible turn lanes as well as 3 luminaires at its intersection. Entry and egress via this intersection would limit use of a county owned residential road. This means less as well as safer traveling within the county.

The proposed amendment change will allow to begin planning, permitting and construction of a vehicle services and repair facility as well as food services. These services are to pick up a large lack in like in kind local facilities. Commerce created by this business would not only be beneficial to the founder but all those that may be in need of help. Services offered would serve as a beacon to travelers that help is nearer than previous as well as new potential for jobs in the area. Thank you for your help in this matter. Please feel to reach out with any questions or concerns.

Sincerely,

William Thomson

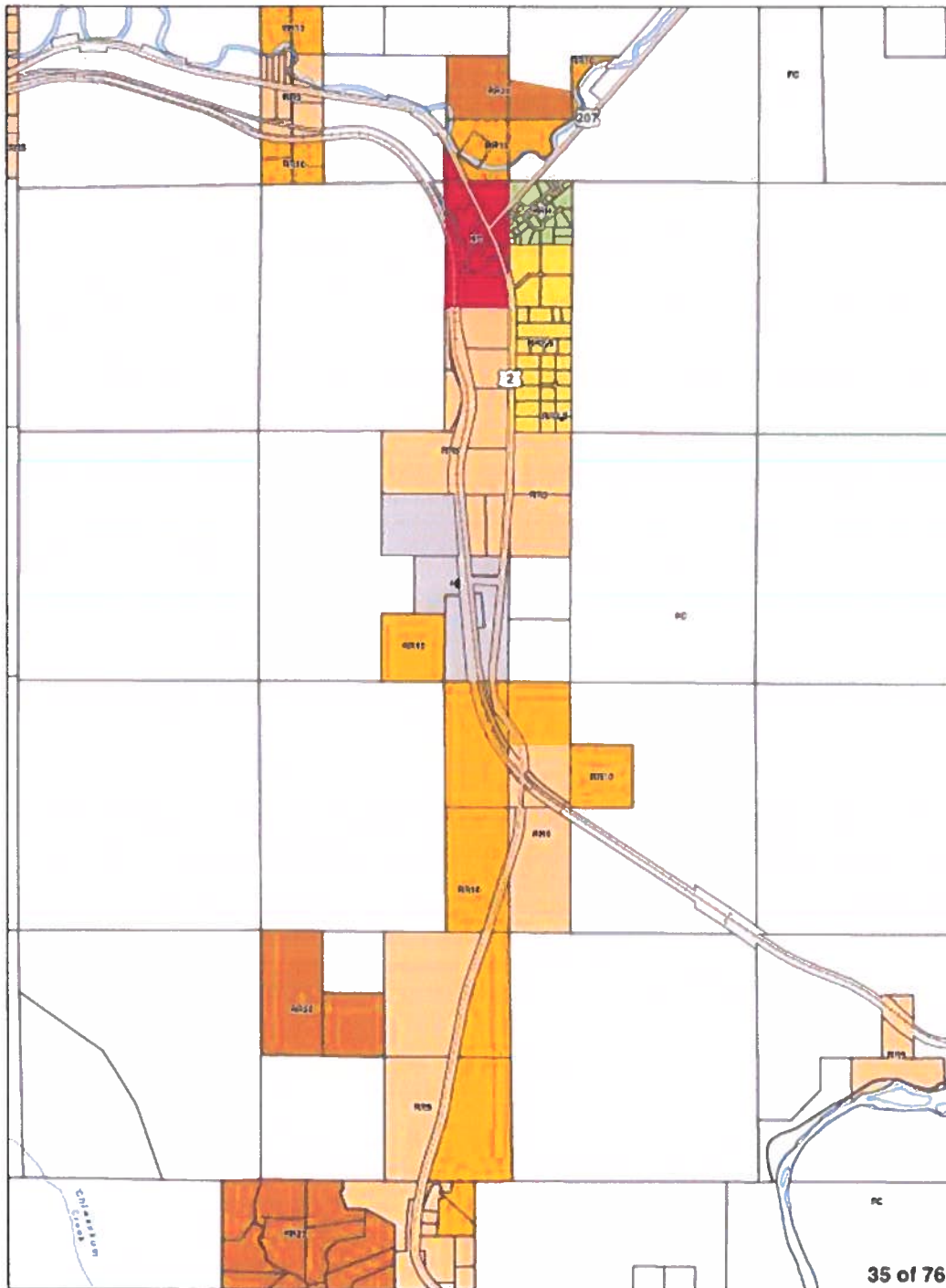




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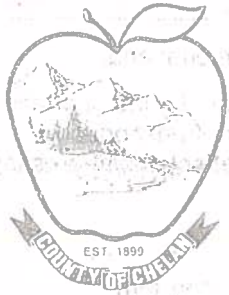
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CHELAN COUNTY  
Community Development









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

**COMPREHENSIVE PLAN AMENDMENT  
SUPPLEMENTAL INFORMATION**

This packet is designed to assist you in preparing your application for a Comprehensive Plan Amendment. The following information is required at the time of submittal. Applications will be accepted **January 2 through March 1** of each calendar year. Additional information may be required. **An incomplete application will not be processed.**

- A completed General Land Use Application, pursuant to CCC, Section 14.14.050(A) and (B).
- A completed SEPA Checklist (State Environmental Policy Act), pursuant to CCC, Section 14.14.050(D).
- Pursuant to Chelan County Code, Section 14.14.050 (C), a detailed narrative which includes the following:
  - i. A detailed statement of what is proposed to be changed and why. Identify the specific comprehensive land use designation map and zoning map that would be amended; and,
  - ii. Explain how the proposed amendment is consistent with the goals of the Washington State Growth Management Act (Chapter 36.70A RCW as amended) and any applicable County-wide planning policies; and,
  - iii. A statement of how the amendment complies with or supports the comprehensive plan's goals and policies; and,
  - iv. A detailed statement on how the land use designation amendment complies with comprehensive plan land use designation/siting criteria; and,
  - v. A statement of how the amendment is consistent with and supported by the capital facility element and the transportation element of the comprehensive plan, or if not, what changes to these elements would be required; and,
  - vi. For land use designation amendments, identify the land uses surrounding the affected property and describe how the proposed change would affect the surrounding land uses. Describe why the proposed amendment is more appropriate than the existing land use designation; and,
  - vii. Will the proposed amendment affect lands designated as resource lands of long-term commercial significance and/or critical areas? If so, how will the proposed amendment impact these areas; and,
  - viii. How would the proposed amendment affect the supply of land that is available for various purposes to accommodate projected growth over the twenty-year planning period covered by the comprehensive plan; and
  - ix. Explain how the proposed change would serve the interests of not only the applicant, but the public as a whole, including health, safety or welfare; and
- Pursuant to Chelan County Code, Section 14.14.050 (E), The applicable processing fee for comprehensive plan amendments and SEPA review as determined by the county's adopted fee schedule, as amended, except that amendment requests by the cities shall not require the collection of said fees.
- Pursuant to Chelan County Code, Section 14.14.060 (1), Amendment review criteria for comprehensive plan maps, urban growth area and county-adopted plans, shall be comply with the following:
  1. General Review Criteria. Proposed amendments to the Chelan County comprehensive plan maps and county-adopted city comprehensive plan maps as these plans relate to the unincorporated portions of each city's urban growth area (UGA) must meet the following criteria:
    - A. The proposal is consistent with the goals of the Growth Management Act (Chapter 36.70A RCW), and any applicable county-wide planning policies; and,
    - B. The amendment is consistent with or supports the Chelan County comprehensive plan goals and policies; and,

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Community Development



- C. The amendment complies with comprehensive plan land use designation/siting criteria; and,
- D. The amendment is supported by and consistent with the capital facility element and the transportation element. Amendments that would alter existing provisions of the capital facilities or transportation elements shall demonstrate why existing provisions should not continue to be in effect or why existing provisions should be amended; and,
- E. The amendment does not adversely affect the surrounding land uses; and,
- F. The amendment does not adversely affect lands designated as resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated; and,
- G. The amendment does not adversely affect the supply of land for various purposes which is available to accommodate projected growth over the twenty-year planning period covered by the comprehensive plan; and,
- H. The proposed amendment serves the interests of both the applicant and the general public including public health, safety, and welfare.

**RCW 36.70A.020 Planning goals.**

The following goals are adopted to guide the development and adoption of comprehensive plans and development regulations of those counties and cities that are required or choose to plan under RCW 36.70A.040. The following goals are not listed in order of priority and shall be used exclusively for the purpose of guiding the development of comprehensive plans and development regulations:

- (1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
- (2) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
- (3) Transportation. Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.
- (4) Housing. Plan for and accommodate housing affordable to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
- (5) Economic development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.
- (6) Property rights. Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.
- (7) Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.
- (8) Natural resource industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses.
- (9) Open space and recreation. Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.
- (10) Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.
- (11) Citizen participation and coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.
- (12) Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.
- (13) Historic preservation. Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.



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Chelan Co, WA

After recording return document to:

State of Washington  
Department of Transportation  
Real Estate Services Office  
P O Box 47338  
Olympia WA 98504-7338  
83760

**121240**

REAL ESTATE EXPENSE TAX  
EXEMPT  
Chelan County Treasurer  
David E. Griffiths, C.F.A.

By: *[Signature]* 1-12-04  
Deputy

**Document Title: Warranty Deed**  
**Reference Number of Related Document:**  
**Grantor: Claude A. Thomson, as his separate estate**  
**Grantees: State of Washington**  
**Legal Description: Ptn E 1/2 E 1/2 Secs.17, 20 and 29, T26N R17 EWM**  
**Additional Legal Description is on Pages 4 & 5 of Document.**  
**Assessor's Tax Parcel Numbers: 261717410000, 261717440000, 261720100000, 261720140050, 261720410075, 261729100050**

WARRANTY DEED  
(ACCESS RIGHTS ONLY)

SR2, Merritt to Winton

The Grantor, Claude A. Thomson, as his separate estate, for and in consideration of a Donation, hereby conveys and warrants to the State of Washington, all rights of ingress and egress (including all existing, future or potential easements of access, light, view and air) to, from and between State Route No. 2, Merritt to Winton, and the following described property situated in Chelan County, Washington:

See Exhibit A attached hereto and made a part thereof

It is expressly intended that these covenants, burdens and restrictions shall run with the described land and shall forever bind the Grantor, his successors and assigns.

My donation of access rights to the State of Washington for highway/transportation purposes is made voluntarily and with full knowledge of my entitlement to receive just compensation therefore. I hereby release the State of Washington from obtaining an appraisal of the acquired property rights.

RES-302  
Revised 11/00

Page 1 of 5 Pages

FA No.  
Project No.  
Parcel No.

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Community Development

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**WARRANTY DEED (Access Rights Only)**

It is understood and agreed that delivery of this deed is hereby tendered and that the terms and obligations hereof shall not become binding upon the State of Washington unless and until accepted and approved hereon in writing for the State of Washington, Department of Transportation, by the Director of Real Estate Services.

Dated 11-23-2003, 2003.

Claude A. Thomson  
Claude A. Thomson

Accepted and Approved

STATE OF WASHINGTON  
Department of Transportation

By: Deanna L. Ayers  
for Gerald L. Gallinger  
Director, Real Estate Services

Date: January 9, 2004

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CHELAN COUNTY  
Community Development

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Chelan Co, WA

**WARRANTY DEED (Access Rights Only)**

STATE OF WASHINGTON )  
 )  
County of Chelan )

I, the undersigned, a notary public in and for the State of Washington, hereby certify that on this 23<sup>rd</sup> day of November, 2003, personally appeared before me Claude A. Thomson, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he signed and sealed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

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

*Farzan Farivar*

Notary Public in and for the State of Washington, Residing at Leavenworth  
My Appointment expires 4-9-06



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CHELAN COUNTY  
Community Development

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**WARRANTY DEED (Access Rights Only)**

**EXHIBIT A**

All those portions of the following described Tracts A, B, D, F, G and H lying westerly of the existing westerly right of way line of SR 2 and easterly and northeasterly of the existing Burlington Northern Railroad right of way:

**Tract A:**

The Northeast quarter of the Southeast quarter of Section 17, Township 26 North, Range 17, E.W.M., Chelan County, Washington.

**Tract B:**

The Southeast quarter of the Southeast quarter of Section 17, Township 26 North, Range 17, E. W .M., Chelan County, Washington.  
EXCEPT Lot 1 of Chelan County Short Plat SS #708.

**Tract D:**

The North half of the Northeast quarter of Section 20, Township 26 North, Range 17, E.W.M., Chelan County, Washington.

**Tract F:**

The East 29 rods of the Southeast quarter of the Northeast quarter of Section 20, Township 26 North, Range 17, E.W.M., Chelan County, Washington.

**Tract G:**

A portion of the Northeast quarter of the Southeast quarter of Section 20, Township 26 North, Range 17, E.W.M., Chelan County, Washington, more particularly described as follows:

Beginning at the point of intersection of the North line of the Northeast quarter of the Southeast quarter of said Section 20 and the Westerly right of way boundary of Primary State Highway No. 15, known as SR 2, said intersection being South 89°56'41" West a distance of 260.83 feet from the East quarter corner of said Section 20, as shown on survey recorded in Book 35 of Surveys, Page 71, under Auditor's No. 9608070006; thence continuing South 89°56'41" West along said

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**WARRANTY DEED (Access Rights Only)**

North line a distance of 582.93 feet to the Easterly right of way boundary of the Burlington Northern Railroad as shown on survey recorded in Book 26 of Surveys, Pages 49 through 51; thence South 5°00'25" East along said Easterly right of way a distance of 399.74 feet; thence North 89°56'41" East a distance of 510.86 feet to the Westerly right of way boundary of SR 2; thence North 5°20'02" East along said Westerly right of way a distance of 400.02 feet to the Point of Beginning;

Tract H:

The East half of the Northeast quarter of Section 29, Township 26 North, Range 17, E.W.M., Chelan County, Washington,

EXCEPT that the state shall construct on its right of way a Type B OFF and ON APPROACH, not to exceed 20 feet in width, for those uses necessary to the normal operation of a farm but not for retail marketing, on the westerly side, at or near Highway Engineer's Station 1105+15 as shown on Sheet 11 of 12 Sheets of SR 2, Merritt to Winton, approved March 18, 1952, to be revised, and to which off and ON APPROACH, only, the grantor, his heirs, successors or assigns, reserves a right of reasonable access for that purpose only; which APPROACH shall be maintained between the right of way line and the shoulder line of said highway by the grantor, his heirs, successors or assigns.

The grantor herein further grants to the state of Washington, or its agents, the right to enter upon the grantor's remaining lands where necessary to construct said approach.

AND EXCEPT that the state agrees to permit the construction on its right of way a Type B OFF and ON APPROACH, not to exceed 20 feet in width, for the normal operation of a farm but not for retail marketing on the westerly side, at or near Highway Engineer's Station 1091+70, as shown on Sheet 10 of 12 Sheets of SR 2, Merritt to Winton, approved March 18, 1952, to be revised, and to which off and on approach, only the grantor, his heirs, successors or assigns, reserves a right of reasonable access for that purpose only; which APPROACH shall be maintained between the right of way line and the shoulder line of said highway, by the grantor, his heirs, successors or assigns.

The specific details concerning all of which are to be found in that certain map of definite location now of record and on file in the office of the Secretary of Transportation at Olympia and bearing date of approval March 18, 1952, to be revised.

Approved: Claude G. Thomson

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February 28, 2024

William R Thomson  
1(509)763-9052 cell 1(509)8606684  
18001 Winton Rd.  
Leavenworth, WA 98826

Proposal for amendment

The proposal for zoning change for parcel number 261720410075 is as follows. The classification of rural industrial text and map be amended to commercial. This change requires developmental regulation text and map changes to allow planning and permitting for a commercial family business that is not currently allowed on rural industrially zoned property. The future of the land and proposals, permitting and further development will be a community benefit and allow access to them for commerce. The current zoning allows a business which would negatively affect the rural location. I.e. manufacturing of products that increase carbon footprint and add pollution to the site and surrounding as well as aesthetics of the area.

Consistent with goals set forth by RCW 36.70A, the property's location is near other locally owned and non-locally owned businesses. This would expand the community's access to goods and potentially housing in a growing area. This plan should in no way create sprawling as its current zoning, and that of neighboring properties, allow for businesses with a negative impact being; industrial manufacturing and no community involvement as industrial zoning limits retail sale to the public.

Furthermore, the transportation allowances for future businesses to have beneficial and close access to a major highway that is safely lit and ample turn lanes. There is also convenient access to Tesla charging for zero emission vehicles. This lot is located less than 1 mile from the site. These sightings bring points to the multimodal transportation as well as efficiency in travel of the county and state.

The future planning of 261720410075 is to potentially have long term housing if revenue provided by a small family business allows. The area is overrun with short term rentals and has greatly increased housing costs for local residents. The proposed change also comes to a property that has been used as storage and is vacant natural resources. The proposed zoning change would likely occupy some of that area with native trees and foliage to pay tribute to the area's natural landscape. These changes would increase green spaces and open spaces for community and wildlife to enjoy. Much of the local community will be a part of the overall planning and development if the zoning is changed. Our hope is to encourage a safe, enjoyable and environmentally friendly facility.

Aforementioned, with consideration to RCW 36.70A, this property will, if approved, allow my growing family to grow into the community. Our family homesteaded here prior to Chelan county's establishment and has rich meaningful ties to local families, local businesses and the environment. We have managed our forests to keep the beauty of the area along many miles of the scenic highway 2 corridor. Our future proposals of businesses will keep this idea in mind and stay true to the county's wants and needs for goals and policies as mentioned in 2017-2037 comprehensive goals.

The zoning change proposed will not impact resource lands in any way. As this property does not contain naturally grown or harvested resources. Furthermore lands around it have been developed, clear cut or remain as pasture and do not currently exhibit natural resources.

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A change in zoning does not directly affect the health, safety or welfare of the public as it is a decrease in zoning in this case. However, the future of what can be accomplished given the change in zoning will. Lower cost housing, family oriented local business and local jobs are truly what we are proposing. These ideals and goals, like that of the county's, will positively affect our neighbors and those to come both economically and in quality of life overall.

We greatly appreciate the consideration and time spent on this proposed amendment. Less formally I hope that it is approved and that I get to continue meeting staff and learning about the county's picture of the community's future. I very much appreciated the help I was given in the assessors office as well as building/planning office in this venture. I look forward to revisiting each department to grow my family's dream. Thank you all!

  
William R Thomson

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## ENVIRONMENTAL CHECKLIST

### **Purpose of checklist:**

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

### **Instructions for applicants:**

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

### **Instructions for Lead Agencies:**

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

### **Use of checklist for nonproject proposals:**

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements -that do not contribute meaningfully to the analysis of the proposal.

### **A. Background**

1. Name of proposed project, if applicable: *Not applicable*
2. Name of applicant: *William R Thomson*
3. Address and phone number of applicant and contact person: *18001 Winton Rd Leavenworth, WA 98826 (509) 763-9052*

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4. Date checklist prepared:

02-27-24

5. Agency requesting checklist:

Chelan County

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

Timing requires approval of zoning change

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

Yes, if approved for zoning we will submit a building application

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. There is no information being prepared

aside from this check list.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

There are none as of date of application

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

Chelan County zoning department approval of Development Regulation text amendment

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

All projects pend approval of zoning change future proposals will include small business application and building permits

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Parcel number 261720410075

Physical address: 17475 Winton Rd Leavenworth, WA 98826

**B. Environmental Elements** - Parcel map and vicinity map included with zoning application

1. Earth

a. General description of the site:

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

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

There are no slopes outside of highway right of way

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CHELAN COUNTY Community Development

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The land contains fertile soil and clay Native soils will not be removed from site but altered in orientation

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. This land has stable soils and is surrounded by State highways and county paved roads
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. All plans for future building will be slab on grade all removed soils will be graded evenly around site
- f. Could erosion occur as a result of cleaning, construction, or use? If so, generally describe. Erosion will be mitigated by recycled asphalt that is on site
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Approx. 10% or less
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: Native plants and trees will be incorporated to buildings and driveways. No erosion is perceived to cause issue

**2. Air**

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. Low emission equipment will be utilized in construction and excavation above tier 3
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. Near site is a composting facility that pollutes smell and heavy equipment operation carbon. We hope it becomes managed to
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: Prevent issue

Our proposals goal is to limit as best we can a carbon footprint or public notice that is negative in nature

**3. Water**

a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

There are no bodies of water near location of proposal

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No, it will not

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

Not applicable

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

No, it will not

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

No it does not, there is no indication of nor record of

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

There will be no waste material discharge to surface waters

b. Ground Water:

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

A well is going to be proposed. The extent of its usage is unknown at this time but will be addressed in future permitting

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

A septic system will be proposed, its usage for customers for commerce will be addressed in future permitting

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

The property has been unmanaged and has repelled standing waters from storms naturally. Run off has a pathway via ditches

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

No we do not foresee or allow waste materials to negatively affect surface water

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

Roof shedding should be minimal due to size in proposed plans

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

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Slight ditching along drive ways as well as vegetation added to the land is planned to mitigate drainage

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4. Plants

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

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

Crab apple tree family planted 1960's

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

Grass and pasture as minimally as possible for footprint

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

None applicable

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

Along drive way, around buildings will be landscaped using native plants and trees

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

Knapweed has been known to be near the site

5. Animals

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

Examples include:

birds: hawk, heron, eagle, songbirds, other: starling, grouse have been observed

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

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

No fish and only passing animals irregularly

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

None have been spotted near the site

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

No, the migration route has been observed not near this site

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

Proposed native plants and trees should allow perching areas for native birds and camouflage for deer

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

None have been observed

## 6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. \_\_\_ Electricity will be used for heating and operations

b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe. \_\_\_ No, all structures will be single or two story  
Not near property lines

c. What kinds of energy conservation features are included in the plans of this proposal?

List other proposed measures to reduce or control energy impacts, if any:

Current manufacturing of heating products with high SEER will be utilized as well as efficient insulation methods

## 7. Environmental Health

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

If so, describe. \_\_\_ The opposite. the zoning change will help insure there is no manufacturing impacts to the environment

1) Describe any known or possible contamination at the site from present or past uses  
There has been none recorded to the best of our knowledge and from that of others in researching its uses

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

Not applicable

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None corrosive, non-hazardous materials will be used

4) Describe special emergency services that might be required. \_\_\_ as well as any organic products that can be used will be

As with any area in chelan county Fire, police services may be

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

Approval from state and government agencies of products and consumables will be ensured

## b. Noise

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

A neighboring property has conditional use permits that create noise and smells as well as highway traffic

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it is our hope however these issues do not lessen future plans



2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. *The site would adhere to all noise ordinances. Work would be performed 8am to 6pm equal or less then*

3) Proposed measures to reduce or control noise impacts, if any: *current highway noise*  
*Our planning includes the public, all impacts would be addressed with neighbors regularly*

**8. Land and Shoreline Use**

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

*Nearby properties would not be ill affected. Commerce would be open to all those who wish and all land use would stay the same*

b. Has the project site been used as working farmlands or working forest lands? If so, describe.

*How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? The sites current use is storage, access to site will be granted to prevent encroachment on existing forest and farm lands*

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

*No it will not*

c. Describe any structures on the site.

*None*

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

*No*

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

*Rural Industrial*

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

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

*Not applicable*

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

*No it has not*

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

*Ideally 3 to 5 people to start. Increase in revenue would stem more local jobs*

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

None

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

Displacement is not for seen due to this site

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: All permits and planning will be subject to approval from public and government

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: There are no impacts projected, a large part of neighboring properties is also owned by applicant

### 9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. ideal target is 6 to 8 pending approval

Housing will be for low to mid income residents

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

None

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

The proposed plans would only positively affect housing

### 10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

30 feet high or less metal or wood will be used

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

The back drop of site is a 100,000 sq ex log mill. The neighboring home would not have any concealment from proposed plan.

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

Building within allowable right of ways should prevent aesthetic impacts

### 11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? operation during daylight hours primarily. Current site has multiple street lights

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

Our hope is to have an aesthetically pleasing business that lends to the natural beauty of the area

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

Existing light should compliment the safety of the proposed plan

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

None are foreseen

## 12. Recreation

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

Nothing is offered within 5 miles and in most cases 10 miles

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

No, our intention is to add them to the area

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

No recreational impacts are foreseen

## 13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

The neighboring property is an old house and barn. This belonged to my family for many years. The new owner has not sought any preservation registers

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

There are no records of any such features or landmarks near or on the site

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

No consultation has been made as the area and those near have not been listed or sought as cultural or historic resources

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

No negative impacts to resources are foreseen. Standard building and business permitting will be addressed

## 14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

As shown on vicinity and parcel maps the location has turn lanes and streetlights with existing drive ways

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b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

13 miles

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

Parking size has not been established but would eliminate none

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). None

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

Yes, there is rail 100 yards off site

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? As this proposal is for zoning change no affect will be generated until later planning and permitting. However local data indicates 50 vehicles a day peaks in mid day

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. Trucks tuesday and wednesday

No not in any way

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

State uses the road for closures to redirect. The access will not be near the traffic from said closures impacts have already been addressed

**15. Public Services**

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Adding a structure and a business will need fire, and police as already provided. No increase to other public service is foreseen

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

There will be no impacts to public services. A comprehensive site plan will be established if need arises

**16. Utilities**

a. Circle utilities currently available at the site:

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

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b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. A larger electrical services, permitting and construction via BVE, PUD Septic plan through the county and well drilled and permitted via DOE

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: William R Thomson  
Name of signee William R Thomson  
Position and Agency/Organization Land Owner / Applicant  
Date Submitted: 02-27-24

D. Supplemental sheet for nonproject actions

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

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

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

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?  
The proposal of zoning change will have no affect. current zoning allows to much allowance for pollutants

Proposed measures to avoid or reduce such increases are:  
Reduce zoning from industrial to commercial

2. How would the proposal be likely to affect plants, animals, fish, or marine life?  
increase area for birds and reduce hunting areas

Proposed measures to protect or conserve plants, animals, fish, or marine life are:  
Adding vegetation and foliage

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3. How would the proposal be likely to deplete energy or natural resources?  
The property will use sustainable energy sources from dams and consumables from U.S production  
Proposed measures to protect or conserve energy and natural resources are:  
Low voltage LED's high SEER value heating



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

The site is surrounded by road ways and private lands

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

The addition of public will help moderate illegal activities from other parties

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

It would increase land use open to public by offering a business. Current zoning would potential damage the land

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

Ethical foundation and proper permitting

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

It would be adding a structure with valuables and consumables thereby having natural or unnatural risk of fire or theft

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

Pay increased taxes to the land to facilitate public services  
Security systems and cameras will also be utilized

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

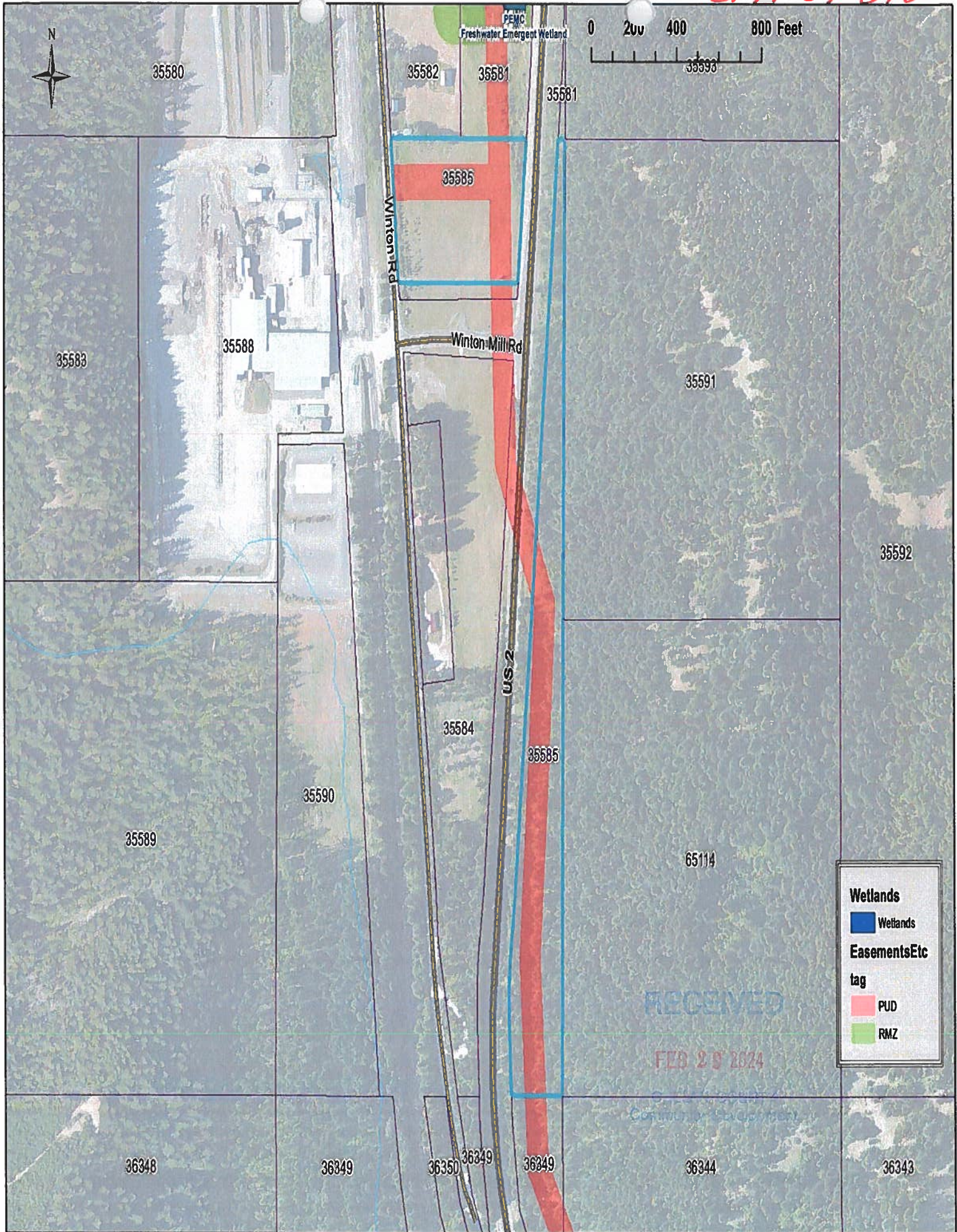
No conflict is foreseen, laws will be upheld

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<b>Wetlands</b>
Wetlands
<b>Easements Etc</b>
<b>tag</b>
PUD
RMZ

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COMMUNITY DEVELOPMENT



CPA 24-090



WINTON RD

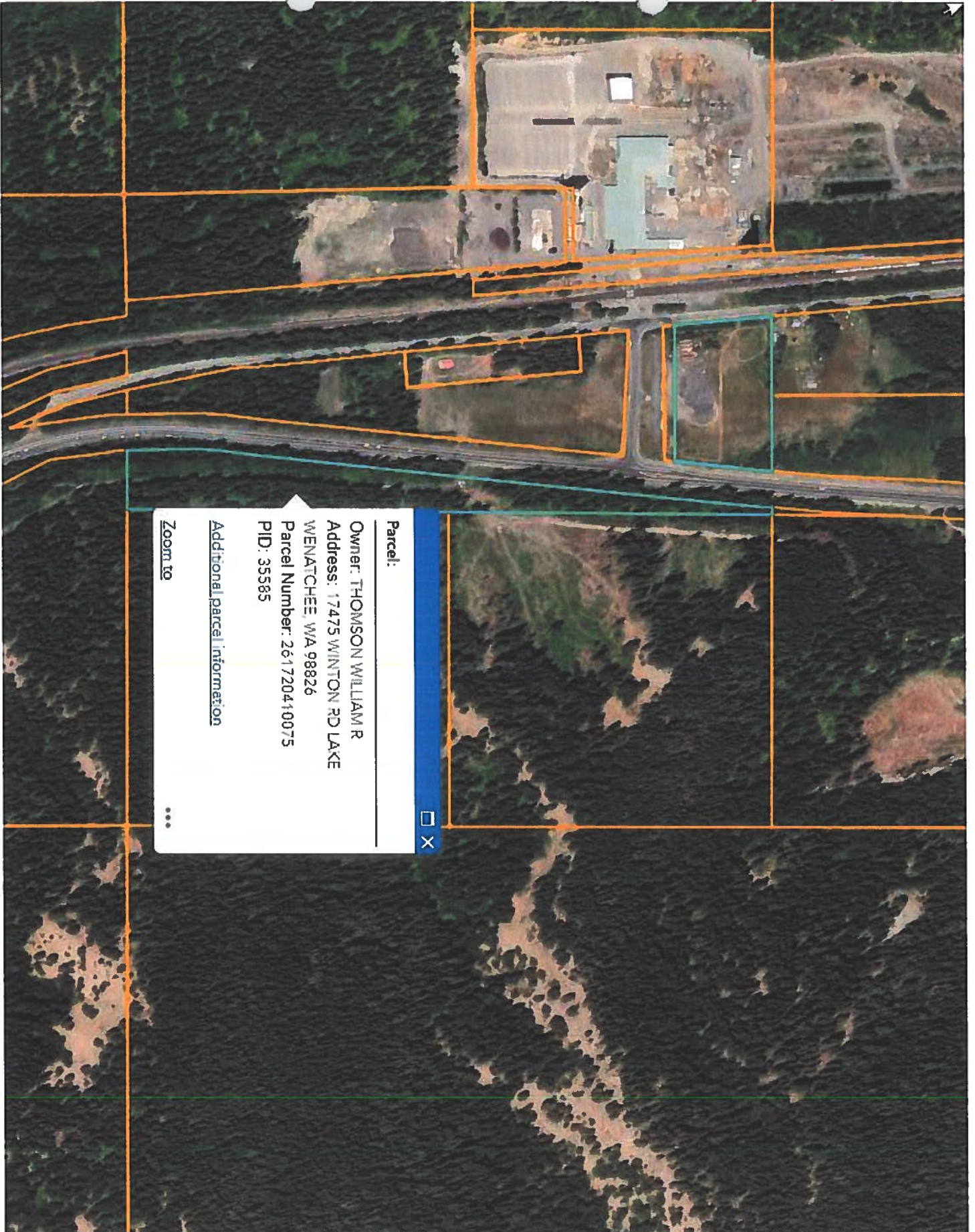
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CPA 24-090



**Parcel:**  X

**Owner:** THOMSON WILLIAM R  
**Address:** 17475 WINTON RD LAKE  
WENATCHEE, WA 98826  
**Parcel Number:** 261720410075  
**PID:** 35585

[Additional parcel information](#)

[Zoom to](#) ...

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CHELAN COUNTY  
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CPA 24-090

35580  
WINTON LLC

35588  
WINTON LLC

US 2

Winton Mill Rd

35591  
SCHONEMAN EDDIE W & KAREN D

35586  
FETTEN JIM M

26N-17E-20

26N-17E-21

35590  
WINTON LLC

Winton Rd

35585  
THOMSON WILLIAM R

35584  
FEITEN JIM M

65114  
CHURCH OF GOD OF THE FAITH OF ABRAHAM

35589  
GEMELLE III LLC

Skinney Creek

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35580  
WINTON LLC

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WINTON LLC

US 2

Winton Mill Rd

35586  
FEITEN JIM M

35591  
SCHONEMAN EDDIE W & KAREN D

35590  
WINTON LLC

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Winton Rd

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