



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 24-052

RECOMMENDED MOTION

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

- A. Move to recommend **approval / denial** of the Comprehensive Plan Amendment to change the land use designation for the subject property (6.05 acres) from Rural Residential/Resource 5 (RR5) to Rural Residential/Resource 2.5 (RR2.5), given file number CPA 24-052, based upon the findings of fact and conclusions of law contained within this staff report.

GENERAL INFORMATION

Applicant	Wolfgang Puls and Lindy Stewart
Situs Address	480 Banks Ave., Manson, WA 98831
Parcel Number	28-21-26-608-325
Existing Comp Plan Designation	RR5
Proposed Comp Plan Designation	RR2.5
Existing Tax Classification	11- Household, single family units
Existing Site Conditions	Existing SFR, garage, pool built in 2006; Carport added in 2010
Application Date	February 6, 2024
Determination of Complete Application	March 25, 2024
Notice of Application	March 28, 2024
Planning Commission Workshop	November 20, 2024
Notice of Application to Surrounding Properties	March 28, 2024
Planning Commission Notice of Hearing Published	November 7, 2024

Planning Commission Hearing on	November 20, 2024
60-day State agency review	Received September 9, 2024 with comment period ending November 5, 2024
SEPA Determination	May 15, 2024

SEPA Environmental Review

A Determination of Non-Significance (DNS) was issued under WAC 197-11-355 for CPA 24-052 on May 15, 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 and Comments:

Comments from agencies of jurisdiction include statements from the Chelan County PUD, Fire District 5, the Fire Marshal, and the Chelan-Douglas Health District. These comments can be found in Exhibit 2.

Public Comments:

A public comment from Brian Patterson was received on April 1, 2024 and can be found in Exhibit 2 as well.

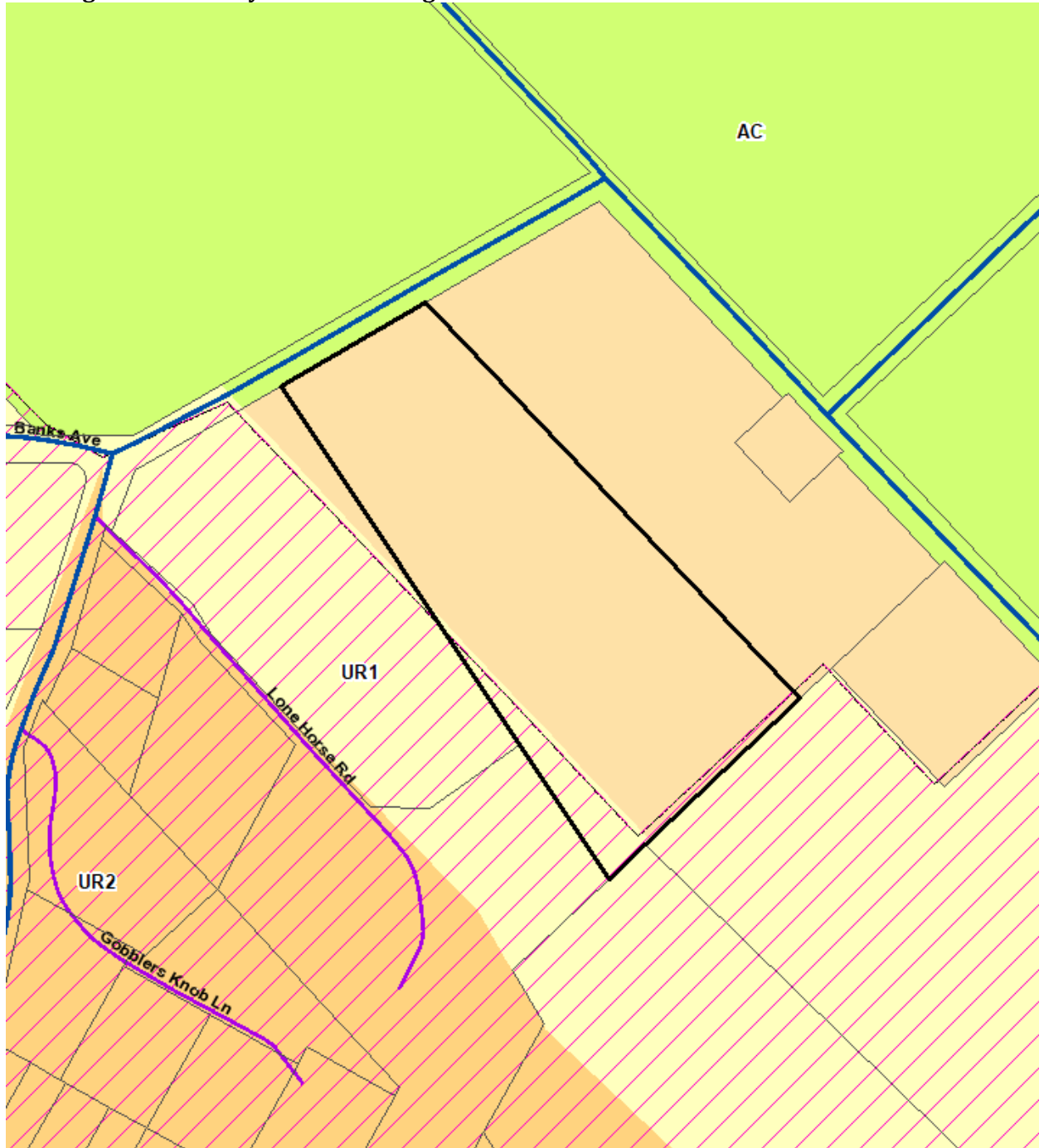
60-Day Notice:

Sent to Department of Commerce September 9, 2024. Letter of acknowledgement pending. (If received prior to hearing, will be Attachment 3.)

PROJECT DESCRIPTION – CPA 24-052 – Puls and Stewart

Proposal: An application for a Comprehensive Plan map amendment was submitted by Buell Hawkins (agent) to change the land use designation for the subject property (6.05 acres) from Rural Residential/Resource 5 (RR5) to Rural Residential/Resource 2.5 (RR2.5). The subject property is located at 480 Banks Avenue, Manson, WA 98831 and further identified by Assessor Parcel Number: 28-21-26-608-325. See Exhibit 4 for the entire file of record.

Existing Chelan County Land Use Designations



General Site Information:

Density: The current RR5 land use designation allows a density of one (1) dwelling unit per five (5) acres. Under the proposed RR2.5 designation, density would be one (1) dwelling unit per 2.5 acres. The existing lot shares a boundary with properties that are designated RR5 to the east (Chelan PUD substation) and to the north, across Banks Avenue, are AC designated properties. The properties to the south and to the west have are within the Manson Urban Growth Area (UGA) and have UR1 designation (4 dwelling units per acre).

Access: The subject property is accessed via Banks Ave.

Surrounding: Uses adjacent to the subject property include residential to the south and west, public facilities (Chelan PUD substation) to the east, and agricultural production to the north across Banks Avenue.

Proposed Land Use Designation: Rural Residential/Resource 2.5 (RR2.5)

COMPREHENSIVE PLAN

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

The following Comprehensive Plan policies are relevant to the request for CPA 24.052:

- 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 1.6: Consider environmental limitation, availability of infrastructure and consistency with the Comprehensive Plan and the Growth Management Act when establishing residential density standards.
- Goal RE 1: Maintain a balance between human uses and the natural environment in rural areas of the County.
- 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.
- Policy RE 2.2: Rural development should not preclude use of rural lands for agriculture and timber production and should avoid or mitigate impacts on existing agriculture or timber operations.
- Goal RE 3: Develop at densities such that demands will not be created for urban levels of public services and facilities in rural areas.
- Policy RE 3.8: Appropriate rural densities and designations should be applied which maintain the rural character, accommodate rural population projections and can be provided with rural services within the constraints of the County Budget and Capital Facility Plan.
- Goal H 4: Support regulatory changes and economic programs that promote affordable housing options
- Policy H 4.6: Major concentrations of housing should be located in areas with access to existing and projected transportation systems to minimize expansion of road systems.

Designations/Siting Criteria — Rural:

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

Purpose: Provides opportunities for small scale agricultural activities, and rural development consistent with the rural character and rural development provisions outlined in goals and policies of the comprehensive plan. These areas may provide opportunities for protecting sensitive environmental areas and open space typical of a rural setting. RR5 designations adjacent to urban growth areas are intended to encourage the preservation of rural areas until such time as they serve as urban growth Chelan County Comprehensive Plan December 2017 Rural Element Page 9 of 17 areas and urban services become available. RR5 designations can also act as buffers between designated resource lands and more intense rural or urban development.

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

Density: One (1) dwelling unit per five (5) acres. Clustering consistent with the underlying densities and the rural character and rural development provisions of the goals and policies of the comprehensive plan may be permitted. Topography, critical areas, other environmental constraints, and compliance with all other applicable development standards shall be considered in the provisions to allow for clustering.

Locational Guidelines:

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

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

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

Uses appropriate for these areas include: residential; agriculture; and forestry. Additional uses may be considered with supplemental provisions. These provisions shall address performance standards, impacts to the surrounding area, and be consistent with the goals and policies of the comprehensive plan. Such uses may include: intensification of existing development or new development of small scale recreational or tourist uses that rely on a rural location or setting but that do not include a new residential component; intensification of development on lots containing existing isolated nonresidential uses or new development of isolated cottage industries and isolated small-scale businesses that are not principally designed to serve

the existing and projected rural population and nonresidential uses, but do provide job opportunities for rural residents; home occupations; bed and breakfasts; and community facilities.

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

Locational Guidelines:

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

REVIEW CRITERIA

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

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

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

Finding of Fact: The Growth Management Act under RCW 36.70A.020 contains planning goals that include, but are not limited to, 1) Urban Growth, 2) Reduce Sprawl, 3) Transportation, 4) Housing, and 5) Economic Development. The proposed land use change to RR2.5 encourages more housing in an area that already is designated mainly for rural residential use.

Conclusion: The proposed land use change is consistent with the GMA goals and with County-wide Planning Policies regarding provision of housing, but less consistent with goals regarding reducing sprawl, since it would create lots smaller in size on a property that currently meets the RR5 lot size. Changing the comprehensive use designation is not likely to result in nearby parcels to change zones since several of them are already in the Manson UGA and currently have a lower density. The zone change would encourage housing in an area that has been developed as rural residential without urban services and within physical capabilities of the subject property.

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

Finding of Fact: The proposed land use change would support the Rural Element policies RE 1.3, RE 2.2, RE 3.8, and H 4.6, by encouraging infill development in an area with a greater density already existing. An adequate supply of appropriately zoned land would ensure that the GMA plan does not artificially create inflation in housing prices by restricting competition in the land market.

Conclusion: The proposed change would expand lots that are 2.5 acres in size similar to other rural residential area lots to the south and west. The type and number of necessary permits would be determined at time of a development proposal. Keeping the proposed amendment is consistent with and supports the goals and policies of the Chelan County Comprehensive Plan.

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

Finding of Fact: The proposed amendment would change the subject property (5.06 acres) from RR5 to RR2.5. The existing parcel is adjacent to properties that are used for residential purposes, some of which are designated UR1 and are in the Manson UGA. The RR2.5 designation would act as a buffer between designated resource lands to the northeast and the more intense urban development to the southwest

Conclusion: The current zoning fits the designation criteria as the property is more than 5 acres in size. Based on the designation/siting criteria for RR2.5 designations, as outlined in the Comprehensive Plan, the proposed amendment would be consistent with geophysical and natural characteristics, with application of County codes. Rural services would need to be addressed at time of a subdivision (water and septic) with County and Health Department permits as applicable (at RR 5 or RR 2.5).

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 Banks Avenue, a county 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 subject property would 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 property are in agricultural and residential use. Lots to the east and north of the subject property are designated Rural Residential/Resource 5 (RR5) and Commercial Agriculture (AC) respectively and range in size from approximately 5 to 17 acres in size. Properties to the south and west are within the Manson UGA and are designated Urban Residential 1 (UR1), so they are smaller in size. Banks Avenue currently serves as the boundary and buffer separating the UGA development on the south side from agricultural land use designations on the north side.

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

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

Finding of Fact: The subject property contains an existing single-family residence that was built in 2006, but prior to that, the property was in agricultural production. Due to the prior agricultural land use and surrounding development, there do not appear to be any habitat concerns at this time.

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

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

Finding of Fact: The proposed amendment would make the subject property available for additional residential uses, thereby accommodating projected growth in the unincorporated areas of Chelan County. The potential development of an additional dwelling unit plus an ADU would modestly contribute to the projected growth of the Comprehensive Plan and would therefore not result in an adverse impact.

Conclusion: Although the proposed amendment would allow for an additional dwelling unit to be built on the property, it 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 accommodate the general public by adding one additional lot for single-family home dwelling units in the rural area of the county. However, many vacant and underdeveloped parcels of land are available within existing residential developments that can accommodate further development. But despite availability, the price of land is ever increasing and moderately priced rural properties are highly desired for residential building lots. The proposed amendment is not anticipated to impact the general public negatively in regards to public health, safety, or welfare.

Conclusion: The proposed amendment specifically serves the applicant but the general public including public health, safety and welfare, is not anticipated to be negatively affected.

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 May 15, 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-7426 (Attachment 3), pursuant to RCW 36.70A.106.
6. A request for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property (6.05 acres) from Rural Residential/Resource 5 (RR5) to Rural Residential/Resource 2.5 (RR2.5). The subject property is located at 480 Banks Avenue, Manson, WA 98831 and further identified by Assessor Parcel Number: 28-21-26-608-325.
 - a. The location and characteristics are consistent with Chelan County Comprehensive Plan designation for Rural Residential/Resource 2.5 (RR2.5), as outlined in this staff report.

CONCLUSIONS OF LAW

1. The amendment to the Chelan County Comprehensive Plan is not consistent with the requirements of the Growth Management Act (RCW 36.70A), Chelan County Comprehensive Plan and County-Wide Planning Policies.

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

STAFF RECOMMENDATION

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

- A. Move to recommend **approval/denial** of the Comprehensive Plan Amendment to change the land use designation for the subject property (6.05 acres) from Rural Residential/Resource 5 (RR5) to Rural Residential/Resource 2.5 (RR2.5), given file number CPA 24-052, based upon the findings of fact and conclusions of law contained within the October 29, 2024 staff report.

ATTACHMENTS

1. SEPA Determination, signed May 15, 2024
2. Agency and Public Comments
3. 60-day Review Acknowledgment Letter from WA Dept. of Commerce
4. File of Record for CPA 24-052



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 24-052**

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 Residential/Resource 5 acres (RR5) to Rural Residential/Resource 2.5 acres (RR2.5).

Owners: Wolfgang Puls and Lindy Stewart
480 Banks Ave.
Manson, WA 98831

Agent: Wolfgang Puls
480 Banks Ave.
Manson, WA 98831

Location of Proposal: The subject property is located at 480 Banks Ave., Manson, WA 98831; and identified by Assessor's Parcel No. 28-21-26-608-325.

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:** 5/15/24
Deanna Walter, SEPA Responsible Official

April 1, 2024

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

Re: SEPA Review Comments on CPA 24-052 (480 Banks Ave, Manson, WA)

Dear Mr. White,

These comments apply to the proposed Comprehensive Plan amendment (CPA-24-052) pertaining to property located at 480 Banks Ave in Manson, Washington. This proposal is currently being reviewed under the Washington State Environmental Policy Act (SEPA) (SEPA #202401302) and requests a zoning change from RR5 to RR2.5.

Briefly, my comments focus on the likely soil contamination present at the subject parcel. As shown in Figure 1 (attached) Parcel No. 28-21-26-608-325 (the subject parcel) at 480 Banks Ave in Manson is located within the footprint of legacy orchard land. This location is highly likely to contain surface soils with lead and arsenic above Washington State cleanup levels. This is further supported by soil testing at nearby parcels that shows elevated lead, and especially arsenic, concentrations.

The SEPA Environmental Checklist submitted by the applicant provides an incorrect answer to questions 7.a.; i.e. (emphasis added):

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.

In response, the applicant answered “None”. Since exposure to toxic chemicals could occur as a result of this proposal, this is clearly incorrect.

As stated in the application, the express purpose of the requested zoning change is to create a new lot to allow the construction of a new house. Given the high likelihood of soil contamination onsite, the addition of a house could expose additional persons (new residents onsite) to any soil contamination present.

Any future house construction should be subject to *Model Remedies for Cleanup of Former Orchard Properties in Central and Eastern Washington Sampling and Cleaning Up Arsenic- and Lead-Contaminated Soils* (Model Remedies Document).¹ However, unless and until Chelan County makes this a requirement of obtaining a building permit, it is possible that this obligation will get missed.

Note that complying with the Model Remedies Document would require that any future building permit applicant test the soil onsite to determine if lead and/or arsenic concentrations exceed state cleanup

¹ <https://apps.ecology.wa.gov/publications/documents/2109006.pdf>.

standards. If so, then four different approaches to mitigation are detailed, allowing the applicant to choose from one or more of these approaches to protect future residents from exposure to contaminated soil. If soil testing demonstrates that no soil concentrations are above state cleanup standards, no further actions are required.

In order to comply with the SEPA requirement that the proposal will not create a potential “significant adverse environmental impact”, the County must condition any potential change to higher-density zoning with a requirement that all future development within the footprint of the subject parcel comply with the Model Remedies Document. Not doing so would endanger public health and violate SEPA requirements.

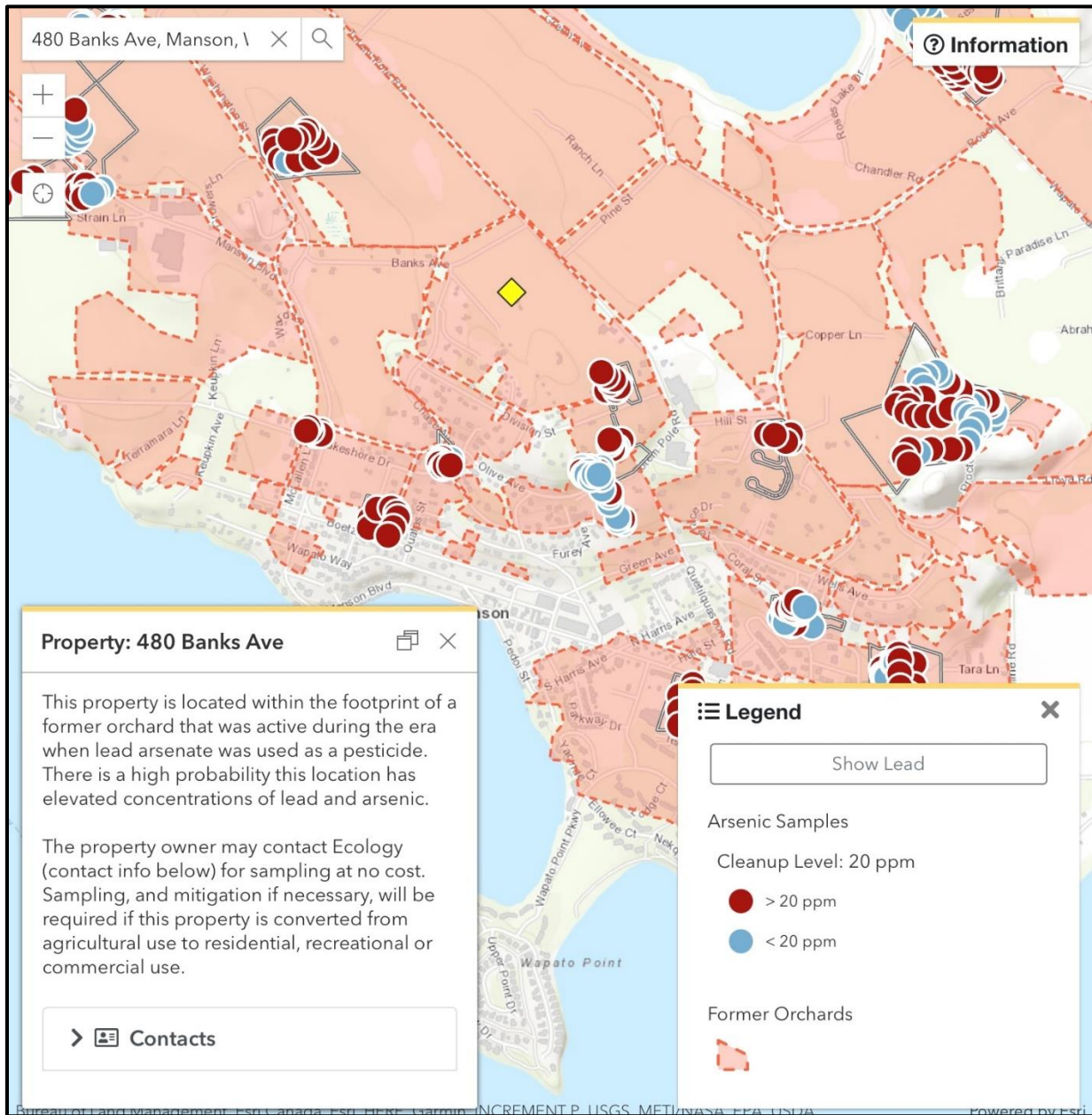
I will leave it up to the County to determine how best to implement this condition (plat note, written approval condition, etc.).

Thank you for your attention to this important issue.

A handwritten signature in black ink that reads "Brian Patterson". The signature is written in a cursive, flowing style.

Brian Patterson, Ph.D.
Environmental Scientist (retired)
150 Kestrel Lane
Manson, WA 98831

Figure 1. Location of Subject Property Relative to Legacy Orchards²



² Subject property at yellow diamond. Screen shot from <https://apps.ecology.wa.gov/dirtalert/orchard>.



Fire Prevention and Investigation

CHELAN COUNTY

STATE OF WASHINGTON

Date:
Address:
Type:

CODE REQUIREMENTS

The proposal/project shall conform to all applicable requirements of the International Fire Code and Chelan County Code administered by the Chelan County Fire Marshal.

FIRE FLOW FOR BUILDINGS

The minimum fire flow and flow duration requirements for one and two-family dwellings having a fire-flow calculation area which does not exceed three thousand six hundred square feet shall be seven hundred fifty gallons per minute. Fire flow and flow duration for dwellings having a fire-flow calculation area in excess of three thousand six hundred square feet shall not be less than that specified in Table B105.1(1) of the IFC, except that reduction in required fire flow of fifty percent, as approved, is allowed when the building is provided with an approved automatic sprinkler system.

FIRE FLOW MODIFICATIONS

The Fire Marshal may modify Fire-flow requirements downward by applying fire protection credits for isolated buildings or a group of buildings in rural areas or small communities where the development of full fire-flow requirements is impractical. Applicant is encouraged to contact this office to ascertain how the attached fire protection credits options apply to their project. A note on the face of the final short plat shall state: **"Without the installation of a fire hydrant capable of delivering the required fire flow and within the required distance to the lots in question, the applicant may choose one or any combination of alternatives using the installation of automatic fire sprinklers and/or fire protection credits as approved by the Fire Marshal."**

FIRE HYDRANTS

Fire hydrants serving single family or duplex dwellings shall have a maximum lateral spacing of 600 feet with no lot or parcel in excess of 300 feet from a fire hydrant when serving lots less than 43,560 square feet (one acre).

Fire hydrants serving single family or duplex dwellings shall have a maximum lateral spacing of 1000 feet with no lot or parcel in excess of 500 feet from a fire hydrant when serving lots greater than 43,560 square feet (one acre).

All fire hydrants shall be accessible to the fire department by roadways or accesses meeting the requirements of Chapter 15.30, Road Standards, and meet the requirements of 3.04.080 International Fire Code amended, Section 507.5.7, Fire Hydrant Installation and maintenance requirements.

BUILDINGS IN THE WILDLAND URBAN INTERFACE

Class A roofing/noncombustible roof covering, as defined in the International Building Code, shall be used in all areas of Chelan County. A note on the face of the final mylar shall state that **"All buildings that require a building permit within this short plat shall have Class A roofing materials."**

ADDRESS SIGNS

A note on the face of the final mylar shall state that **"New homes shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property."** The design of the proposed sign shall be submitted to the Fire District and/or Fire Marshal for approval prior to installation.

WILDLAND URBAN INTERFACE

A note on the face of the final mylar shall state that **"All buildings within this plat that require a building permit shall comply with the provisions of the Wildland-Urban Interface Code as adopted by Chelan County at the time the building permit is submitted"**.

TO: Fire District 5

REQUEST FOR AGENCY COMMENT

TYPE OF PERMIT OR ACTION APPLIED FOR: **Comprehensive Plan Amendment**

PROJECT PLANNER: **ALEX WHITE** APPLICANT: **Puls-Stewart**

Please use the Chelan County file # noted above in all correspondence regarding this application.

Please complete this referral form and return with any comments, together with suggested modifications or conditions by the noted due date above.

FOR COMMENTS TO BE CONSIDERED BY THIS AGENCY IN THE REVIEW OF THIS PROPOSAL, YOUR RESPONSE MUST BE RECEIVED BY THE STATED DATE. IF THIS DATE FALLS ON A WEEKEND OR PUBLIC HOLIDAY, THEN COMMENTS POSTMARKED THE FOLLOWING BUSINESS DATE WILL BE ACCEPTED. FAILURE TO RESPOND SHALL BE CONSTRUED BY THIS AGENCY TO CONSTITUTE LACK OF OBJECTION.

-
1. Distance to the nearest fire station: 1.2 miles.
 2. Nearest fire hydrant is 244 feet away from property boundary.
 3. Is fire flow adequate to serve this proposal? **Yes**
 4. Will additional fire hydrants be necessary to serve this project? **No**
 5. Are access and circulation adequate for emergency vehicles? **Yes**
 6. Are existing roads adequate for emergency vehicles? **Yes**
 7. Are proposed roads adequate for emergency vehicles? **None Proposed**
 8. Are alternate fire flow provisions acceptable or necessary? **No**

ADDITIONAL COMMENTS:

RECOMMENDED CONDITIONS:

Arnold Baker
Signature

4/9/2024
Date

From: [Real Estate Services](#)
To: [Alex White](#)
Subject: FW: Request for Comments – CPA 24-052 Wolfgang – Chelan County Dept. of Community Development
Date: Wednesday, April 3, 2024 4:45:44 PM

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

Alex,

Please see Jason Miller's comments highlighted below for this project.

Thanks,

Alicia Hankins | Support Specialist

Fleet Services | Tues-Fri 8:00-noon

Real Estate Services | M 8:00-5:00 pm, Th-Fri 1:00-5:00 pm

Chelan County Public Utility District No. 1

Direct: 509.661.4220

From: Jason Miller <Jason.Miller@chelanpud.org>
Sent: Wednesday, April 3, 2024 4:08 PM
To: Real Estate Services <realestateservices@chelanpud.org>; Lisa Juchmes <Lisa.Juchmes@chelanpud.org>; Jameson Nunnally <Jameson.Nunnally@chelanpud.org>
Subject: RE: Request for Comments – CPA 24-052 Wolfgang – Chelan County Dept. of Community Development

Electric Comments:

1. Electrical service is available at the subject property.
2. A Line Extension may be necessary for the new home.
3. A Facility Modification may be necessary to relocate the existing underground primary power if it interferes with the proposed septic and drainfield location.
4. Easements will be required for all primary power sited on the parcel or secondary power that crosses one or more parcels to serve another parcel.
5. Owner will need to apply for power with Chelan PUD.

Jason Miller | Assistant Engineer | Chelan County PUD | PO Box 1231, Wenatchee, WA 98807 |(509) 661-8292

From: Real Estate Services <realestateservices@chelanpud.org>
Sent: Tuesday, March 26, 2024 2:50 PM
To: Lisa Juchmes <Lisa.Juchmes@chelanpud.org>; Jason Miller <Jason.Miller@chelanpud.org>; Jameson Nunnally <Jameson.Nunnally@chelanpud.org>
Subject: FW: Request for Comments – CPA 24-052 Wolfgang – Chelan County Dept. of Community Development

From: Jessica K. Thompson <JessicaK.Thompson@CO.CHELAN.WA.US>
Sent: Tuesday, March 26, 2024 2:39 PM
To: Assessor <Assessor@CO.CHELAN.WA.US>; FMO <FMO@CO.CHELAN.WA.US>; Luis Gonzalez <Luis.Gonzalez@CO.CHELAN.WA.US>; ehsupport@cdhd.wa.gov; Cindy Grubb <Cindy.Grubb@CO.CHELAN.WA.US>; Real Estate Services <realestateservices@chelanpud.org>; Region2 Planning (DFW) <WDFWR2Planning@dfw.wa.gov>; ArnoldB@mansonfire.org; staff@lcrd.org; Manson Community Council <communitycouncilmanson@gmail.com>; director@mansonchamber.com; SEPA@dahp.wa.gov; ENVIROREVIEW@YAKAMA.COM; Guy.Moura@colvilletribes.com; Julie Sanderson <Julie.Sanderson@CO.CHELAN.WA.US>
Cc: Alex White <Alex.White@CO.CHELAN.WA.US>
Subject: [External] Request for Comments – CPA 24-052 Wolfgang – Chelan County Dept. of Community Development

PAUSE TO CONSIDER: The actual sender address for this email is

jessicak.thompson@co.chelan.wa.us.

Do you trust this message and any contents within?

If not, please forward it to our Phishing Hole for analysis. Thank You!

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 April 11th, 2024**.

Project File No.:	CPA 24-052
Project Location:	480 Banks Ave., Manson, WA 98831; and identified by Assessor's Parcel No. 28-21-26-608-325
Applicant/Owner:	Wolfgang Puls and Lindy Stewart
Application Date:	February 6, 2024
Determination of Complete:	March 25, 2024
Notice of Application Date:	March 28, 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 Residential/Resource 5 acres (RR5) to Rural Residential/Resource 2.5 acres (RR2.5).

SEPA Review: Chelan County has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of nonsignificance (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: Alex White

Chelan County Department of Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801
Email: Alex.White@co.chelan.wa.us

Sincerely,

From: [Lisa Juchmes](#)
To: [Alex White](#)
Cc: [Real Estate Services](#)
Subject: RE: Request for Comments - CPA 24-052 Wolfgang - Chelan County Dept. of Community Development
Date: Tuesday, March 26, 2024 3:47:25 PM

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

Good afternoon Alex,

There is an underground easement and underground line (AFN 2210074) running through this parcel that appears to go directly through the proposed drain field. If this line is to be relocated we will need additional easements to cover the new location and would need to release the existing easement before anything could be built within this area.

Thank you

Lisa Juchmes
Chelan County PUD
Real Estate Services
509-661-4613

From: Real Estate Services <realestateservices@chelanpud.org>
Sent: Tuesday, March 26, 2024 2:50 PM
To: Lisa Juchmes <Lisa.Juchmes@chelanpud.org>; Jason Miller <Jason.Miller@chelanpud.org>; Jameson Nunnally <Jameson.Nunnally@chelanpud.org>
Subject: FW: Request for Comments – CPA 24-052 Wolfgang – Chelan County Dept. of Community Development

From: Jessica K. Thompson <JessicaK.Thompson@CO.CHELAN.WA.US>
Sent: Tuesday, March 26, 2024 2:39 PM
To: Assessor <Assessor@CO.CHELAN.WA.US>; FMO <FMO@CO.CHELAN.WA.US>; Luis Gonzalez <Luis.Gonzalez@CO.CHELAN.WA.US>; ehsupport@cdhd.wa.gov; Cindy Grubb <Cindy.Grubb@CO.CHELAN.WA.US>; Real Estate Services <realestateservices@chelanpud.org>; Region2 Planning (DFW) <WDFWR2Planning@dfw.wa.gov>; ArnoldB@mansonfire.org; staff@lcrd.org; Manson Community Council <communitycouncilmanson@gmail.com>; director@mansonchamber.com; SEPA@dahp.wa.gov; ENVIROREVIEW@YAKAMA.COM; Guy.Moura@colvilletribes.com; Julie Sanderson <Julie.Sanderson@CO.CHELAN.WA.US>
Cc: Alex White <Alex.White@CO.CHELAN.WA.US>
Subject: [External] Request for Comments – CPA 24-052 Wolfgang – Chelan County Dept. of Community Development

PAUSE TO CONSIDER: The actual sender address for this email is

jessicak.thompson@co.chelan.wa.us.

Do you trust this message and any contents within?

If not, please forward it to our Phishing Hole for analysis. Thank You!

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 April 11th, 2024**.

Project File No.: CPA 24-052
Project Location: 480 Banks Ave., Manson, WA 98831; and identified by Assessor's Parcel No. 28-21-26-608-325
Applicant/Owner: Wolfgang Puls and Lindy Stewart
Application Date: February 6, 2024
Determination of Complete: March 25, 2024
Notice of Application Date: March 28, 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 Residential/Resource 5 acres (RR5) to Rural Residential/Resource 2.5 acres (RR2.5).

SEPA Review: Chelan County has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of nonsignificance (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: Alex White

Chelan County Department of Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801
Email: Alex.White@co.chelan.wa.us

Sincerely,



Chelan-Douglas Health District

200 Valley Mall Parkway, East Wenatchee, WA 98802

Memorandum

To: Alex White, Chelan County

From: Richmond Petty, REHS

Date: 4/11/24

RE: Wolfgang Plan Amendment & Short Plat (CPA 24-052) Comments

I have reviewed the above development proposal to submit a land use designation change from Rural/Residential/Resource 5 acres (RR5) to Rural Residential/Resource 2.5 acres (RR2.5). The purpose of the land use designation change is to subdivide the existing parcel of land ~6.05 acres in size into two (2) residential lots. The Proposed Lots would be ~2.50 acres in size with one lot containing the existing home and the new lot would be vacant. Domestic water will be provided by the Lake Chelan Reclamation District. Sanitation will be provided by individual onsite septic systems. The subject property is located at 480 Banks Ave., Manson, WA (county tax parcel: 282126608325).

I recommend further approval of the project with the following conditions:

- Public water availability letter will be required from Lake Chelan Reclamation District with the short plat.
- A soil/site evaluation for placement of onsite sewage systems will be needed for the new lot. This requirement can be found in WAC 246-272A-0320 subsection (2) (c). This evaluation can be completed by the Chelan-Douglas Health District or a state licensed septic system designer or professional engineer. Soil information gleaned from a Geotechnical Report is not acceptable.

Fees for review of land-use applications have been established by the Chelan-Douglas Health District Board of Health. The District will bill the applicant upon receipt of these comments.

Project	CDHD 2024 fees
Plats with Municipal sewer and water	\$65
Short Plat, BSP < 5 lots Review	\$495
Major Plat, BSP > 5-20 lots Review	\$745
Major Plat Review, per lot over 20 lots	\$45
Pre-Application Review	\$110
Other Land Use Review comments (per hour)	\$110

Additional information and forms can be downloaded from the Chelan-Douglas Health District's website at: <http://www.cdhd.wa.gov/FormsandDocuments.htm>



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-7426

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 for change of land use designation from RR5 to RR2.5

- 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
SEPA Materials	CPA 24-052 Application Materials.pdf	09/09/2024 09:27 AM
SEPA Materials	CPA 24-052 - ONOA - Wolfgang Puls.pdf	09/09/2024 09:28 AM
Comprehensive Plan Amendment - Draft	CPA 24-052 DNS .pdf	09/09/2024 09:28 AM

Contact Information

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

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

Certification

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

Full Name	Jessica Thompson
Email	jessicak.thompson@co.chelan.wa.us



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): 282126608336 (48603) Lot Size: 6.05 (Acres)
Parcel Address: 480 BANKS AVE City/Zip Code: MANSON 98831
Property Owner(s): Wolfgang Puls and Lindy Stewart Zoning: RR5
Mailing Address: 480 BANKS AVE
City/State/Zip Code: MANSON, WA 98831
Phone: 425 444 2787 E-mail: realtor.wolf.puls@gmail.com

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 checked="" 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 23 2024
CHELAN COUNTY
Community Development
Page 1 of 7

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):

We propose to divide our existing lot (currently RR5) into two 2.5 acre prox lots, with our existing home on one lot and the proposed site for our new home on the new lot. We would sell our existing home and build a new
 Narrative attached senior friendly, one level home on the new lot.

Please complete the following:

1. Any related files (such as Pre-Applications): SEPA, Comp Plan Amendment application
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: Commercial A6
South: UR1
East: RR 2.5
West: UR 1
4. What is the current use of the property? Residential
5. Sanitation Disposal: N/A Septic Permit Sewer Distri: _____
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: Manson Reclamation Dist.
8. Fire District: CCFD 5 (manson) School District: Manson
9. Power Service: Chelan County PUD
10. Are there critical areas or critical area buffers on the property? NONE
 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 unknown (cubic yards) - for single family home
13. Has site preparation been started on the site? If so, to what extent?
NO
14. Are there plans for future additions, expansions, or further activity related to or connected with the proposal?
Building a single family home

RECEIVED

FEB 06 2024

CHELAN COUNTY
Community Development

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

Unknown. To be determined after approval of Rezone

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:

- 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.
- B. Within an aquifer recharge area mapped and identified by a qualified ground water scientist;
- 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;
- 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;
- 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);

RECEIVED
FEB 06 2024
CHELAN COUNTY
Community Development

- _____ 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;
- _____ I. The proposed commercial and industrial site is not on a public sewer system and the main structure exceeds 4,000 square feet;
- _____ J. The proposed use is as a commercial feedlot;
- _____ K. The development is within 200 feet of the ordinary high water mark of a perennial river, stream, lake or pond.

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

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

CANNABIS DISCLOSURE SECTION

SUB-SECTION I: Circle

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

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

RECEIVED
FEB 06 2024
CHELAN COUNTY
Community Development

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

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

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

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

SITE PLAN CHECKLIST SECTION

✓ All checked boxes have site maps and/or photos included with this application

- 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. *aerial photos*
- Label all property lines/boundaries, dimensions, and area of lot/parcel (square feet or acreage).
- Label the location, size, and use of all existing building(s). Identify the distance between property lines and buildings. Label structures with previous building permit number(s) issued if applicable.
- Label the location, size, and use of all proposed structure(s) (temporary or permanent) to include dimensions of all decks, porches, cantilevers, bay windows, roof overhangs, retaining walls, patios, chimneys, landings and stairs.
- Identify the location, dimensions and volume of all existing and proposed propane tanks, fuel tanks, etc., both above ground and underground, as well as setback from property lines.
- Identify land features such as top and bottom of slopes, direction of slope and any areas of erosion.

RECEIVED
FEB 06 2024
CHELAN COUNTY
Community Development

- N/A** 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.
- N/A** 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.
- N/A** 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).
- N/A** 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)

- JA 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.
- LD 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.
- LD 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.
- LD 4. Additional permit applications and approvals may be necessary to conduct specific activities.
- LD 5. Application fees are non-refundable, except when approve by the Board.
- LD 6. In the event of any legal proceeding to challenge this application, any environmental determination or any other aspect of the proposed development, the applicant/owner(s) shall be solely responsible to defend such challenge and pay all court costs and attorney's fees necessary for such defense.

RECEIVED
FEB 2 2024
CHELAN COUNTY
Community Development

- ld _____ 7. Chelan County is hereby given consent to enter the property(ies) listed above.
- ld _____ 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.
- ld _____ 9. I certify that I possess full legal authority and rights necessary to exercise control over the subject property.
- ld _____ 10. I certify that this application has been made with the consent of the lawful property owner(s).
- ld _____ 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.
- ld _____ 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: Wolfgang Puls Place: MANSON, WA Date: 2-5-2024
 Print Name: WOLFGANG PULS

Owner/Applicant/Agent Signature: Lindy Stewart Place: Manson, WA Date: 2-5-24
 Print Name: Lindy Stewart

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

COMPREHENSIVE PLAN APPLICATION

TO: Chelan County Department of Community Development

FROM: Wolfgang Puls and Lindy Stewart 480 Banks Ave, Manson

Our objective is to subdivide our 6.05 acre parcel, zoned RR5, to RR2.5 to allow us to build one home ("Aging in Place") and continue to provide a buffer between Residential and Commercial/Agricultural uses. Adjoining our parcel are Commercial/Agricultural, Manson Urban Growth and the Chelan County PUD Manson Substation. We purchased this property in 2018 as second owners of the home built in 2005. We purchased our first property, a condo in Chelan, in 2000. In addition to the Chelan condo we have owned and sold a 23 acre parcel, a rental home and a ½ acre building lot. All in the Chelan Valley region.

The following statements address **Section III. Goals and Policies – Rural Designations** of the document titled "**Chapter Three RURAL ELEMENT.**"

Goal RE 1: We chose to live in this rural setting as we appreciate having open space and sharing the space with wildlife. Our plans to modify from RR5 to RR2.5 will continue to maintain a balance between human uses and the natural environment.

Goal RE 2: All of the natural environmental components would remain relatively unchanged on the property, with no adverse impacts created. The existing open space (consisting of pasture, trees) and the existing home on 480 Banks Ave will remain the same, supporting a traditional rural lifestyle.

Goal RE 3: Dividing our property into two RR2.5 parcels would not create additional demand for urban levels of public service and facilities such as police, fire, roads and general utilities.

Goal RE 4: Our proposal to divide our RR5 property into two RR2.5 parcels does not encourage rural economic development such as small scale recreational, tourist, resort uses nor commercial centers.

Goal RE 5: Present and spread of noxious weeds is not applicable.

These next statements address **Section IV. Designations/Siting Criteria-Rural. Section D. RR2.5, Rural Residential: 1 Dwelling Unit Per 2.5 Acres** of the document "**Chapter Three RURAL ELEMENT.**"

We feel that our proposal meets the purpose of maintaining the rural character outlined in this comprehensive plan's goals and policies. It fits with the 3 appropriate uses for the area, those being residential, agriculture and forestry. It meets DENSITY of one (1) dwelling per 2.5 acres. It also follows these Locational Guidelines: 1. Geographical and Geological Characteristics...the area may be adjacent to urban growth areas. 2. Natural Resources...the area has limited resource management potential and may be adjacent to resource lands. 3. Public Services...uses do not require extension or provision of urban levels of services. 4. Existing Land Uses...single family residences, agricultural uses, cottage industries, small businesses and other rural development may be present.

RECEIVED

FEB 06 2024

CHELAN COUNTY
Community Development



**CHELAN COUNTY
INFORMATION MATERIALS FOR A
COMPREHENSIVE PLAN LAND USE MAP AMENDMENT
APPLICATION**

This packet is designed to assist you in preparing your application for a Comprehensive Plan land use map amendment. Applications may be submitted to the Chelan County Department of Community Development, 316 Washington St., Suite 301 Wenatchee, WA 98801 between 8 a.m. and 5 p.m. Monday through Friday, except holidays.

Contact the Planning Department to determine comprehensive plan designation. Please provide the following information at the time of submittal. If any of this information is not provided we will be unable to process your application.

- A completed application form (includes "Attachment A")
- Applicable non-refundable fees
- Assessor's Parcel Map
- Vicinity map that identifies the boundaries of subject property and all properties with in a one-mile radius. Please submit your map on 11" x 17" or 8 1/2" x 11" paper. *MAP "A"*
- A complete Environmental Checklist signed and dated by the applicant or designated agent and application fee. *SEPA*
- Maps clearly showing the existing and proposed designation amendments including all parcels and any urban growth boundary the affected by the proposal. *MAP "B"*
- Agent authorization form (If an agent is representing the property owner) *N/A*

NOTE: APPLICATION FEES ARE NON-REFUNDABLE. THERE ARE NO GUARANTEES THAT YOUR COMPREHENSIVE PLAN AMENDMENT WILL BE APPROVED.

After the application is accepted there is a twenty-eight (28) day period where a determination of completeness will be issued. If the application is located within an urban growth area, the application will be forwarded to the City for processing. The City will return the processed application to the Community Development Department for final approval.

Once the determination is made the application will be docketed for a July-August sixty-day review to the required state agencies.

RECEIVED
FEB 06 2024

Following the sixty-day review a public hearing will be held with the Planning Commission between August to October for consideration of amendments to the Comprehensive Plan. The Planning Commission will provide a recommendation to the Board of County Commissioners.

The Board of Commissioners will hold a public meeting in December to consider adoption of the {Planning Commission's recommendations for amendments to the Comprehensive Plan. The final adoption of an amendment should be completed by the end of December.

Any questions regarding this process should be directed to the Chelan County Department of Community Development, (509) 667-6225. Our office hours are 8 a.m. to 5 p.m. Monday through Friday except holidays.

JURISDICTIONS TO BE CONTACTED

Chelan County Department of Community Development
316 Washington St., Suite 301 Wenatchee, WA 98801
(509) 667-6225

Chelan County Public Works
316 Washington St., Suite 401 Wenatchee, WA 98801
(509) 667-6415

Chelan County Assessor
350 Orondo St., Wenatchee, WA 98801
(509) 667-6365

FOR DEPARTMENTAL USE ONLY

	Date Stamp:
Date Received:	_____
Received By:	_____
Received via US Mail:	_____
Accepted:	_____
Fees Paid:	_____
Receipt No:	_____

RECEIVED

FEB 06 2024
2
CHELAN COUNTY
Community Development

SECTION II: PARCEL/SITE INFORMATION

1. Current Comprehensive Plan Designation: (attach map) RR5
2. Proposed Comprehensive Plan Designation: (attach map) RR2.5
3. Site Address: 480 BANKS AVE, MANSON, WA 98831
4. Please give detailed driving directions to the site: MANSON BLVD RIGHT ON WASHINGTON ST RIGHT ON BANKS AVE, APPROX 1/4 mile to 480 BANKS
5. Assessor's Parcel Number(s): 48603 Parcel Size 6.05 ACRES
Related Parcels: N/A
6. Location: Section: 26 Township: 28N Range: 21EWm
7. Legal Description for all parcels involved. (Attach legal description unless lot and block and a copy of the Assessor's Parcel Map. Highline N03 Lot 86 Lot B BLA 2018-422, SS# 03-103
Lot 2 6.0500 Acres
8. Are you located in an Urban Growth Area? NO (ADJACENT TO IT - 2 Sides)
9. Identify the School District in which the property is located: MANSON
10. Identify the Fire District in which the property is located: DISTRICT 5
11. Identify the Irrigation District within the site is located: LAKE CHELAN RECLAMATION DIST
12. Identify the water purveyor source. L C R D
13. What is the current use of the site? RESIDENTIAL SFR W/ DETACHED ADU
14. Please describe adjacent land uses in all directions around the subject property:
North: CA - KOENIG ORCHARDS / ROOTWOOD CIDER TASTING ROOM
South: ARNOLD BAKER (UGA), MARIT HANSEN / WARD WILLEMOT (UGA MANSON)
East: CHELAN COUNTY PUD (MANSON SUBSTATION)
West: GILES SOKEI (MANSON UGA), LAKE CHELAN RECLAMATION DIST (MANSON UGA)

**CHELAN COUNTY
COMPREHENSIVE PLAN LAND USE MAP AMENDMENT (Rev. 8-13-04)**

SECTION I: APPLICANT INFORMATION

APPLICATION REQUIREMENTS FOR COMPREHENSIVE PLAN MAP AMENDMENT

Applications for amendments to the Chelan County Comprehensive Plan or County adopted City plans, must be submitted in writing to the Director of the Chelan County Department of Community Development by the first business calendar day of March by 5:00 PM. Amendment requests submitted after said date shall be processed during the next calendar year's amendment process. RCW 36.70A, the Growth Management Act requires that the County process Comprehensive Plan amendments no more than once a year. Applications must contain the information noted below. It may be necessary for the applicant to attach an additional page(s) to adequately address a question(s):

1. Applicant: WOLFGANG PULS + LINDY STEWART Phone: (425) 444-2787
Address: 480 BANKS AVE Bus. Phone: _____
City & State: MANSON, WA Zip Code: 98831
2. Agent: N/A Phone: _____
Address: _____ Bus. Phone: _____
City & State: _____ Zip Code: _____
3. Contact Person: WOLFGANG PULS Phone: (425) 444-2787
Address: SAME AS APPLICANT Bus. Phone: _____
City & State: _____ Zip Code: _____
4. Owner: WOLFGANG PULS Bus. Phone: _____
Address: 480 BANKS AVE Phone: (425) 444-2787
City & State: MANSON, WA Zip Code: 98831
5. Owner: LINDY STEWART Bus. Phone: _____
Address: 480 BANKS AVE Phone: (425) 444-6343
City & State: MANSON, WA 98831 Zip Code: 98831

RECEIVED
FEB 06 2024
3
CHELAN COUNTY
Community Development

15. Name of the road(s) the property fronts on: BANKS AVE
(contact the Public Works department if you have any questions)

Identify type of Road:

- County Road Primitive County Road Access Easement
- Driveway Forest Service Road State/US Highway
- Private Road

Width of existing road surface: _____

Type of existing road surface: Paved/two shot Asphalt Gravel Dirt

SECTION III: LAND USE MAP DESIGNATION AMENDMENT QUESTIONS

THE FOLLOWING QUESTIONS MUST BE ANSWERED FOR LAND USE MAP DESIGNATION AMENDMENT APPLICATIONS.

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

see Attachment A

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

see Attachment A

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

see Attachment A

4. A detailed statement on how the map amendment complies with Comprehensive Plan land use designation/siting criteria.

see Attachment A

RECEIVED

FEB 06 2024

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

see Attachment A

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

see Attachment A

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

see Attachment A

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

see Attachment A

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

see Attachment A

- 10. A detailed statement describing how any proposed Urban Growth Boundary changes:

a. are contiguous with an existing Urban Growth Boundary: N/A

_____ ; and

b. include area characterized by urban growth: N/A

_____ ; and

c. would be served by available or planned for urban governmental services: N/A

_____ ; and

RECEIVED

FEB 06 2024

SECTION III; LAND USE MAP DESIGNATION AMENDMENT
QUESTIONS

1. We propose to divide our 6.05 -acre lot currently classified as RR5 to RR2.5 to allow us to sell our existing home on one of the lots and build a new senior friendly home on the adjacent new 2.5-acre lot, thus allowing us to continue to age in place.
2. Goal #4 of the GMA is to accommodate affordable housing for all economic segments. Our request is consistent with this goal. Goal LU1 of the Chelan County Comprehensive Plan is to provide an adequate supply of housing.
3. The proposed designation to RR2.5 preserves the rural character of the surrounding area and provides a logical transitional property to the nearby urban zone. Therefore, it is consistent with County Policy LU1.
4. As previously stated, our proposal is consistent with County Policy LU1 by being compatible with existing nearby residential development.
5. Our property is consistent with the "findings of fact" in County Resolution #2021-22 related to the Capital Facilities Element. Based on wording contained in the existing County Transportation Plan, the county system will easily accommodate our proposed zone change.
6. The proposed zone change would not negatively impact surrounding properties and would provide a natural transition from lower to higher density to the nearby urban areas.
7. There will be no impact to existing resource lands.
8. The only impact would be the creation of one additional 2.5-acre lot.
9. The proposed change would allow for the creation of one new home, helping in a small way with the existing shortage of housing units in Chelan County.

LAND USE MAP DESIGNATION AMENDMENT
QUESTIONS 1-9
pages 5-6

ATTACHMENT A

RECEIVED
FEB 06 2024
CHELAN COUNTY
Community Development

- d. would be compatible with designated natural resource lands and the protection of designated critical areas: N/A; and
- e. is necessary to permit the urban growth that is forecast to occur in the twenty-year time frame covered by the Comprehensive Plan: N/A; or
- f. is necessary to protect public health, safety or welfare: N/A.

SECTION IV: LAND USE MAP DESIGNATION AMENDMENT CRITERIA

1. General review criteria:

Proposed amendments to the Chelan County Comprehensive Plan and County adopted City Plans must meet the following criteria:

- A. The proposal is consistent with the goals of the Growth Management Act, (RCW 36.70A), 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
- 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 20 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, or welfare.

2. Urban Growth Area amendments

In addition to the criteria stated previously, proposed Urban Growth Area boundary amendments must also meet all of the following criteria:

- A. The area designated for the expansion of any urban growth area shall be contiguous to an existing urban growth boundary; and
- B. Urban Growth Areas shall contain areas characterized by urban growth; and
- C. Urban Growth Areas shall be served by or planned to be served by urban governmental services; and

RECEIVED
FEB 06 2024
7
CHELAN COUNTY
Community Development

- D. Urban Growth Areas shall be designated so as to be compatible with designated natural resource lands and the protection of designated critical areas; and
- E. Expansion or amendment of an urban growth area should also meet one of the following two criteria:

- 1) There is insufficient land within the existing Urban Growth Area to permit the urban growth that is forecast to occur in the twenty (20) year time frame covered by the Comprehensive Plan; or
- 2) There can be shown an overriding public interest which shall clearly demonstrate: that the amendment of the urban growth area is necessary to protect the public health, safety and welfare; and that said amendment shall further the goals and policies of the comprehensive plan and the Growth Management Act.

SECTION V: SIGNATURE

I hereby certify that this application has been made with the consent of the lawful property owner(s) and that all information submitted with this application is complete and correct. False statements, errors, and/or omissions may be sufficient cause for denial of the request. This application gives consent to the County to enter the properties listed above.

Applicant Name: Wolfgang Puls Parcel # 282126608336(48603)
 Applicant Signature: Lindy Stewart Date: Feb 5, 2024
 (If person other than property owner is the applicant, an agent authorization form must be signed, and notarized)
Lindy Stewart

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 CCC 14.08.030, except variance, planned development, and rezone requests.

N/A WP JJK

Application No. CPA CPA 24-052

SECTION VI: AGENT AUTHORIZATION FORM

I, _____, hereby certify that I am the property owner of record and possesses the full legal authority and rights necessary to exercise control over the property, described as Chelan County Tax Parcel No(s): _____

I am authorizing _____, to act as my agent or on my behalf, for the purpose of _____.

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

Address _____

City and State _____ Zip Code _____

Phone _____ Date _____

for (corporation or company name) _____

Signature _____

At _____

(Here signator must state place of signing which may be different than address.)

ACKNOWLEDGEMENT

State of Washington }
 } ss
Chelan County }

On this day personally appeared before me _____ to be known the individual described in and who executed within and foregoing instrument and acknowledge to me that _____ signed the same as _____ free and voluntary act and deed for the uses and purposed therein mentioned.

NOTARY PUBLIC in and for the State of Washington
Residing in _____
My Commission Expires _____
Date _____

RECEIVED
FEB 06 2024
CHELAN COUNTY
Community Development

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals: [\[help\]](#)

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

A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#) Comp Plan Amendment/Zone Change RR5 to RR2.5 PARCEL 282126 608 336
2. Name of applicant: [\[help\]](#) Wolfgang Puls and Lindy Lee Stewart
3. Address and phone number of applicant and contact person: [\[help\]](#)

480 BANKS AVE, MANSON, WA 98831 (425)444-2787 Wolfgang Puls

RECEIVED

FEB 06 2024

CHelan County Page 1 of 12
Community Development

4. Date checklist prepared: [\[help\]](#) 12/6/2023
5. Agency requesting checklist: [\[help\]](#) Chelan County Community Development
6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#) Submit CPA request prior to 3/1/2024 for the 2024 COMP PLAN UPDATE CYCLE.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#) Obtain a short plan approval to create a new 2.5 acre lot from the existing lot.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#) There are no known nor anticipated environmental impacts from the proposed CPA.
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. [\[help\]](#) Unlikely - none that we are aware of.
10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#) CPA to RR 2.5 from RR 5.0 and Short Plat approval.
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.) [\[help\]](#) Our proposal is to obtain a CPA to RR 2.5 from RR 5, followed by a Short Plat creating an additional building lot.
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. [\[help\]](#) see maps and attachments.

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

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

a. General description of the site: [\[help\]](#)

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

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#) 8-15% slope

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. [\[help\]](#) Sandy Loam.

RECEIVED
FEB 06 2024
CHELAN COUNTY
Community Development

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [help] NO

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. [help] There is no grading nor fill until after creation of the second lot. Any earthmoving will be part of the building permit on the second lot.

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

[help] NO - and should a threat arise in the future it would be properly mitigated.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [help] To be determined as part of a future building permit.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [help] Planting of grass and shrubs where required.

2. Air [help]

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [help] NOT KNOWN

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [help] NONE

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

A licensed contractor would be required to maintain emission controls on equipment (his own) compliant with state standards.

3. Water [help]

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. [help]

NONE

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. [help] N/A

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. [help] N/A

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [help] N/A

RECEIVED

FEB 06 2024

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#) NO
- 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. [\[help\]](#) There is no grading nor fill until after creation of the second lot. Any earthmoving will be part of the building permit on the second lot.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#) NO - and should a threat arise in the future it would be properly mitigated.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#) To be determined as part of a future building permit.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#) Planting of grass and shrubs where required.

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#) NOT KNOWN
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#) NONE
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#) A licensed contractor would be required to maintain emission controls on equipment (his own) compliant with state standards.

3. Water [\[help\]](#)

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. [\[help\]](#) NONE
- 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. [\[help\]](#) N/A
- 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. [\[help\]](#) N/A

RECEIVED

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#) N/A

 FEB 06 2024
 CHELAN COUNTY
 Community Development

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

[\[help\]](#) NO — N/A

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. [\[help\]](#) N/A

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. [\[help\]](#) N/A

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. [\[help\]](#)

Domestic sewage only

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. [\[help\]](#)

Any storm water would be retained on the property and infiltrated into the soil.

2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

N/A

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#) None anticipated

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#) Planted vegetation and natural ground cover.

RECEIVED

FEB 06 2024

CHELAN COUNTY
Community Development

4. Plants [help]

a. Check the types of vegetation found on the site: [help]

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

b. What kind and amount of vegetation will be removed or altered? [help] NONE

c. List threatened and endangered species known to be on or near the site. [help] N/A

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [help] N/A

e. List all noxious weeds and invasive species known to be on or near the site. [help] N/A

5. Animals [help]

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [help] Robins, sparrows, blackbirds are the

Examples include: birds. Deer occasionally show up on the property

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

b. List any threatened and endangered species known to be on or near the site. [help] NONE

c. Is the site part of a migration route? If so, explain. [help] NOT KNOWN - None identified. RECEIVED

d. Proposed measures to preserve or enhance wildlife, if any: [help] NONE

FEB 06 2024

CHELAN COUNTY
Community Development

e. List any invasive animal species known to be on or near the site. [\[help\]](#)

N/A

6. Energy and Natural Resources [\[help\]](#)

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#) electric, woodstove, propane (cooking only)

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#) NO Impact

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: [\[help\]](#) Will follow suggestions from PUD and contractors to see that it meets energy codes.

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

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#) NONE

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

[\[help\]](#) ORCHARD SITE

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. [\[help\]](#) NONE KNOWN

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#) N/A NONE

4) Describe special emergency services that might be required. [\[help\]](#) N/A only standard services available to any household

5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

N/A

b. Noise [\[help\]](#)

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#) NONE

RECEIVED

FEB 06 2024

CHELAN COUNTY
Community Development

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. [\[help\]](#) Normal construction noise during standard work hours.

3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#) Contractors would be required to comply with state noise standards.

8. Land and Shoreline Use [\[help\]](#)

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

Rural Residential and Orchard lands

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? [\[help\]](#) Apple orchard prior to 2005

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. [\[help\]](#) N/A

c. Describe any structures on the site. [\[help\]](#)

Existing Home and Outbuildings - see photos.

d. Will any structures be demolished? If so, what? [\[help\]](#) NO

e. What is the current zoning classification of the site? [\[help\]](#) RR5

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

Rural Residential 5

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

N/A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

NO

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

2 people for the new lot.

RECEIVED

FEB 06 2024

CHELAN COUNTY
Community Development

j. Approximately how many people would the completed project displace? [\[help\]](#)

NONE

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

N/A

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#) Submitting all required forms and documents required in CPA process

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

N/A

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

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#) 1

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#) NONE

c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#) N/A

10. **Aesthetics** [\[help\]](#)

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#) 20 feet

b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#) NONE

b. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#) N/A

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

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#) All lighting will adhere to DarkSkies

b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

NO

RECEIVED

FEB 06 2024

CHELAN COUNTY
Community Development

CPTA
24-052

c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

NONE

d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

N/A

12. Recreation [\[help\]](#)

a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

Manson Public Schools grounds

b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

NO

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#) N/A

13. Historic and cultural preservation [\[help\]](#)

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

NO

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

NO

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

[\[help\]](#)

N/A

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. [\[help\]](#)

N/A

14. Transportation [\[help\]](#)

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

One additional lot would be created. Site plan would be submitted with future building permit app.

RECEIVED

FEB 10 2011
CHELAN COUNTY
Community Development

- 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? [\[help\]](#)
LINK TRANSIT - nearest transit stop in downtown Manson, approx 1 mile away.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#) None would be eliminated. Additional parking places would be determined by future building plans on new lot.
- 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). [\[help\]](#) NO
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#) N/A
- 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? [\[help\]](#)
Estimated 4 from house on proposed new lot.
- 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. [\[help\]](#) NO
- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#) N/A

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)
NO
- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)
N/A

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

- a. Circle utilities currently available at the site: [\[help\]](#)
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____ NO CURRENT HOOK-UPS at proposed Lot. But future access to water, electricity, telephone, refuse service and septic would be available.

FEB 06 2024

CPA
24-052

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. [\[help\]](#) Normal utilities and construction activities as required by new home construction.

C. **Signature** [\[help\]](#) Electric by PUD. Water by Lake Chelan Reclamation District. Septic on site.

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: Wolfgang Puls Lindy Stewart
Name of signee Wolfgang Puls & Lindy Stewart
Position and Agency/Organization OWNER
Date Submitted: Feb 5, 2024

D. Supplemental sheet for nonproject actions [\[help\]](#)

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

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

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

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

NONE

Proposed measures to avoid or reduce such increases are:

NONE

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

NONE

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

NONE

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

NONE

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

N/A

RECEIVED

FEB 06 2024

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?

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

N/A

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?

N/A

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

N/A

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

N/A

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

N/A

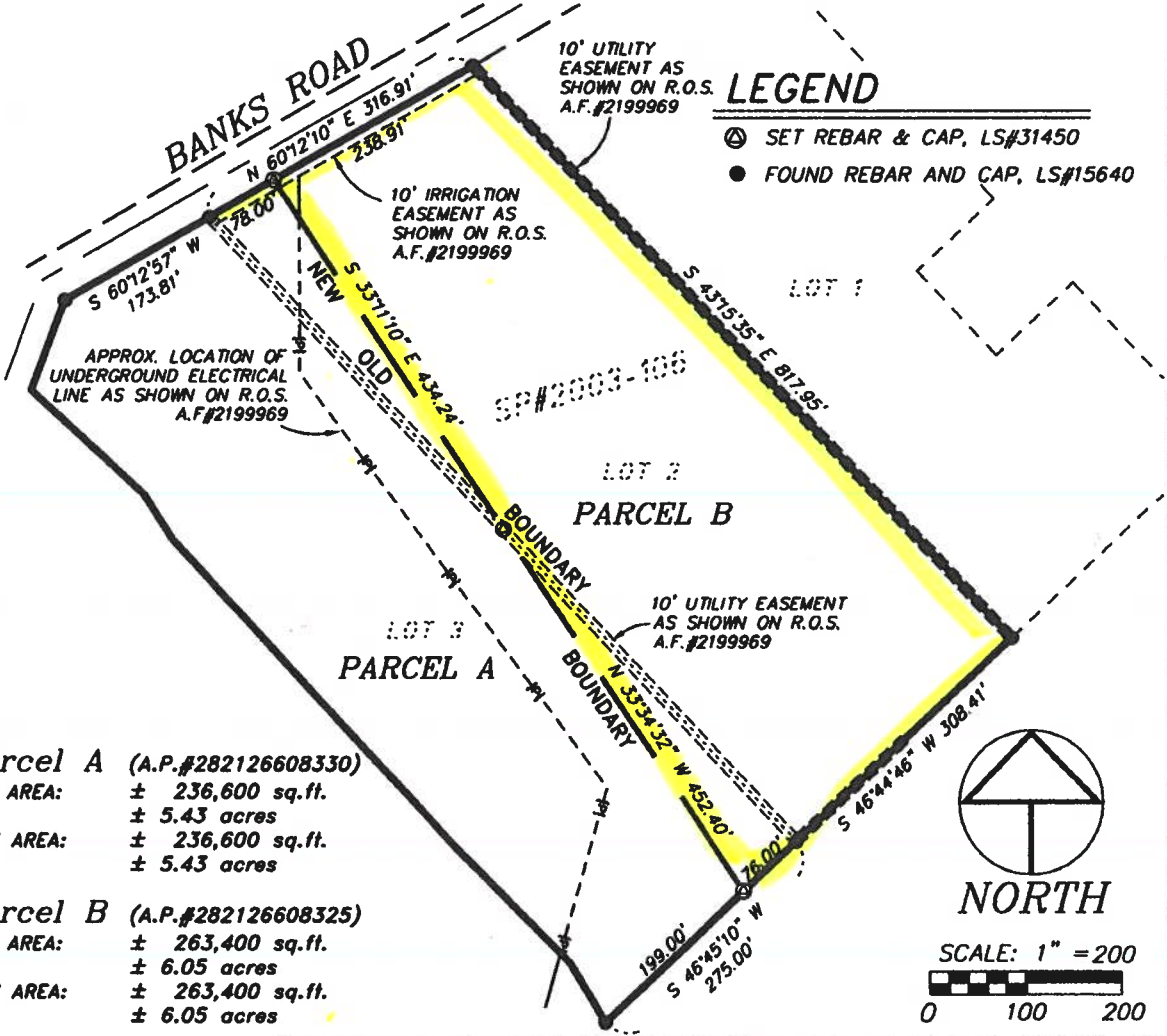
7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

N/A

RECEIVED

FEB 06 2024

Sketch to Accompany Chelan County Boundary Adjustment
FOR
WOLFGANG PULS & LINDY STEWART AND GILS SOKEI
Lots 2 & 3 of Short Plat #2003-103
A.F.#2199969



Pinnacle Surveying
Tim Hollingsworth, PLS

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

DRAWN BY: AW/TH	LAYOUT: SKETCH
DATE: Jan. 23, 19	FILE NO: 218049-BLA SKETCH.dwg
SCALE: 1" = 200'	JOB NO: H:\218049\dwg

RECEIVED

FEB 06 2024

CPH 24-002

Legend

- Parcels
- Road Centerlines

48597
KOENIG JAMES R

48617
TOTEM POLE #100 LLC

134

Banks Ave

Totem Pole Rd

Pine St

48609
MC CLELLAN LONNIE B

1360

48602
PUBLIC UTILITY DISTRICT NO 1

48603
PULS WOLFGANG & LINDY LEE STEWART

48604
SOKEI GILES

Chase Ave

Lone Horse Rd

1380

49161
LAKE CHELAN RECLAMATION DISTRICT

49183
BAKER R ARNOLD

49157
RUPE INEZ

Gobblers Knob Ln

49184
VUILLEMOT WARD W & MART A HANSON

49158
ELWELL DANA

RECEIVED

FEB 06 2024

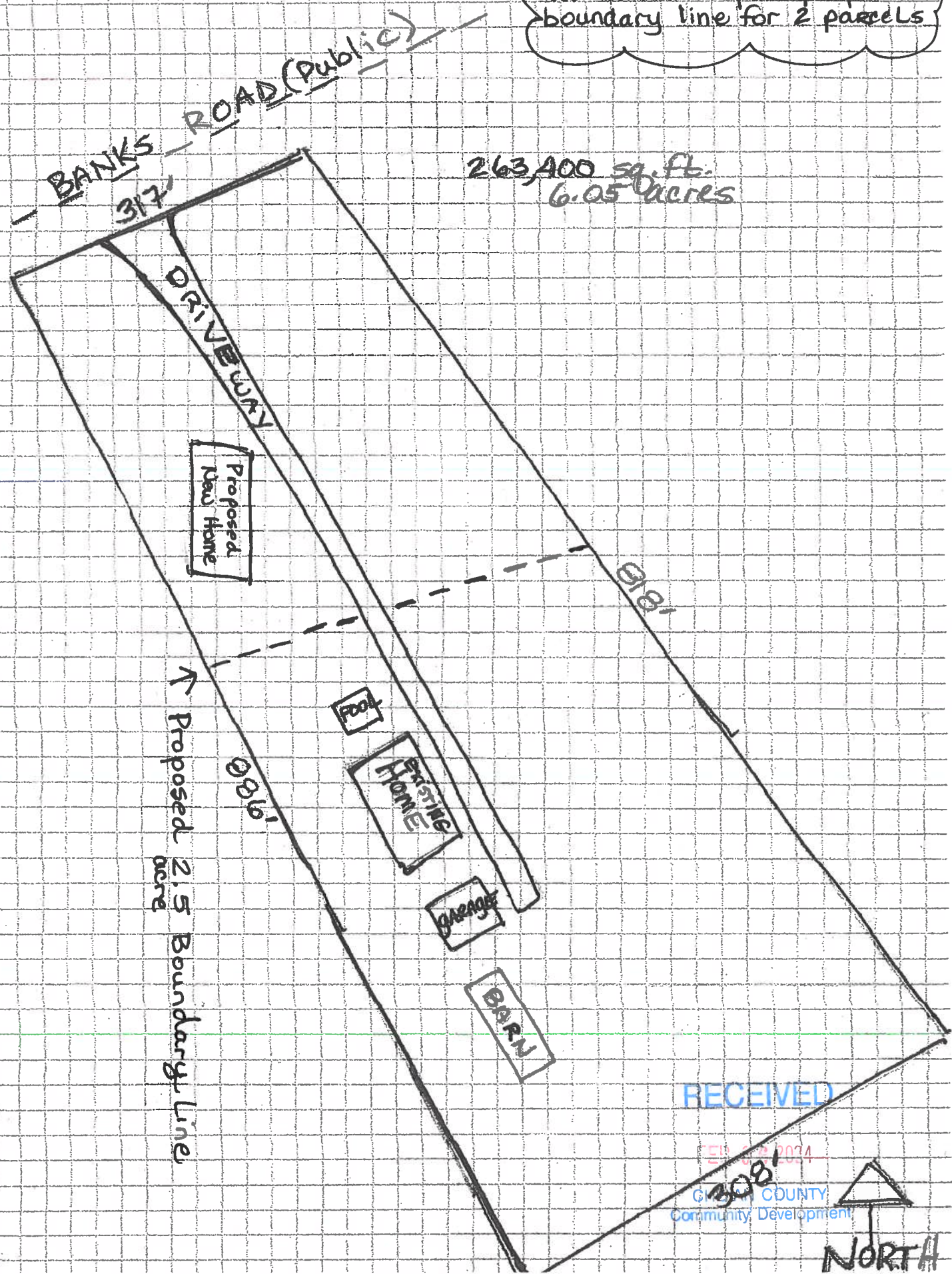
Division St

Stormy Vista Ln

CHSELAN COUNTY
Community Development
DAVIS CARLE
49185



This map shows proposed new home site plus proposed boundary line for 2 parcels



RECEIVED

FEB 27 2024
308'
GLADWIN COUNTY
Community Development



This map shows width of driveway

WIDTH of BANKS AVE COUNTY ROAD

= feet ↓

BANKS ROAD (Public)
317'

263,400 sq. ft.
6.05 acres

DRIVEWAY

WIDTH of DRIVEWAY = 12 feet

918'

986'

Pool

EXISTING HOME

GARAGE

BARN

RECEIVED

FEB 10 2017

COMMUNITY DEVELOPMENT

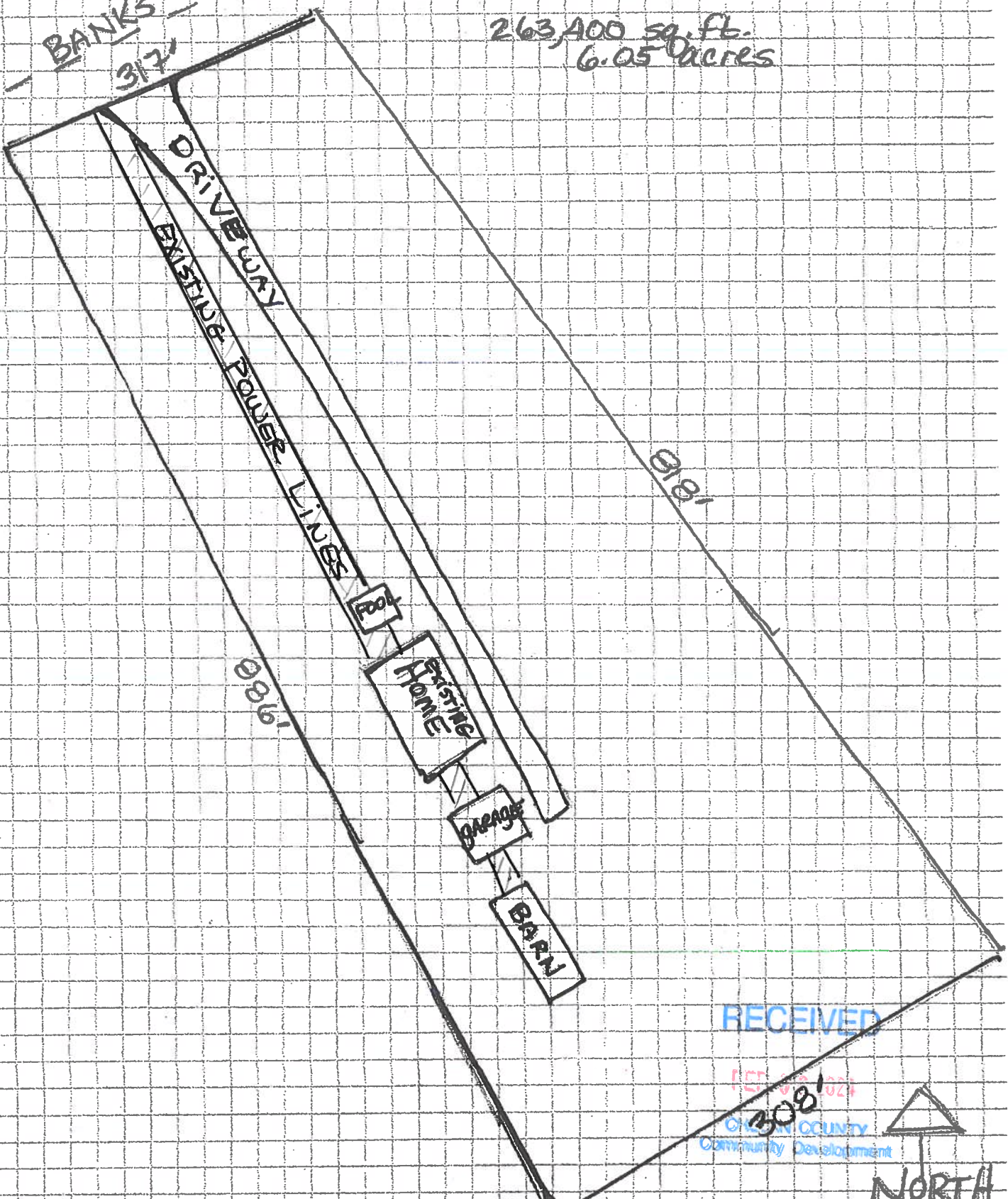
308'



This map shows location of existing underground power lines

BANKS ROAD (Public)
317'

263,400 sq. ft.
6.05 acres

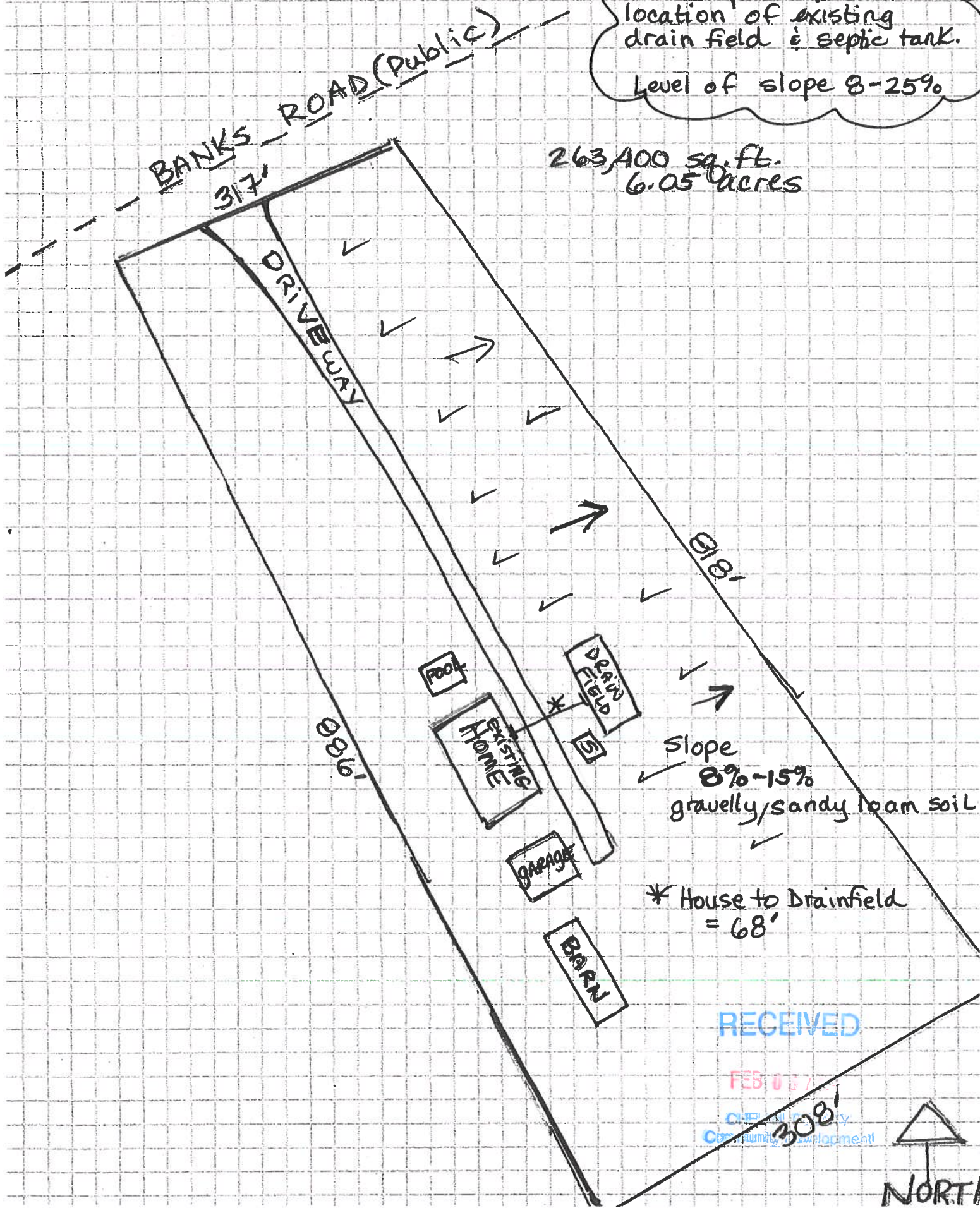


RECEIVED

CPA 24-052
CLAY COUNTY
Community Development



This map shows location of existing drain field & septic tank.
Level of slope 8-25%



This map shows proposed structure (home) and approx distance to proposed drain field/septic

263,400 sq. ft.
6.05 acres

BANKS ROAD (Public)
317'

DRIVEWAY

slope

Proposed Drain field and septic

Proposed New Home Structure

slope

918'

986'

POOL

EXISTING HOME

GARAGE

BARN

RECEIVED

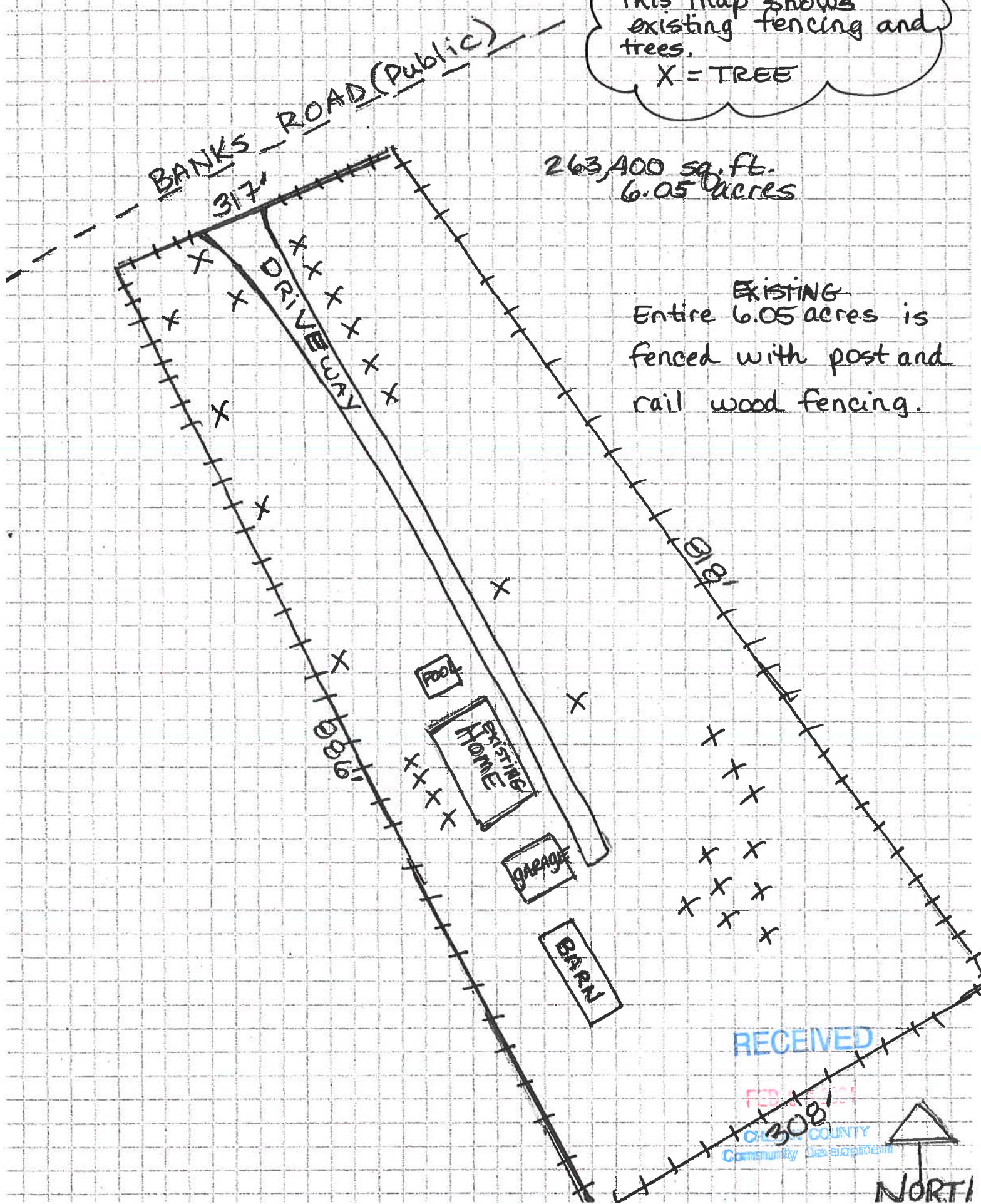
FEB 08 2024

CHELAN COUNTY
Community Development

308'



This map shows existing fencing and trees.
X = TREE

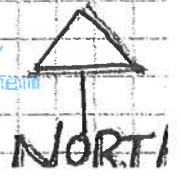


263,400 sq. ft.
6.05 acres

EXISTING
Entire 6.05 acres is
fenced with post and
rail wood fencing.

RECEIVED

FEB 20 2024
OSAGE COUNTY
Community Development



This map shows existing parking and proposed parking

BANKS ROAD (Public)
317'

263,400 sq. ft.
6.05 acres

DRIVEWAY

Proposed Home

proposed parking

886'

818'

POOL

EXISTING HOME
GARAGE

existing parking xxx

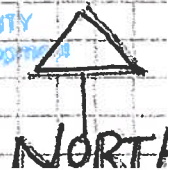
BARN

RECEIVED

FEB 22 2024

CLIF COUNTY
Community Development

308'



Legend

- Parcels
- Road Centerlines

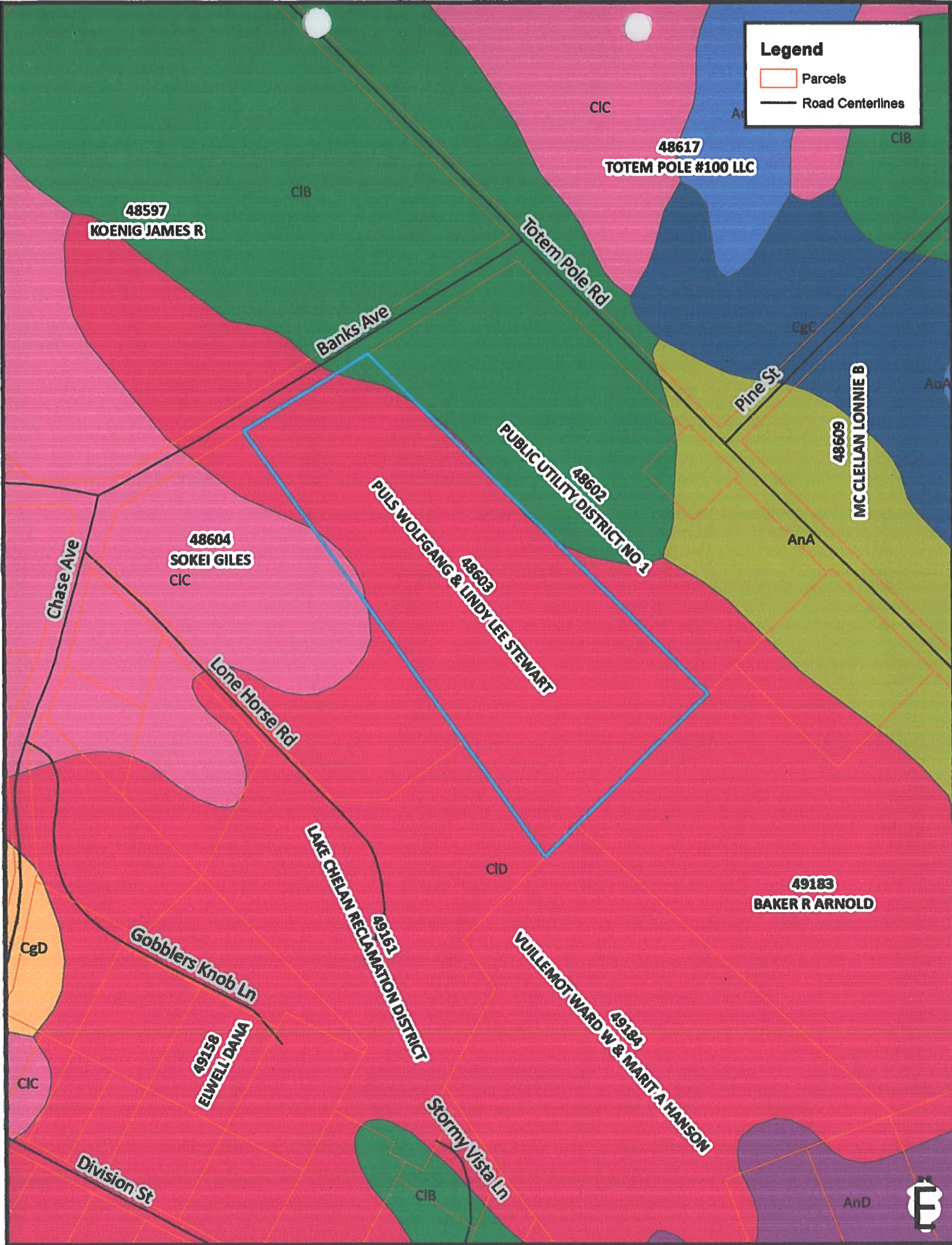


RECEIVED



Legend

- Parcels
- Road Centerlines



Legend

- Parcels
- Road Centerlines



48597
KOENIG JAMES R

48617
TOTEM POLE #100 LLC

48609
MC CLELLAN LONNIE B

48602
PUBLIC UTILITY DISTRICT NO 1

48604
SOKEL GILES

48603
PUS WOLFGANG & LINDYLEE STEWART

49183
BAKER R ARNOLD

Chase Ave

Banks Ave

Totem Pole Rd

Pine St

Lone Horse Rd

49161
LAKE CHELAN RECLAMATION DISTRICT

49184
VUILLEMOT WARD W & MARTA HANSON

49157
RUPE INEZ

Gobblers Knob Ln

49158
ELWELL DANA

Stormy Vista Ln

Division St

49185
DAVIS CARLE





L.C.R.D

SOKEL

SUBJECT PARCEL

CHILAN COUNTY PUD
SUBSTATION





BANKS AVE



BANKS AIR

REC VES

2023

LAND

UPA 24052

Legend

-  Parcels
-  Road Centerlines

48597
KOENIG JAMES R

48617
TOTEM POLE #100 LLC

Banks Ave

Totem Pole Rd

Pine St

48609
MC CLELLAN LONNIE B

48602
PUBLIC UTILITY DISTRICT NO 1

48603
PULS WOLFGANG & LINDYLE STEWART

48604
SOKEI GILES

Lone Horse Rd

Chase Ave

49183
BAKER R ARNOLD

49161
LAKE CIELAN RECLAMATION DISTRICT

49184
VUILLEMOT WARD W & MARTA HANSON

Gobblers Knob Ln

49157
RUPE INEZ

49158
ELWELL DANA

Stormy Vista Ln

Division St

49185
DAVIS CARLE



49185
DAVIS CARLE E

49184
VILLENOT WARD W & MARTT A HANSON
1440

1440
Storjy Vista Ln

49161
LAKE CHELAN RECLAMATION DISTRICT

49158
ELWELL DANA
Gobblers Knob Ln

0241

49157
RUPE INEZ

1400

49183
BAKER R ARNOLD

Lone Horse Rd

48604
SOKEL GILES

Chase Ave

48603
PULS WOLFANG & LINDY LEE STEWART

48602
PUBLIC UTILITY DISTRICT NO 1

1380

48609
MC CLELLAN LONNIE B

1360

Pine St

Banks Ave

48597
KOENIG JAMES R

48617
TOTEM POLE #100 LLC

134

Legend

- Road Centerlines
- ▭ Parcels

RECEIVED

FEB 23 2024

CHELAN COUNTY
Community Development

CH 24-052

Legend

- Parcels
- Road Centerlines

48597
KOENIG JAMES R

48617
TOTEM POLE #100 LLC

134

Banks Ave
Totem Pole Rd

Pine St

48609
MC CLELLAN LONNIE B

1360

PUBLIC UTILITY DISTRICT NO 1

48603
PULS WOLFGANG & LINDY LEE STEWART

48604
SOKEI GILES

1380

Chase Ave

Lone Horse Rd

49183
BAKER R ARNOLD

LAKE CHELAN RECLAMATION DISTRICT

1400

Gobblers Knob Ln

49161

VUILLEMOT WARD W & MARIT A HANSON

49157
RUPE INEZ

1420

49158
ELWELL DANA

1440

RECEIVED

FEB 6 3 2024

CHELAN COUNTY
Community Development

49185
DAVIS CARLE



Division St

Stormy Vista Ln

1440

CMA 24-056

Legend

- Parcels
- Road Centerlines

48597
KOENIG JAMES R

48617
TOTEM POLE #100 LLC

134

Banks Ave
Totem Pole Rd

Pine St
48609
MC CLELLAN LONNIE B

48604
SOKEI GILES

PUBLIC UTILITY DISTRICT NO 1
48602
PULS WOLFGANG & LINDY LEE STEWART

1360

Chase Ave

Lone Horse Rd

1380

49183
BAKER R ARNOLD

LAKE CHELAN RECLAMATION DISTRICT

VUILLEMOT WARD W & MARIT A HANSON

1400

49157
RUPE INEZ

Gobblers Knob Ln

1420

49158
ELWELL DANA

RECEIVED

FEB 06 2024

CHELAN COUNTY
Community Development
DAVIS CARL E

Division St

Stormy Vista Ln

1440

