



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

NOTICE OF APPLICATION

Project File No.: P 2019-004
Project Location: NNA Wapato Way, Manson, WA 98831; and identified by Assessor's Parcel No.: 28-21-36-681-140, 28-21-36-681-141 and 28-21-36-681-142
Applicant: Farrell Property Investments LLC
Application Date: March 4, 2019 through March 27, 2019
Determination of Complete Date: April 16, 2019
Notice of Application Date: April 18, 2019

Proposed Project Description: An application was submitted to subdivide approximately 12 acres into 40 residential lots with 3 tracts; a community pool will be located in tract A and tract B and C will be used for stormwater retention. The smallest lot size is approximately 8,000 square feet with the largest lot size of approximately 13,950 square feet; the average lot size is approximately 9,355 square feet. The subject property is located in the Urban Residential 2 (UR2) zoning district within the Manson Urban Growth Area. Access is off Wapato Way onto a proposed internal road system. Domestic water and sewer will be provided by the Lake Chelan Reclamation District. The subject property is located within a potential Geologic Hazard area.

Existing Environmental Documents: A geologic site assessment and SEPA checklist.

Preliminary determination of the development regulation that will be used for project mitigation and consistency: Chelan County Comprehensive Plan, Chelan County Code Title 11, Title 13, and Title 15.

Permits Required: None Known.

Public Review and Comment Period: PUBLIC COMMENT ON THIS PROPOSAL IS ENCOURAGED and no action will be taken on the project until the Agency comment period ends on **May 2, 2019**. Agencies, tribes, and the public are encouraged to review and comment on the proposed project. Public comments will be accepted at any time prior to the close of the public record on project permits. Chelan County welcomes written public comment on all proposed land use actions. Comments must include your name, current address, original signature, should be as specific as possible. Any person has the right to receive notice, participate in any hearings, request a copy of the final decision and appeal the decision as provided by law. Written comments must be submitted to the Department of Community Development, 316 Washington St., Suite 301 Wenatchee, WA 98801; Attention: Jamie A. Strother or email jamie.strother@co.chelan.wa.us for additional information or to review application materials.

The complete case file on this matter is available for review during normal business hours at the offices of the Chelan County Community Development Department located at 316 Washington St., Suite 301 Wenatchee, WA 98801 Monday-Thursday between the hours of 8:00 A.M. and 5:00 P.M. and Friday between the hours of 8:00 A.M to 12 P.M. Please contact the on-call planner at (509) 667-6224 to arrange an inspection of the file.