



Community Development Department

135 E Johnson Ave.
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Chelan, Washington, 98816

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NOTICE OF APPLICATION

The Fingers- Planned Development District
File No. PDD 2010-01;
September 3, 2010

The City of Chelan on July 14, 2010 received a Planned Development District application. A determination of complete application was issued on August 20, 2010.

Proposal: The project is a master planned resort that will include up to 45 cottage style one and two story units approximately 8.2 acres. The site will be served by SR 97A and new private roads within the development.

Location: The project proposal is located along SR 97A east of Water Street; the area commonly referred to as the "Three Fingers" and upland parcels south of SR97A in Chelan, WA.

Applicant: GBI Holding Company – Bill Terhaar PO Box 598; Wenatchee, WA 98807.

Environmental Review: The City of Chelan has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Determination of Nonsignificance (DNS) with conditions. The optional DNS process in WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts on this phase of the proposed project. A copy of the threshold determination may be obtained upon request. Agencies and the public are encourage to review and comment on the proposed project and its probable environmental impacts

Agencies and tribes are encouraged to review and comment on the proposed project and its probable environmental impacts. *Comments must be submitted by September 17, 2010 to:*

City of Chelan Department of Planning & Community Development
P.O. Box 1669
Chelan, WA 98816

Public Comment: Your written comments are encouraged. The public comment period on this application will remain open until 5:00 p.m. on September 17, 2010. Any person has the right to comment on this application, receive notice of and participate in any hearings, and request a copy of any decision once made. Appeal procedures can vary according to the type of decision being appealed. Please contact the Chelan Department of Planning & Community Development with questions about appeals. The application and any related studies may be reviewed at City Hall, Department of Planning & Community Development, 135 E. Johnson

Craig Gildroy
Planning Director

Agnes Kowacz
Assistant Planner

Ron Hanson
Building Official

Building Inspector
Code Enforcement Officer

Avenue, Chelan, WA, during regular business hours. No public hearing date for this proposal has been set. A public hearing notice will be sent in the future.

Required Permits: The following local, state and federal permits/approvals may be required for the proposed project: City of Chelan Planned Development District & subdivision approval; City of Chelan fill & grade permit; City of Chelan Shoreline Substantial Development Permit; Construction Drawing approval in accordance with the Eastern Washington Storm Water Manual & City of Chelan Development Standards; NPDES Permit - WA State Dept. of Ecology.

Required Studies: The following studies have been completed as part of the proposal: Memorandum Report prepared by Peterson Economics dated March 31, 2009.

The following development regulations will be used for project mitigation and consistency: City of Chelan Comprehensive Plan; City of Chelan Zoning Ordinance; City of Chelan Water & Sewer Comprehensive Plan; City of Chelan Development Standards; 2009 International Building and Mechanical Codes and Uniform Plumbing Code.

