



Community Development Department

135 E Johnson Ave.
P.O. Box 1669
Chelan, Washington, 98816

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NOTICE OF APPLICATION SUB2010-01, SEPA2010-06- Legacy Ridge August 27, 2010

The City of Chelan on May 21, 2010, received a Preliminary Plat application and an Environmental Checklist for the proposed "Legacy Ridge" residential subdivision. A determination of complete application was issued on August 20, 2010. Public comments will be accepted until September 10, 2010.

Proposal: The proposed "Legacy Ridge" subdivision project consists of approximately 97 single family lots and three open space tracts on approximately 58 acres of land. The project includes vehicular access via Apple Avenue constructed per the City of Chelan Development Standards. All underground utilities will also be installed in this project, including, power, water, sewer and storm water.

Location: The project proposal is located adjacent & west of Crystal View Estates in portions of Section 4, T27, R22, along & north of SR 150 at approximately milepost 4.6.

Applicant: RAD Development LLC; Lynnwood, Washington.

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, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. *Comments must be submitted by September 10, 2010* to:

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

Required Permits: The following local, state and federal permits/approvals are needed for the proposed project:

City of Chelan fill & grade permit

City of Chelan review of engineering design plans for public infrastructure improvements

Craig Gildroy
Planning Director

Agnes Kowacz
Assistant Planner

Ron Hanson
Building Official

Building Inspector
Code Enforcement Officer

NPDES Permit - WA State Dept. of Ecology

Required Studies: The following studies have been completed as part of the proposal:
Geotechnical Engineering Study, Zipper Zeman Associates, Inc. dated September 12, 2005
Traffic Impact Study, Legacy Ridge, prepared by Transportation Engineering NorthWest LLC dated December 28, 2009.

Storm Drainage Report Legacy Ridge Subdivision prepared by Eric Smith PE & dated May 2, 2007 and revised January, 2008.

Water System Design Report prepared by Eric Smith PE dated May, 2010.

Sewer System Design Report prepared by Eric Smith PE dated May, 2010.

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, Plumbing & Mechanical Codes

Any person has the right to comment on this application. Please address only specific and factual comments to the project. The project application may be reviewed at City Hall, Department of Planning & Community Development, 135 E. Johnson Avenue, Chelan WA during regular business hours.

