

**City of Chelan, Washington
Community Development Department
Staff Report**

Planned Development District) File No. **PDD2013-01**
Minor Amendment Development)
Standards – **Chelan Lookout,
LLC (formerly Granite Ridge)**)
Located in area know as “Lords) Staff Contact:
Acreage” on SR 150.) Craig Gildroy, Planning Director
) Phone: (509) 682-8017
)
Submitted by Chelan Lookout,)
LLC.)

I. FINDINGS OF FACT

1. The Chelan Lookout, LLC planned development minor amendment application was received by the City of Chelan, on February 5, 2013 and deemed technically complete for processing on February 1, 2013.
2. The planned development minor amendment proposal establishes allowed uses and development standards for single family residential within the Granite Ridge Planned Development District (PDD) and is attached as Exhibit 1 The Lookout Implementing Regulations
3. Granite Ridge Planned Development District is described in Exhibit 2 and Auditor File Number 2206883.
4. The proposal applies to the single family area and for single family development within the multifamily planned development areas shown in Exhibit 3.
5. The applicant is Chelan Lookout, LLC; 915 East Pine Street, #100 in Seattle, WA 98122.
6. Included with the PDD Amendment Application, as required by CMC 17.52.060 are:
 1. Planned Development application form
 2. Critical Areas checklist
 3. Ownership certifications
 4. Environmental Checklist
 5. Single Family Residential Guidelines
 6. Map of Granite Ridge Planned Development
 7. Legal Description
 8. Vicinity Map

7. The underlying zoning district & Comprehensive Plan land use designation for the Granite Ridge PDD overlay is Special Use District.
8. According to CMC 17.52.020, a PDD is a separate zoning district and the uses within the PDD shall be limited to those which are specifically approved in that PDD development plan including recreational and open spaces. The Granite Ridge approval did not specify the allowed uses or standards for the residential area; whereas, the approval specified that the multi-family area is subject the Multi-family (R-M) zoning district standards and the commercial area is subject to the Low Density Commercial (C-L) zoning district standards.
9. Land uses adjacent to Chelan Lookout are:
 1. to the north, residential/vacant;
 2. to the south, vacant/ lake Chelan,
 3. to the east, vacant, winery, production facility and grape production
 4. to the west, residential, commercial, vacant and residential
10. The zoning for parcels neighboring Chelan Lookout is:
 1. Special Use District to the north and west;
 2. Warehouse Industrial to the west, south and east.
11. In 2004, Darren Talley submitted a Planned Development District (“PDD”) application to the Planning Department to rezone 63 acres of property from Special Use District to PDD, for commercial and residential uses. The site was previously used as crop and tree farming. The site is within the areas known as Lords Acreage, bordering and south of SR 150.
12. On April 14, 2005, the Chelan City Council approved the PDD by Ordinance Number 05-1289.
13. The Granite Ridge PDD established areas reserved for single family residential, multi-family and commercial without specifying the exact location or size of buildings and of parking facilities.
14. Ordinance 05-1298, granting approval for the Granite Ridge PDD did not specify a maximum density within the development boundaries; however the acreages of multi-family and commercial were provided along with a preliminary plat which was reviewed with the corresponding standards. A Traffic Impact Analysis dated December 3, 2004 was submitted and utilized for establishment of necessary on site and off-site improvements to accommodate this planned project. The maximum density allowed with the PDD boundaries is 350 dwelling units, which is consistent with the Traffic Impact Analysis.

PDD2013-01

Chelan Lookout, LLC

Minor Amendment Development Standards

15. The process by which a PDD can be modified is governed by CMC 17.52.290 *Plan modifications and amendments*, and is based upon whether a proposed modification is minor, or major, as determined by the Planning Department, based upon criteria set forth in CMC 17.52.290(B).
16. An amendment may not be consider minor (CMC 17.52.290) if it will increase the project density, total amount of floor space authorized in the approved final development plan, or the number of dwelling units or density, or decrease the amount of parking or loading facilities or permit buildings to locate substantially closer to any boundary line or change substantially any point of ingress or egress to the site. The proposal includes a shift in density but not an increase within the project boundary and does not allow buildings closer to the boundary line and potentially decreases the number of dwelling units if the single family standards are applied for single family development within the multi-family PDD areas. In addition, the proposal clarifies uses and standards which were less than clear with the initial submittal in 2004. Allowing for improved review and administration.
17. Pursuant to CMC 17.52.290(A), minor modifications to a PDD can be approved administratively by the Planning Department.
18. CMC 17.52.290 Plan modifications and amendments (B) states “the following criteria are set forth to establish and allow for minor modifications and amendments. The amendment is determined to be minor due to the following:
 1. The modification or amendments maintains the design intent and quality of the original approval; and
 2. The amount of landscaping, buffering and open space will not be reduced; and
 3. The number of dwelling units in residential developments and the square footage of nonresidential structures will not increase; and
 4. The height of buildings and other structures will not increase; and
 5. Views from both structures onsite and offsite will not be substantially reduced; and
 6. Traffic volumes will not increase and traffic patterns will not change; and
 7. Changes in colors, plant material and parking lot configurations are minor; and
 8. The modification or amendment does not add significant new environmental impacts or significantly increase environmental impacts disclosed in the original SEPA documents; and
 9. The city planning department determines that the change will not increase any adverse impacts or undesirable effects of the project, or that the change in no way significantly alters the project.”
19. The proposed uses and development standards are consistent with the Single Family (R-L), Downtown Mixed Use (DMU), Downtown Residential (DMR)

PDD2013-01

Chelan Lookout, LLC

Minor Amendment Development Standards

zoning districts and further establish and promote the design intent and quality of the Granite Ridge Planned Development.

20. The submitted site plan with this minor amendment does not establish building or lot locations and is a potential scheme for development; however access, traffic circulation and connectivity along with utilities shall not be substantially modified except in accordance with the Planned Development District (CMC 17.52) which may require a major amendment.
21. The proposed standards increase the amount of open space, provide a level of view protection and create greenway or corridors as conditioned.
22. The proposal is consistent with the Granite Ridge Planned Development Traffic Study dated December 3, 2004 as the proposal limits the uses within the single family residential area and no new traffic generating uses are proposed.
23. The proposal sets appropriate single family residential standards that are consistent with other City residential zones which do not increase adverse impact or undesirable effects of the project.
24. The environmental impacts of the proposal fall within the overall impacts analyzed in the review of the prior application for which a DNS was issued on February 4, 2005. A review of the prior SEPA documents, submitted with the PDD amendment application, show that there are no substantial changes to the Granite Ridge project likely to have significant adverse environmental impacts and reveal no new information indicating the change would create any probably significant adverse environmental impacts. For this reason, the prior environmental documentation and determinations are adopted and incorporated by reference per WAC 197-11-600 (2) and (3) and 630. A notice of adoption of existing environmental documents was published February 27, 2013 with a 14 public comment period.
25. The Department of Ecology submitted a written comment dated March 12, 2013 noting that the site was previously agricultural use and of possible residual concentration of pesticides within the soil.
26. The City of Chelan Public Works and the Washington State Department of Transportation commented with no comment.

PDD2013-01

Chelan Lookout, LLC

Minor Amendment Development Standards

II. CONCLUSIONS OF LAW

1. The project permit is identified in CMC 19.14 as type IIA, which requires administrative approval.
2. The property is located in the Granite Planned Development District.
3. The proposal is considered a minor amendment according to criteria in CMC 17.52.290.
4. The Planned Development District, as originally approved, satisfied all requirements of planned development districts imposed by CMC 17.52.080(B) and was approved by Ordinance #05-1289.
5. The Planned Development minor amendment application was determined technically complete for processing and vested under the laws in force on February 11, 2013.
6. The procedures for processing the minor amendment application in accordance with Title 19 of the Chelan Municipal Code have been followed.
7. In accordance with CMC 19.14 & 19.18, minor amendments to a planned development are a type II project permit and a notice of application & public comment period are not required. The final decision is made by the administrator.
8. The issuance by the City of a SEPA Notice of Adoption of Existing Environmental Documents consistent with the provisions under WAC197-11-600 and 630 was appropriate under the facts of this case as no new substantial environmental impacts are reasonably probable by reason of the proposed change.

III. DECISION

Based on the above Findings of Fact and Conclusions of Law, the PDD2013-01 Chelan Lookout, LLC Minor Amendment to the Granite Ridge PDD establishing single family development uses and standards is hereby approved and the Granite Ridge Planned Development District is amended as presented in Exhibit 1 "The Lookout Implementing Regulations" subject to the following conditions:

1. The single family development uses and standards (Exhibit 1 The Lookout Implementing Regulations) shall supersede Granite Ridge minor amendment

PDD2013-01
Chelan Lookout, LLC

Minor Amendment Development Standards

PDD 2004-02 which reduced specific lots rear yard setbacks and apply to the exclusion area (lot 41) stated within the initial application.

2. Maximum density established by PDD2004-01 Granite Ridge of 350 dwelling units may not be exceed but may be allocated within the Granite Ridge planned development boundary and includes accessory dwelling units and single family residential that are vacation homes / hotels.
3. Open space, green belts & corridors shall substantial comply with Exhibit 4 Community Park, Open Space & Corridor Plan dated March 12, 2013.
4. Any proposed relocation of utilities, traffic circulation or connectivity shall be in accordance with CMC 17.52 and application of the City's Development Standards.
5. If new pedestrian facilities are proposed, the applicant shall submit to the Planning Department for approval a fully integrated and comprehensive recreation, traffic, pedestrian and trail program demonstrating connectivity, safety, and residential accessibility.

Signature: Craig Gildroy Date: 3/15/13
Craig Gildroy, Planning Director



Implementing Regulations

(PDD2004-01 Granite Ridge)

Purpose

This section provides guidance for the design of new residential construction and division of properties within Planned Development PD2004-01

Intent

- To provide the project developers and individual property owners flexibility so that they can achieve high-quality design and develop homes that strengthen the existing neighborhood;
- To provide a variety of housing choices, including homes with diverse sizes and price points;
- To enhance the character of the streets as pedestrian places and allow for introduction of additional common use areas and pedestrian linkages;
- To maintain "eyes on the street" for safety to pedestrians and to create a more welcoming and interesting streetscape;
- To deemphasize cars parked head-in to driveways as major visual elements along the street;
- To provide usable yard space for residents;
- To promote architectural diversity and articulation;
- To encourage front yard orientation;
- To provide side and rear yard design options to enhance the pedestrian environment and the overall setting for development; and
- To encourage compact development that is pedestrian-scaled.

Applicability

These guidelines shall apply to all single-family residential development within Planned Development 2004-01, except lot 41 of the Plat of Granite Ridge recorded with Chelan County under AFN 2206833.

A previous minor modification dated October 14, 2010 is hereby superseded with setbacks identified in these guidelines.

Permitted uses

Permitted uses are as follows:

- A. One-family dwelling, but not to exceed one dwelling on any one lot; provided, that the lot has been legally created through the appropriate City approval processes;
- B. Temporary construction offices within the tract or subdivision on which buildings are being erected and only for the duration of active construction;
- C. Hotels/motels (vacation rentals) and community recreation centers.
- D. Family day care homes, subject to licensing requirements of the Washington State Department of Social and Health Services and Fire Code requirements as set forth in Chapter [212-54](#) WAC;
- E. Home occupations that involve no customers or other business-related visitors to the home business, no signs or other outward appearance that a business exists in the home, no delivery trucks, and no more than one individual residing within the home who is active in the home occupation business; provided, that if the planning director is given satisfactory proof of a physical disability of the individual wishing to engage in a home business or occupation, a volunteer or employee may assist in the home occupation. In addition, the home occupation must comply with the conditions for home occupation set forth in Section [17.56.060](#) including the payment of any and all associated fees established by the City of Chelan;
- F. Special events as allowed in CMC 5.50
- G. Parks, playgrounds, playground equipment, community gathering spaces and buildings, pools, architectural & landmark features, fireplaces, fire-pits, greenways and other active and inactive recreation facilities to be used by residents in the Community. Also included are common area support facilities and necessary management, orientation and educational signage.

Accessory uses

Accessory uses are as follows:

- A. **Attached or freestanding private garages**, carports or combination thereof not to exceed fifty percent of the floor area of the principal structure, including basement area; provided, that all single-family residences, regardless of size, shall be allowed a minimum size private garage or carport of nine hundred sixty square feet. A garage larger than the standards set out herein shall be allowed as a conditional use under the conditions set forth under Section [17.20.030](#).

- B. **Freestanding Carriage style buildings**, typically including a single- or double-car garage and most commonly two stories in height are allowed outright provided: 1) they shall be architecturally compatible and complementary to the primary dwelling; (2) they shall be designed to function as an extension of the primary residence; and (3) they are not considered to be an accessory dwelling unit unless a conditional use permit has been issued.
- C. **Other accessory buildings** besides garages shall collectively be no more than twenty-five percent of the floor area of the principal structure, excluding the basement area, and not to exceed six hundred square feet, provided that, regardless of size of the principal structure, other accessory buildings collectively may be at least three hundred square feet;
- D. **Agricultural uses** with the exception of the keeping of livestock;
- E. **Fences:**
1. Front yard: Forty-two inches maximum height. On corner lots, fences shall be limited to thirty-six inches in height for a distance of fifteen feet from the intersection of the property lines abutting the street and to forty-two inches for the remainder of the front yard facing on those streets.
 2. Where two adjoining properties have front yards of differing depths, any fence built along the side yard between the two properties shall not exceed a height of forty-two inches adjacent to the front yard of either dwelling.
 3. Front yard fence height may be increased to a maximum of four feet in those instances where a “family day care home, mini day care center and day care centers” have been established in accordance with the provisions of [Section 17.56.080](#).
 4. Side yard: Six feet maximum height.
 5. Rear yard: Six feet maximum height.
 6. Where there is a difference in grade between two adjoining properties, the base line for the fence height shall be the median of the difference between the grades of the two properties.
- F. **Architectural Site amenities:** These are separate & free-standing from the primary or accessory structure, and can include covered patios, trellises, flag poles, storage sheds not larger than 120sf, outdoor fireplaces, or other similar amenities.
- G. **Swimming pools:** All swimming pools must be located behind the front yard setback line and the yard or area around them must be enclosed by a fence of not less than four feet in height. At least a five-foot setback from all side and rear property lines must be maintained.

Conditional Uses

Conditional uses are as follows:

- A. Accessory Dwelling Units (ADU).
 1. Intent.
 - a. To provide infill housing opportunities.
 - b. To provide affordable housing options.
 - c. To provide an opportunity for rental income for property owners.
 2. Standards for all ADUs. One accessory dwelling unit for each single family lot is permitted provided all of the following conditions are met:
 - a. ADU Entrance.
 - i. The ADU entrance shall be subordinate to the principal dwelling unit entrance.
 - ii. A pedestrian walkway shall be provided from the street or alley to the ADU entrance;
 - b. No more than two bedrooms shall be provided in an accessory dwelling unit;
 - c. ADUs shall contain a minimum of three hundred square feet in floor area, exclusive of stairways or garage area;
 - d. One additional off-street parking space shall be required for an ADU;
 - e. The presence of an accessory dwelling unit must be clearly identified on each entrance by proper numbering; and
 - f. The orientation of the ADU shall, to the maximum extent practical, maintain the privacy of residents in adjoining dwellings as determined by the physical characteristics surrounding the ADU, including landscape screening, fencing, and window and door placement.
 - g. An ADU shall be considered a separate dwelling unit and any approvals must meet the density allowances permitted in the Planned Development.
- B. Bed and breakfast under conditions set forth in Chapter [17.56](#).
- C. Churches under conditions set forth in Chapter [17.56](#).
- D. Historical site or structure under conditions set forth in Section [17.56.200](#).
- E. Home occupations, not meeting the permitted use criteria set forth in Section 17.20.010F, under conditions set forth in Chapter [17.56](#).
- F. Mini day care centers, and day care centers within churches and other semipublic building, under conditions set forth in Chapter [17.56](#).
- G. Municipal buildings under conditions set forth in Chapter [17.56](#).
- H. Public schools and private schools offering curricula similar to public schools under conditions set forth in Chapter [17.56](#).
- I. Telephone exchanges, electrical substations and similar uses of public service corporations provided they are either:
 1. Completely enclosed within buildings which conform to and

harmonize with surrounding buildings as to type of architecture and landscaping and comply with the setback requirements of the R-1 zone; or

2. If the use is of an outdoor nature, such as a neighborhood electric substation, it shall be completely enclosed by a view-obscuring fence or hedge with the exterior grounds landscaped and the enclosure to meet the following setback requirements:
 - a. Front yard: Thirty feet;
 - b. Side yard: Twenty feet;
 - c. Rear yard: Ten feet if abutting on alley, otherwise twenty feet.
- J. Garage and carport sizes larger than fifty percent of the floor area of the principal structure, including basement area.
- K. Places of private or public assembly under conditions set forth in Chapter [17.56](#);

Dimensional Standards

Dimensional standards are as follows:

- A. Minimum lot area: Thirty six hundred square feet;
- B. Minimum width of lot at building line: Forty feet;
- C. Minimum lot depth: Not applicable
- D. Maximum building height: Thirty-five feet;
- E. Maximum land coverage: Seventy five percent for all buildings;
- F. Yard and Setback determinations:

General Note: Three Building Setback Diagrams are attached to clarify yard determination and represent the setback allowances for differing lot configurations & circumstances. In all circumstances, these Diagrams shall be the primary means of determining appropriate setback and yard areas.

1. Primary & Accessory building setback:

Front yard: Varies dependent on circumstance- refer to Building Setback Diagrams for clarification.

Side & rear yard: Varies dependent on circumstances- refer to Building Setback Diagrams for clarification. This will not apply to any lots touching the western boundary of the PD.

2. Architectural Element Setback:

Architectural features that project from the primary or accessory building are permitted to extend into the Primary building setback, as exhibited on the Building Setback Diagrams. Examples of such architectural features are: porches, stoops, bays, balconies, decks, chimneys, trellises and the like.

Architectural Site Amenities which are not attached to the primary or accessory building must adhere to the Architectural Element Setback as exhibited on the Building Setback Diagrams.

3. Accessory Building common wall alternate:

Accessory buildings may be permitted a common wall alternate subject to meeting all building code responsibilities, and the recording of a common party wall agreement between affected properties with the Chelan County Auditor. This Party Wall Agreement must address necessary easements for maintenance, occupancy and appearance. The form of Agreement must be approved by the City of Chelan prior to recording.

See Building Setback Diagrams for example of this alternate.

4. Alley/Lane Access provisions:

Any lot having an alley or lane access alternate must orient garage to access from such alley or lane.

Deviations

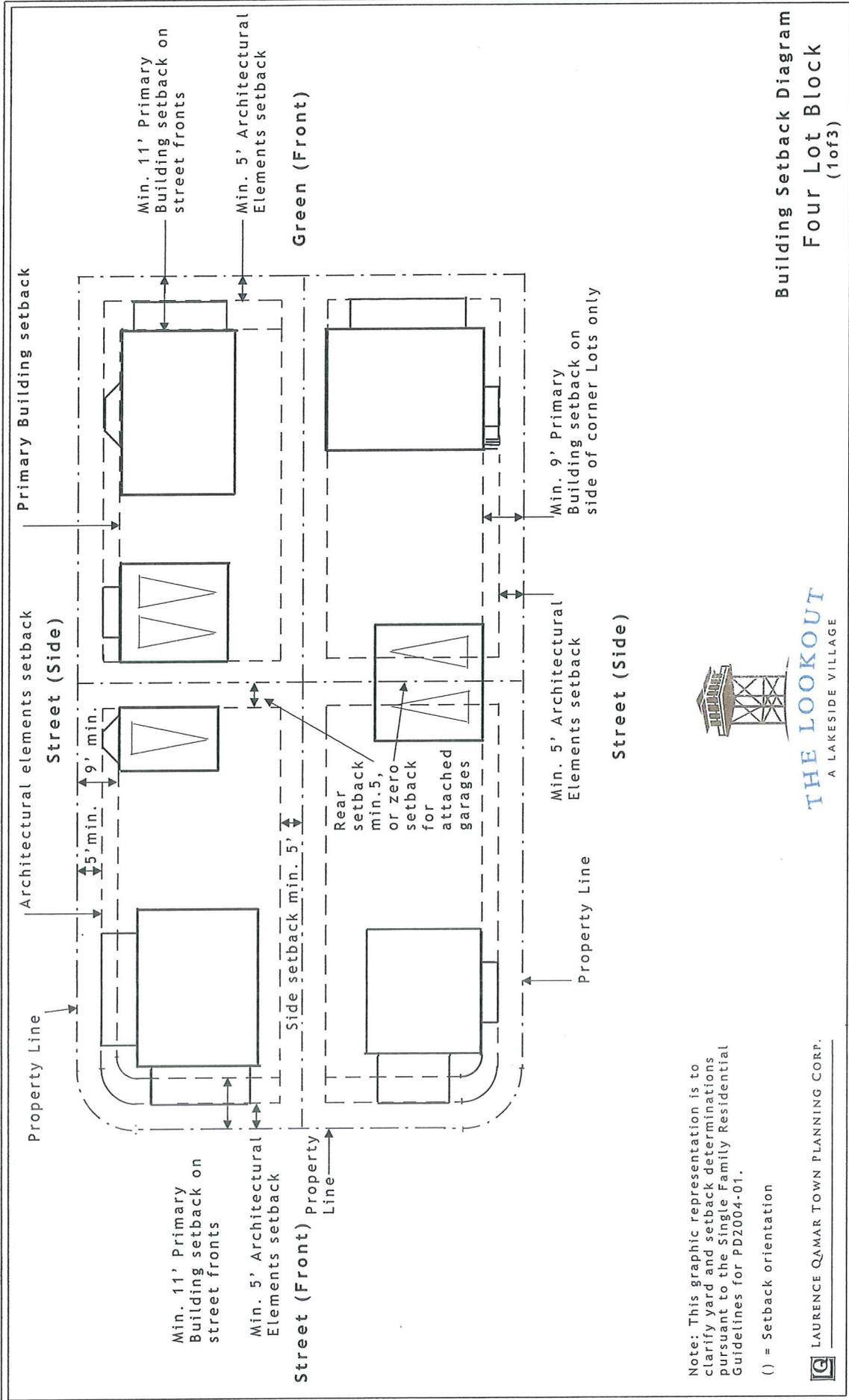
To encourage the implementation of alternative or innovative practices, the Planning Director shall have the authority to review a request from an applicant for deviations from these standards provided the deviation(s) implement the intent of the standard to be modified and provide equivalent benefits without significant adverse impacts on the environment or surrounding development. The decision to approve or deny the request shall include consideration of written information submitted by the applicant, which shall include the following:

- i. The specific deviation(s) being requested.
- ii. A description of how the requested alternative(s) will implement the intent of the standard to be modified and provide equivalent benefits without significant adverse impacts on the environment or surrounding development.
- iii. Agreement to extend the city's regulatory time frame, when

applicable, to review and act on the request.

The Planning Director shall notify the applicant in writing of the decision as part of the normal permit review process and shall document his or her findings in support of the decision.

Conditions of Approval. In granting a deviation, the Planning Director may require conditions that will substantially secure the objectives of the standard to be modified and that will substantially mitigate any potential adverse impact on the environment or surrounding development (including the existing character of the neighborhood), including but not limited to additional landscaping or buffering.

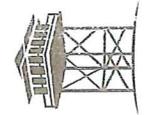


Building Setback Diagram
Four Lot Block
 (1 of 3)

Note: This graphic representation is to clarify yard and setback determinations pursuant to the Single Family Residential Guidelines for PD2004-01.

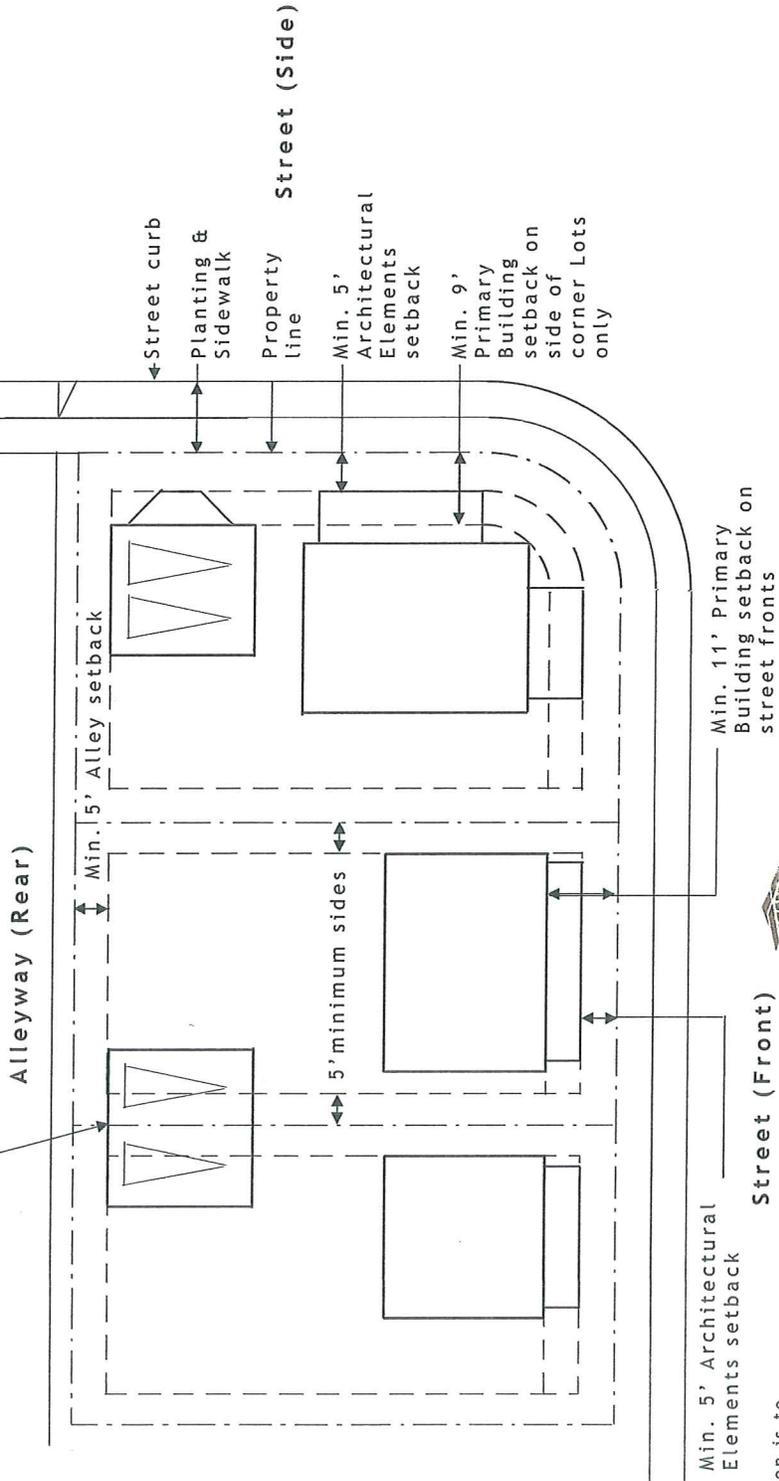
() = Setback orientation

LAURENCE QAMAR TOWN PLANNING CORP.



THE LOOKOUT
 A LAKESIDE VILLAGE

Attached garages straddling side property lines permitted, otherwise 5' min. side setback applies



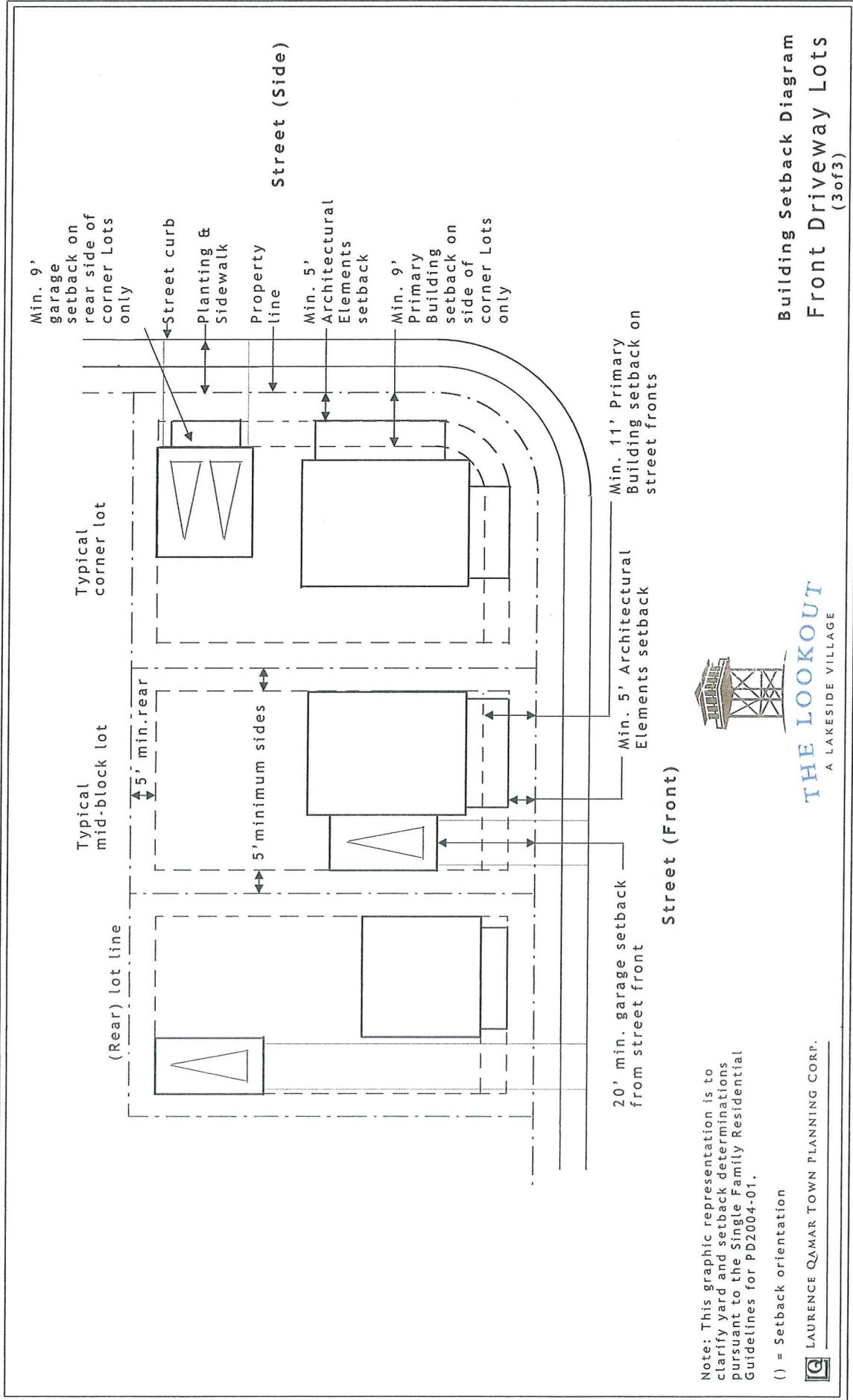
Note: This graphic representation is to clarify yard and setback determinations pursuant to the Single Family Residential Guidelines for PD2004-01.

() = Setback orientation

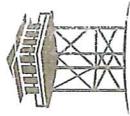
LAURENCE QAMAR TOWN PLANNING CORP.



**Building Setback Diagram
Rear Alley Lots
(2 of 3)**



**Building Setback Diagram
Front Driveway Lots
(3 of 3)**



THE LOOKOUT
A LAKESIDE VILLAGE

Note: This graphic representation is to clarify yard and setback determinations pursuant to the Single Family Residential Guidelines for PD2004-01.

() = Setback orientation

LAURENCE QAMAR TOWN PLANNING CORP.

plat 2206883 T27 R22 S11 1 of 3 p 29/97

GRANITE RIDGE

A PORTION OF THE SE 1/4 OF THE NW 1/4 AND THE NE 1/4 OF THE SW 1/4 SEC. 11, T. 27 N., R. 22 E.W.M. CHELAN COUNTY, WASHINGTON

LEGAL DESCRIPTION
PARCEL A, CITY OF CHELAN (S.L. NO. 204-6551), AS RECORDED IN BOOK 19 OF EIGHT PLATS AT PAGE 7A.

DEDICATION
GRANITE RIDGE AND PEOPLE BANK. THE OWNERS OF ALL THE PROPERTY INVOLVED IN THIS DEDICATION, HEREBY CONSENT TO THE DIVISION OF LAND AS PROPOSED IN THIS APPLICATION, AND TO THE USE OF THE PUBLIC TRAIL AND PROPERTY LOCATED THEREON AS SHOWN ON THE PLAT, AND TO ALL CLAIMS FOR DAMAGES AGAINST ANY DEDICANT AUTHORITY WHICH MAY BE OCCASIONED TO THE ADVANCEMENT OF THE PUBLIC INTEREST IN THE CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC TRAILS.

NOTE: AN AGREEMENT TO THE CITY OF CHELAN AND ALL OTHER APPROPRIATE UTILITIES IS BEING OBTAINED FOR THE CITY OF CHELAN AND ALL OTHER APPROPRIATE UTILITIES ARE NOT INCLUDING WITH THE DEDICATION OF THIS CITY ON THE PUBLIC UTILITY.

IN WITNESS WHEREOF WE HAVE HERETO SET OUR SIGNATURES
THIS 15th DAY OF AUGUST, 2005.

Barbara J. Walker
Barbara J. Walker
Barbara J. Walker
Barbara J. Walker
Deann W. Jahn
Deann W. Jahn
Clayton J. O'Connell
Clayton J. O'Connell
People Bank

ACKNOWLEDGEMENT
THIS IS TO CERTIFY THAT ON THE 15th DAY OF AUGUST, 2005, BEFORE ME, THE ABOVE SIGNED PERSONALLY APPEARED TO ME, I KNOW TO BE THE TRUE AND SOLE OWNERS OF THE PART AND WHOLE OF THE LAND AND ACKNOWLEDGED TO ME THAT THEY OWNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SPECIFIED AND ON OATH SWORN THAT THEY ARE AUTHORIZED TO EXECUTE THE SAME ON BEHALF OF GRANITE RIDGE LLC.



WITNESSED BY HAND AND SEAL, THE DAY AND YEAR LAST ABOVE MENTIONED.
Notary Public
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT:

ACKNOWLEDGEMENT
THIS IS TO CERTIFY THAT ON THE 15th DAY OF AUGUST, 2005, BEFORE ME, THE ABOVE SIGNED PERSONALLY APPEARED TO ME, I KNOW TO BE THE TRUE AND SOLE OWNERS OF THE PART AND WHOLE OF THE LAND AND ACKNOWLEDGED TO ME THAT THEY OWNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SPECIFIED AND ON OATH SWORN THAT THEY ARE AUTHORIZED TO EXECUTE THE SAME ON BEHALF OF PEOPLE BANK.



WITNESSED BY HAND AND SEAL, THE DAY AND YEAR LAST ABOVE MENTIONED.
Notary Public
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT:

NOTICE:
1. THE CITY OF CHELAN AND ALL OTHER APPROPRIATE UTILITIES ARE NOT INCLUDING WITH THE DEDICATION OF THIS CITY ON THE PUBLIC UTILITY. THE CITY OF CHELAN AND ALL OTHER APPROPRIATE UTILITIES ARE NOT INCLUDING WITH THE DEDICATION OF THIS CITY ON THE PUBLIC UTILITY.
2. THE CITY OF CHELAN IS NOT RESPONSIBLE FOR MAINTENANCE OF PUBLIC TRAILS OR FACILITIES WITHIN THE CITY OF CHELAN.
3. THE CITY OF CHELAN IS NOT RESPONSIBLE FOR MAINTENANCE OF PUBLIC TRAILS OR FACILITIES WITHIN THE CITY OF CHELAN.
4. NO BUILDING DEVELOPMENT PERMIT SHALL BE ISSUED UNTIL ALL NECESSARY PERMITS HAVE BEEN OBTAINED FROM THE CITY OF CHELAN AND ALL OTHER APPROPRIATE UTILITIES.
5. THE CITY OF CHELAN AND ALL OTHER APPROPRIATE UTILITIES ARE NOT INCLUDING WITH THE DEDICATION OF THIS CITY ON THE PUBLIC UTILITY.

ATTACHMENT
Legal Description

+ Minor Modification
PD2004-01

SHT 1 OF 3

Eylandson & Associates Inc.
Professional Land Surveyors

ADDRESS: 209-688-2559; CHELAN, WA 98820-4109;
E. WEATHERS: 209-688-2552; HUNTER: 209-729-2272;
DRAWN BY: JLF; LAYOUT: FINAL PLAT
DATE: 08/10/05; FILE NO: 20041075-P29
JOB NO: 20041075-FINAL

SCALE: 1" = 20'

EXAMINED AND APPROVED
CITY COUNCIL
APPROVED BY CHELAN CITY COUNCIL THIS 11th DAY OF AUGUST, 2005.
Mayor
CITY CLERK
CITY PUBLIC WORKS DIRECTOR



TREASURER'S CERTIFICATE
I HAVE RECEIVED FROM THE CITY OF CHELAN THE AMOUNT OF \$10,000.00 WHICH HAS BEEN DEPOSITED IN THE CITY OF CHELAN TREASURY ACCOUNT AND I HAVE RECEIVED FROM THE CITY OF CHELAN THE AMOUNT OF \$10,000.00 WHICH HAS BEEN DEPOSITED IN THE CITY OF CHELAN TREASURY ACCOUNT AND I HAVE RECEIVED FROM THE CITY OF CHELAN THE AMOUNT OF \$10,000.00 WHICH HAS BEEN DEPOSITED IN THE CITY OF CHELAN TREASURY ACCOUNT.

SURVEYOR'S CERTIFICATE

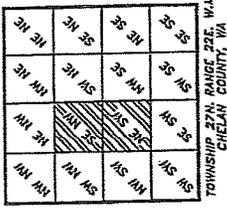
I HAVE BEEN EMPLOYED AS A LAND SURVEYOR BY THE STATE OF WASHINGTON, CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION, DURING THE PERIOD FOR WHICH THIS PLAT IS VALID AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF WASHINGTON AND THAT I AM NOT PROVIDING ANY OTHER SERVICES TO THE CLIENTS OF THIS PLAT.



AUDITOR'S CERTIFICATE

I HAVE REVIEWED THIS PLAT AND CERTIFY THAT THE SAME IS CORRECT AND ACCURATE AND THAT THE SAME IS IN ACCORD WITH THE RECORDS OF GRANITE RIDGE LLC AND PEOPLE BANK.

AUDITOR'S INDEX SKETCH



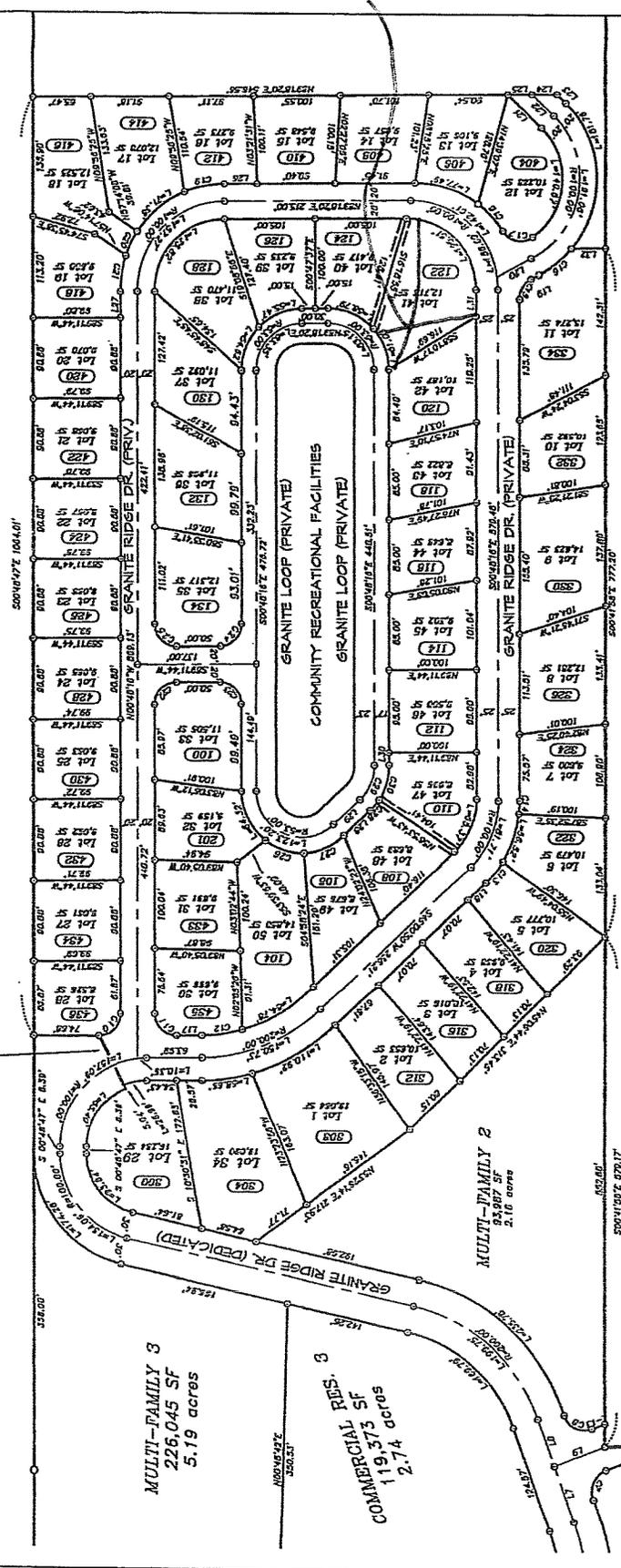
Plot ofn 2206883

T27 R22 S11

3 of 3 P 29/99

GRANITE RIDGE

NOTES: ALL RIGHTS OF WAY FROM THIS LINE TO S.R. 100 IS HEREBY DEDICATED TO THE PUBLIC. THE REMAINDER OF THE STREETS ARE PRIVATE.



Exclusion



- LEGEND**
- FOUND MONUMENT
 - FOUND REBAR WITH CAP
 - CALCULATED POINT
 - STREET ADDRESS
- NOTE: ALL FOUND MONUMENTS AND REBARS WERE LOCATED BY THE SURVEYOR AND ALL CENTRAL CONTROL POINTS WERE ESTABLISHED AND LOCATED PRIOR TO DOING THIS SURVEY. SEE THE BOOK TO BE RELEASED BY THE CITY OF DENVER.

BASIS OF BEARINGS:

WASHINGTON MERIDIAN AND OTHER MERIDIAN BEARINGS ARE BASED ON STATION ON RANGE STATION CPM MEASUREMENTS. ASTROMETRIC NORTH BEARS APPROXIMATELY 0.0001° W OF TRUE NORTH.

SCALE: 1" = 60'

0 60' 120'

EQUIPMENT & PROCEDURES

EQUIPMENT: LEICA T501 TOTAL STATION
LEICA BR4010 DISTO

PROCEDURES: INITIAL CONTROL ESTABLISHED BY READING OF OBSERVATIONS WITH A FREQUENCY OF 300 HZ. ALL MEASUREMENTS WERE MADE WITH THE DISTO BETWEEN THIS CONTROL TO OBTAIN ADDITIONAL LINE BEARINGS AND FOR CORNER IDENTIFICATION. USING LEAST SQUARES ANALYSIS PROCEDURE. MEET OR EXCEEDS N.E.C. 315-100-00.

DATE OF SURVEY: INITIAL CONTROL RE-QUOTED: 2003
CORNER SET: 2003

Erlandsen & Associates Inc.
Professional Land Surveyors

BRANSTETER: 505-609-2329; CHILAN: 505-602-4189;
E. REMATCHES: 505-584-2542; HUNTSMAN: 505-588-2328;
DRAWN BY: JCF LAYOUT FINAL PLAN
DATE: 02/10/03 FILE NO: 20010702.PPS
JOB NO: 2001099

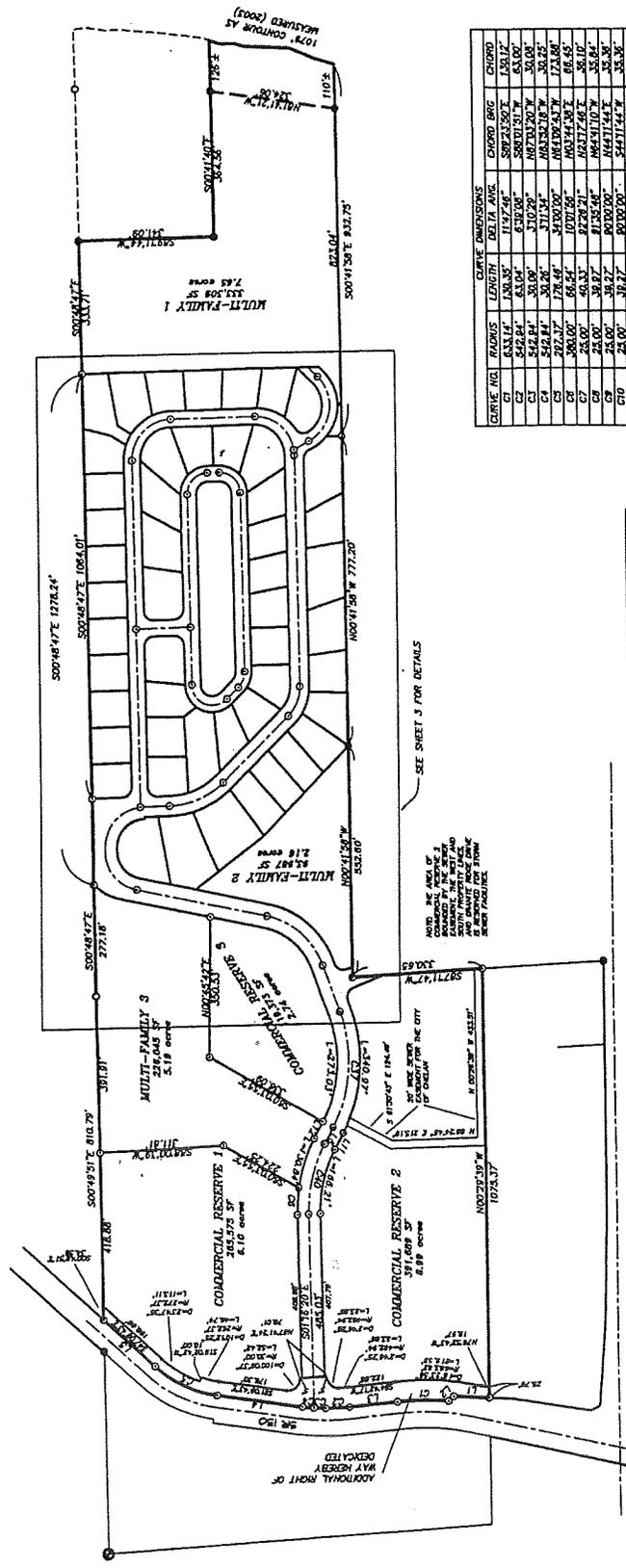
SHT 3 OF 3

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T27 R22 S11
2 of 3
7/29/98

GRANITE RIDGE

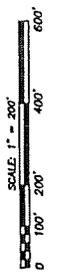
plat
ofn 2206883



SEE SHEET 3 FOR DETAILS

NOTE: THE AREA OF COMMERCIAL RESERVE 1 IS BEING OFFERED TO THE CITY OF DANVERS FOR THE CITY'S USE AS A COMMERCIAL RESERVE. THE CITY AND DANVERS MAY BE REQUIRED TO ACQUIRE THIS AREA THROUGH EXISTING EASEMENTS.

LINE NO.	LINE TABLE	CHORD	CHORD BRG	CHORD
L1	S89°21'47"E	80.00	112.74	100.00
L2	N48°55'44"E	17.47	148.92	148.92
L3	N41°52'45"E	122.89	148.92	148.92
L4	S81°09'43"E	212.89	148.92	148.92
L5	S27°09'43"E	175.87	148.92	148.92
L6	S20°21'55"E	62.26	148.92	148.92
L7	S80°21'55"E	56.81	148.92	148.92
L8	N82°20'56"E	61.82	148.92	148.92
L9	S89°20'56"E	66.71	148.92	148.92
L10	S89°20'56"E	66.71	148.92	148.92
L11	S89°20'56"E	66.71	148.92	148.92
L12	S89°20'56"E	66.71	148.92	148.92
L13	S89°20'56"E	66.71	148.92	148.92
L14	S89°20'56"E	66.71	148.92	148.92
L15	S89°20'56"E	66.71	148.92	148.92
L16	S89°20'56"E	66.71	148.92	148.92
L17	S89°20'56"E	66.71	148.92	148.92
L18	S89°20'56"E	66.71	148.92	148.92
L19	S89°20'56"E	66.71	148.92	148.92
L20	S89°20'56"E	66.71	148.92	148.92
L21	S89°20'56"E	66.71	148.92	148.92
L22	S89°20'56"E	66.71	148.92	148.92
L23	S89°20'56"E	66.71	148.92	148.92
L24	S89°20'56"E	66.71	148.92	148.92
L25	S89°20'56"E	66.71	148.92	148.92
L26	S89°20'56"E	66.71	148.92	148.92
L27	S89°20'56"E	66.71	148.92	148.92
L28	S89°20'56"E	66.71	148.92	148.92
L29	S89°20'56"E	66.71	148.92	148.92
L30	S89°20'56"E	66.71	148.92	148.92
L31	S89°20'56"E	66.71	148.92	148.92
L32	S89°20'56"E	66.71	148.92	148.92



SCALE: 1" = 200'

CURVE NO.	RADIUS	LEN	CHORD	CHORD BRG	CHORD
C1	150.00	112.74	100.00	112.74	100.00
C2	150.00	112.74	100.00	112.74	100.00
C3	150.00	112.74	100.00	112.74	100.00
C4	150.00	112.74	100.00	112.74	100.00
C5	150.00	112.74	100.00	112.74	100.00
C6	150.00	112.74	100.00	112.74	100.00
C7	150.00	112.74	100.00	112.74	100.00
C8	150.00	112.74	100.00	112.74	100.00
C9	150.00	112.74	100.00	112.74	100.00
C10	150.00	112.74	100.00	112.74	100.00
C11	150.00	112.74	100.00	112.74	100.00
C12	150.00	112.74	100.00	112.74	100.00
C13	150.00	112.74	100.00	112.74	100.00
C14	150.00	112.74	100.00	112.74	100.00
C15	150.00	112.74	100.00	112.74	100.00
C16	150.00	112.74	100.00	112.74	100.00
C17	150.00	112.74	100.00	112.74	100.00
C18	150.00	112.74	100.00	112.74	100.00
C19	150.00	112.74	100.00	112.74	100.00
C20	150.00	112.74	100.00	112.74	100.00
C21	150.00	112.74	100.00	112.74	100.00
C22	150.00	112.74	100.00	112.74	100.00
C23	150.00	112.74	100.00	112.74	100.00
C24	150.00	112.74	100.00	112.74	100.00
C25	150.00	112.74	100.00	112.74	100.00
C26	150.00	112.74	100.00	112.74	100.00
C27	150.00	112.74	100.00	112.74	100.00
C28	150.00	112.74	100.00	112.74	100.00
C29	150.00	112.74	100.00	112.74	100.00
C30	150.00	112.74	100.00	112.74	100.00
C31	150.00	112.74	100.00	112.74	100.00
C32	150.00	112.74	100.00	112.74	100.00
C33	150.00	112.74	100.00	112.74	100.00
C34	150.00	112.74	100.00	112.74	100.00
C35	150.00	112.74	100.00	112.74	100.00
C36	150.00	112.74	100.00	112.74	100.00
C37	150.00	112.74	100.00	112.74	100.00
C38	150.00	112.74	100.00	112.74	100.00
C39	150.00	112.74	100.00	112.74	100.00
C40	150.00	112.74	100.00	112.74	100.00

SHT 2 OF 3

Erlandsen & Associates Inc.
Professional Land Surveyors

PROFESSOR: 508-889-2528
E. MEASURE: 508-884-2552
DRAWN BY: J.R.
DATE: 08/10/05
SCALE: 1" = 200'

FILE NO. 20041076-PFLA
JOB NO. 20041076-PFLA

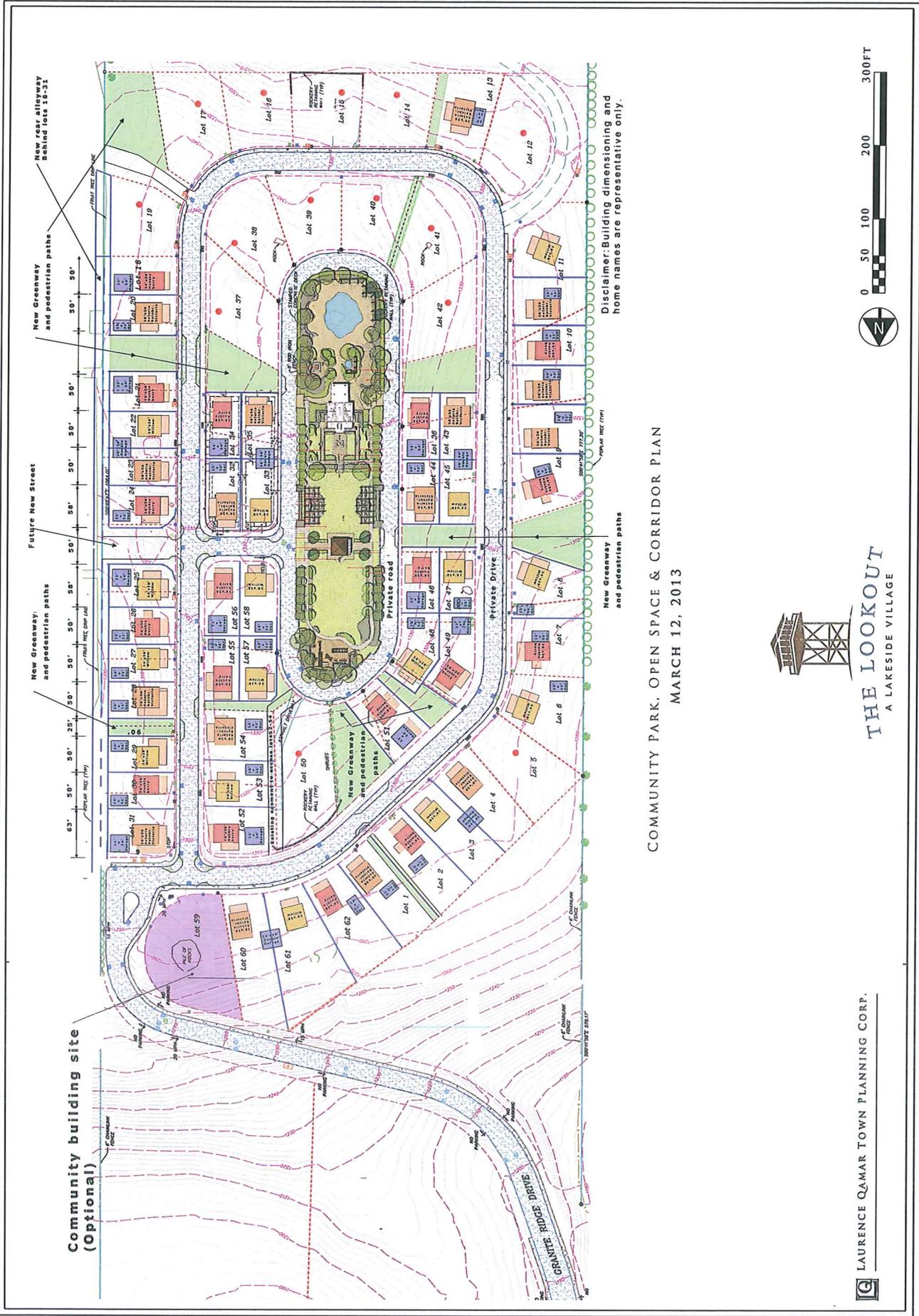


Exhibit 4