



Community Development Department

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

(509)682-8017
Fax (509)682-8050

NOTICE OF APPLICATION

SUB2017-01 & VAR2017-02 Holiday Hills
October 11, 2017

The City of Chelan received a subdivision and variance applications on August 21, 2017. The application was deemed complete on September 18, 2017.

Project Description: The 84.79 acre Holiday Hills Project provides the infrastructure required by the City of Chelan to subdivide three existing large parcels into approximately 250 parcels. The development consists of both RM (Residential Multifamily) and TA (Tourist Accommodation) zoning.

Residential Multifamily: 173 parcels are designated as townhouse only, a sub classification of the RM zoning. These parcels are designed to accommodate the construction of individually owned residential units that share a common wall. Each building may consist of between 2 and 6 units.

Five additional RM zoned parcels provide the infrastructure needed for multifamily apartment buildings such as low-income housing, apartments or condominiums. This zoning does not allow short term or vacation accommodations. These 178 parcels have been specifically created to provide affordable housing opportunities within the Chelan City Limits.

Tourist Accommodation: 15 new parcels have been created to encourage tourist related amenities along the highway and at the lowest areas of the development. These lots are larger and will contain the road frontage and utilities needed for the future development of hotels, condominiums, restaurants, spas and commercial retail buildings.

27 parcels have been designed as transition parcels that can be developed as either short term rental units (townhouses) or single family housing depending on market demands. The remaining 28 parcels located at the highest elevations provide single family residences or single unit vacation housing. The Holiday Hills project will provide all of the necessary water, sewer, public roads, storm facilities and utilities to make each parcel ready for lot development. project phasing will be used to limit the disturbed area during construction.

The variance request is for lot depth; CMC 17.24.040(c) from the required 80 feet to 60 feet due to topography of the site.

Project Location: South and west of Mountain View Terrace ; Chelan County Parcel Nos: Parcel # 272214410800 - T 27N R 22EWM 5 14 LOT 1 BLA 2003-07; PT SE1/4 & PT N1/2 NE; Parcel # 272214410700 - T 27N R 22EWM 5 14 NESE; Parcel # 272213311350 - T 27N R 22EWM 5 13 L 1 SP 2008

Project Applicant: Palisade Capital Holdings LLS; Jon McCreary; 1505 N Miller, STE 260 Wenatchee, WA 98801

Environmental Review: The City of Chelan, as SEPA lead agency, has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of non significance (DNS). 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.

Comment Period: Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. **Written comments must be submitted by Wednesday, October 25, 2017** to:
City of Chelan
Department of Planning & Community Development – Attn: Craig Gildroy
P.O. Box 1669
Chelan, WA 98816

Public Hearing Date: To Be Determined. Any person has the right to comment on this application, receive notice of and provide written or oral testimony at any hearings, request a copy of the decision once made, and appeal rights.

Other required permits not included in the application to the extent known by the City of Chelan: City of Chelan subdivision approval, City of Chelan fill & grade permit, City of Chelan review of engineering design plans for public infrastructure improvements, NPDES Permit - WA State Dept. of Ecology and other State and Federal Permits as necessary

Applicable Policies, and Requirements: The following development regulations will be used for project mitigation and consistency: City of Chelan Comprehensive Plan, City of Chelan Municipal Code, City of Chelan Shoreline Master Program, City of Chelan Development Standards, International Building Codes, Applicable State and Federal regulations

Required Studies: Geotechnical Evaluation and Geological Hazards Assessment, NGA May 23, 2017; Traffic Impact Analysis, TENW May, 17, 2017 and other studies as required.

