

Date	County concerns	Comment submitted by:	General comments	Housing	Public Services & Utilities
8/23/25	Short-term rental regulations Zoning and land use designations Housing development policies Economic growth targets and sustainability	Email to County Commissioners	Dear Council members: We are all Stehekin property owners, some of us with roots in Stehekin going back several generations. We are deeply concerned by the "Stehekin Community Plan" document released at the June meetings in Stehekin. This document does not capture Stehekin's unique attributes, takes sides in highly contested community debates, and sets up further community fractures. Here are the elements that must be included in any successful Stehekin community plan: 1. Place front and center Stehekin's location within the North Cascades National Park Complex and its wild, natural beauty as the draw for permanent residents and visitors and source of the economic wealth in the valley; 2. Address the fundamental dilemma facing the community, namely the conflict between private development and the wild, natural beauty that draws that development; 3. Acknowledge Stehekin as a place of tight geographic and resource limits that development has already begun to exceed (indeed the Plan incorrectly assumes a necessary "minimum critical mass" rather than the far more salient maximum carrying capacity or how different types of use result in vastly different carrying capacities—consider backpacking versus renting an air-conditioned house with accompanying SUV). Regulations should be structured to ensure that development does not exceed these limits; 4. Acknowledge that the current structuring of the many public subsidies from both federal and county government that the Stehekin community receives (from low-priced public power to free garbage to road maintenance to firefighting to effective exemption from building codes) has created perverse incentives. The current structure of subsidies encourages private profit at the expense of the public good. A successful plan must address how to restructure subsidies to promote the public good and protect the Stehekin environment; and 5. Acknowledge the full spectrum of Stehekin stakeholders, including visitors from around the nation and the world, part-time residents, and seasonal workers, as well as year-round residents. A final community plan that does not address these issues will ultimately fail. We urge you to include the elements above in your plan.		
10/22/25	Zoning and land use designations Housing development policies Floodplain development restrictions Upper valley road reconstruction	10/22 meeting notes	Some people were concerned that we were too focused on rezoning as a solution. They cautioned to be careful looking at zoning solutions without a cohesive community vision.	The community has expressed that there is a housing shortage, and any available housing sells for more than younger generations may be able to afford. Affordable housing would be appreciated to accommodate people that want to come back and start families here. A lot of private parcels and housing occurs within the floodplain. Flooding is a big issue in Stehekin because there have been 3 big floods in the last 15 years that have impacted houses, and in some cases wiped out residential development in areas. Interest by people to consider generational shifts in the community from older community members and continuing to make Stehekin an attractive place to be for younger generations.	The road is currently owned and maintained by the NPS. Cragg Courtney currently plows it, but the NPS slashed his payment making it a financial burden, but he still plows the road more than he has to out of obligation to the community. We discussed that there are specific services - indicator services - that need to remain viable, and can only be viable if there is an active population up here that is utilizing them. For example, Tom needs to have enough people up here purchasing gas to make it worthwhile for him to maintain a pumping station; the post office, school, and other facilities need enough people - and for the school, young people - to make it worthwhile to retain those services here.
10/22/25		10/22 sticky notes		<ul style="list-style-type: none"> -Postal person-specific housing -Young people and young families -Rural Village -RRR -Young people and workers need housing - explore ways to discourage absentee home ownership. -Better lodge housing for Employees -Minimal Restrictions -Zoning overlay w/ RV & RRR permissible uses -It is difficult for young people to find and afford property. 	<ul style="list-style-type: none"> -Update power plant for better output -Update power plant -More Power -Power plant update/overhead -PLUD install dynamic switching to each home to allow better use of power during have load times -Restrooms at Landing at Ground Level -Highschool -Fire district active role in fireline maintenance -Address high power draw of unoccupied cabins in winter
11/2/25		Email to Mike and Teka	Last week Ron sent out the 2011 response to the Park's "Land Protection Plan" to Stehekin Heritage members for a background in future planning. I had a chance to read through it this weekend, and it became even more clear why the voices on this side of the aisle aren't a lot louder. This battle and these arguments have been brought up over and over again in attempts to keep the community alive. This response is one of many battles with the park, but it is one I hadn't seen the specifics of the response before. I couldn't help but wonder if you have seen it. It is worth reading if you have not I have to wonder if the same old approach has any value. I know many people feel it will go nowhere and is not worth the effort. My successes in life have come from getting over the hump and going for the gold. What if the county did the same? Instead of timidly lacking a plan for hopeful survival on the wall and incorporating some zoning changes, what if it proposed a thriving community involving a buyback program that would also support the mission of the park, along with a threat to sue for the destruction of a historical community (and anything else it can come up with) if not implemented? It might not happen, sure, but you might get an agreement to not buy any more land if you'll just leave them alone... and who knows, maybe you'll get more than you think. I also believe that if the cards are played right, Stehekin can actually increase county revenue. It is a jewel in the rough. I don't believe in or want the kind of development that involves condos and T-shirt shops. I've seen plenty of places ruined going down that road. But kept as an outdoor's adventurer's paradise with family owned business that offer the opportunity to experience America's Dolomites... the dollar per visitor rate can go through the roof, and due to it's limited access points, many of those dollars will land in the rest of Chelan County as well. That thought brings me to transportation. I appreciate your recognition of Reed's issues as far as a barge landing. The problem goes deeper than that, and, I believe, if recognized and planned for sooner than later, a solution for not only the barge, but the ferries could be found. Safe, reliable, efficient access will pay for itself. That I am sure of, as that is how I make a living. Having provided that in several countries and states, I recognize the issues and would love to have a discussion that led somewhere on that subject. Once again, why not build a comprehensive plan for a thriving community and go for the gold? It can't be wrong for a county to propose a success story for one of its communities. If you haven't read the 2011 response, and would like to, let me know		
11/5/25		Email to Mike and Teka	<p>1.1 Bullet 1: It seems appropriate that the planning outline include an overview of the Stehekin Community's history. This wouldn't require a detailed encyclopedic account but rather a summary of the community's heritage of providing visitor services since the late 1800s. Links to more detailed histories could be provided for those interested in exploring Stehekin's history further. Stehekin Heritage is happy to collaborate with Anchor OEA to share relevant historical information. The planning team has likely considered a community history already; however, it's not entirely evident in section 1.1 of the draft outline.</p> <p>1.3 Bullet 1 - Stehekin Heritage appreciates that a clear "Purpose" for this planning effort is provided in the online materials accessible to the public. Bullets 2-5 are necessary; however, the planning team must include the following foundational documents throughout the planning process: PL 90-544 and the House and Senate Reports that accompany PL 90-544, the 1981 GAO Report, the NPS Land Protection Plan, and Stehekin Heritage's 2011 response to the LPP. These are all essential documents to reference and review during the planning process.</p> <p>4 We recommend that the title 1.4 be "Public Engagement." Public Engagement has two components. One is the "Existing Community" (Bullets 3 & 5). The second component aims for a broader category of public engagement (Bullets 2 & 4).</p> <p>4.1 Stehekin's demographic information is necessary as indicated.</p> <p>1.4.2 should be titled: "Engagement Opportunities," and 1.4.3 "Ongoing Engagement Opportunities." While Stehekin Heritage is committed to the ideal of "Community," the bullets really identify broader engagement opportunities.</p> <p>Section 2: Community Priorities. We recommend renaming it 'Stehekin Community Sustainability Priorities' and suggest reordering the subcategories to make 2.6 (Parcel Ownership) the first priority. This would be followed by 2.5 (Economic Sustainability), 2.4 (Public Services and Utilities), 2.7 (Transportation), including bullet points for Necessary Services for a Sustainable Community, such as passenger ferries and barge services. Next, 2.8 Parks and Recreation, and 2.2 Climate Resiliency (recommended change: "Community Resiliency," adding "Effects of Continued Land Acquisition" as a bullet). Section 2.1 mainly pertains to NPS jurisdiction.</p>	3 Fig. 1&2 - A historical listing showing the loss of private property since 1968 is important if the general "public" is to understand the limited amount of private property remaining in the Stehekin Valley. Anchor OEA should be encouraged to create dynamic charts visually displaying the reduction of private property since 1968. The record of land acquisition since 1968 is available from the National Park Service (NPS).	

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11/5/25		2011 Stehekin Heritage Response to Draft Land Protection Plan (LPP) and Stehekin River Corridor Implementation Plan (SRCIP)	PL 90-544 supports a sustained, vibrant community, public access and recreation.	Private land base is imperative as it supports and protects the Stehekin community now and into the future. Without private land, there is no community.	A private land base supports elements for the Stehekin community and visitors: -Recreation opportunities -Gathering locations - bakery, post office, community hall, church -School property and building -Resources (water, sand, rock, gravel, timber) -Private local service providers: carpenters, heavy equipment, freight barge, ferry access, fuel, well drillers -Power supply - Chelan Co. PUD -Emergency services and communications and local knowledge in emergency situations
11/12/25	Housing development policies	Jotform	I am a Stehekin property owner and while not on the committee, I've been quite involved with the process and connected with many who are. My comments map a set of guiding principles I wrote when thinking about Stehekin in 20 years to each of the themes provided. I've included the full list below. 1. Stehekin is a place where the trappings of modern life are made starkly that to its visitors - trappings. Reaching Stehekin and staying in Stehekin remains a challenging and rewarding experience for your average American. 2. Stehekin is a place where nature - its beauty and its whims - dominates the landscape and balances the activity of the humans within it. Modern comforts are not guaranteed and its visitors value that. 3. Stehekin remains a place where those who value its uniqueness, natural beauty, and contribute to the community which sustains it remain the stewards of its limited private property - i.e., NOT outsider or international private dollars. 4. Stehekin is a place where the chance your glance in any direction remains free of human, car, or other evidence of human activity is high. And restorative. 5. Specifically...Stehekin is a place where my children's phones do not have internet connectivity save for designated locations.		
11/14/25	Zoning and land use designations Housing development policies	Jotform		A variety of housing options are needed.	
11/17/25	Short-term rental regulations Zoning and land use designations Building codes and standards Housing development policies Economic growth targets and	Jotform		Short-term rentals need to be regulated, whether you postpone that issue beyond this planning effort or not. There need to be regulations in place to prevent loss of housing availability for long-term rentals. This loss would (already is!) affect the local economy, making it difficult for low-wage earners to live there. Unregulated short-term rental market will drive up the price of houses, creating an environment for speculation rather than serving the community of people who have chosen to live there. Unregulated short-term rental market fuels demand for rapid housing expansion, which is not sustainable and degrades the natural, wild character of the Stehekin Valley, which is contrary to the protections envisioned by including it in the North Cascades National Park Complex.	Please have incentives for conservation and home power generation via wind and solar as a key element in your planning. CCPUD cannot, and should not, anticipate unlimited power consumption growth. Such growth would undermine the natural, wild character of the Stehekin Valley, the reasons that it was included in the North Cascades National Park Complex as a special area to be protected from the kind of unchecked growth found elsewhere. Consider a moratorium on new electrical power hookups until growth limits are established and the current impending power shortage is addressed. The National Park Service, rightfully, subsidizes solid waste disposal in Stehekin. Please cooperate with them to provide and enforce guidelines to limit abuse of this subsidy by a few individuals that generate disproportionately-large quantities of solid waste or dispose of large items.
11/24/25	Zoning and land use designations Building codes and standards Housing development policies Economic growth targets and sustainability Floodplain development restrictions Critical areas protection Power consumption policies and coordination with PUD	Jotform		I would like a clear understanding of what the current need is, assuming that there is a shortage. For what kind of housing is there a shortage and for how many? Is it for tourist season help? How many units are thought to be needed? Could short term rental density limits help make more long term rentals more available? Are there unrealized creative ways to work with public and private property owners to address worker housing needs that could help and not increase new structures? (Is there housing that the NPS owns but is not using that could be made available to business employees? Can NPS prioritize hiring local residents with appropriate training and expertise that have housing.)	I understand that the PUD is making plans to add batteries to the hydro power plant for the valley. I would like to understand what their capacity will add. What can the valley expect for the capacity of these batteries. Will they increase the cost? Are they durable for this environment? How far into the future, what level of "development/growth" will they support? How aggressive would conservation need to be to make a measurable difference? What resources might the PUD be willing to put into it to help create a culture of conservation? Could it be that it could make good economic sense to promote Stehekin as a "less is more" experience. Maybe that won't appeal to every potential visitor, but perhaps it would appeal to plenty. Maybe if you require air conditioning, you go elsewhere, but if you love a tent cabin or a sleeping porch, you come to Stehekin. Are full and part time time residents prepared to turn the corner on electric conveniences? I wonder if the new smart meeting information could inform the homeowner on ways to decrease consumption?
11/26/25	Short-term rental regulations Zoning and land use designations Building codes and standards Housing development policies Floodplain development restrictions Critical areas protection Vehicle regulations and parking	Jotform	From the legislation that created the National Recreation Area: "In order to provide for the public outdoor recreation use and enjoyment of portions of the Stehekin River and Lake Chelan together with the surrounding lands and for the conservation of the scenic, scientific, historic and other values contributing to public enjoyment of such lands and waters, there is hereby established, subject to valid existing rights, the Lake Chelan National Recreation Area." Stehekin is the gateway to the North Cascades National Park. We need a park presence and a reminder that this area was protected as a national recreation area because it is unique, not so that people can make money off of it. I want the county plan to limit development and population growth, to protect plants, and animals, and wild areas along the road, so that it retains the look and feel of a settlement on the wild edge of the mountains. I want the plan to protect the wild animals that visitors come to see and hear. I want it to protect the wildflowers and the groves of maple and dogwood that turn pink, red, and golden along the road in the fall. Do not disturb the outdoor museum quality of the artifacts of human settlements of 100 years ago, sited in the place where they were used. Create a brochure about the Stehekin way, outlining behavior expectations of visitors and an explanation of valley culture (e.g. do not feed the bears!). I am not suggesting we create a Living History presentation, but put in place a plan that allows our life on the edge of wilderness to exist in a beautiful and sustainable way. I'd like the NPS to provide interpretive ranger staff at a desk at the landing to enhance the visitor experience, especially for people with young children or mobility issues that make a walk to the Golden West difficult. Do not encourage the NPS to open the upper valley road. It would be too expensive, cause too much damage to the land and the river while building it; it would be available to a very small portion of visitors and require too much yearly maintenance.	From the 1981 Environmental Assessment Compatibility standards: Incompatible: -Any use of mobile homes sited after adoption of the standards -Any multiunit residential dwellings, including apartments, condominiums and townhouses, and any fill of Lake Chelan, any modification of the landscape (natural resource extraction, clear cutting, etc.) or conspicuous string of structures that would significantly alter the natural and scenic qualities along the lakeshore, main valley road, or river corridor. These standards were proposed for all areas of the valley in 1981, and I think they are still appropriate. I am also of the opinion that we need to provide housing for critical workers like Post office and PUD employees. I think four additional long-term rental units would be enough. Several property owners I talked to who know the valley well expressed the rarely-heard opinion that there is plenty of housing in Stehekin. The plan should create zoning to preserve the rural character of Stehekin with space between houses and less-visible buildings. People like their privacy in Stehekin. We get along well in part because we are not crowded together. The plan should address outdoor lighting: keep outdoor lights shining down at night and at a minimum brightness level (for example, no high-pressure sodium lights) to help wildlife, moths, insects, and migrating birds, and so your neighbors can see the stars (and maybe even the Aurora Borealis!) Is co-housing a good option? I don't want to have houses lining the road all the way to Rainbow Falls.	We will know more about electrical power after a year's worth of smart meter data from the PUD. I am not in favor of a rebate calculation for wood heat. That would shift the energy use from electricity and create pressure on fire wood stock, or increase use of propane. Instead, create a rate structure to promote conservation, like peak demand pricing. There should be building codes that require insulation for houses, especially ones that rely on electric heat. The building code could limit electricity use per occupant. We should use less petroleum-based fuel which is all brought into the valley via barge. Stehekin could be an example of a community that lives within the limits of the local environment. Many public support services are provided, for free, by the NPS: garbage and recycling, public restrooms, marina, road maintenance, Buckner orchard apples, flood mitigation, and more. My prediction is that if these services were privatized, we would pay higher prices for a lower level of service. The school district has been generous in allowing community use of their facilities for meetings and potlucks. The Community Building could use some insulation and Carpenter Ant control. We need a first aid station (there was one in the Golden West) and a way for residents and visitors to access emergency medical services.
5/1/25	Loss of private property Community viability	2024 NPS Community Feedback (spreadsheet provided May 2025)			

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5/1/25	Upper Valley Stehekin Road	2024 NPS Community Feedback (spreadsheet provided May 2025)			
5/1/25	Flooding	2024 NPS Community Feedback (spreadsheet provided May 2025)			
5/1/25		2024 NPS Community Feedback (spreadsheet provided May 2025)			
5/1/25		2024 NPS Community Feedback (spreadsheet provided May 2025)			
5/1/25		2024 NPS Community Feedback (spreadsheet provided May 2025)			
5/1/25		2024 NPS Community Feedback (spreadsheet provided May 2025)			<p>Issue/Concern: Loss of central contact point for visitors. Loss of economic opportunity for artisans. GW gallery closure. NPS capacity.</p> <p>Potential Resolution: Reopen GW.</p>
5/1/25	Parking at Landing	2024 NPS Community Feedback (spreadsheet provided May 2025)			

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5/1/25	Congestion Lower Stehekin Valley Road	2024 NPS Community Feedback (spreadsheet provided May 2025)			
5/1/25		2024 NPS Community Feedback (spreadsheet provided May 2025)			
5/1/25		2024 NPS Community Feedback (spreadsheet provided May 2025)			
5/1/25		2024 NPS Community Feedback (spreadsheet provided May 2025)			Issue/Concern: Waste management and fees Potential Resolution: Need to comply with law and policy.
5/1/25		2024 NPS Community Feedback (spreadsheet provided May 2025)			
5/1/25		2024 NPS Community Feedback (spreadsheet provided May 2025)	Issue/Concern: Lack of info/follow-up on NEPA compliance and proposed NPS activities. "Our comments never seem to be considered or included in park planning. Where do our comments go?". Potential Resolution: Quarterly newsletter distributed via email. More frequent informal updates when projects are planned or implemented.		
5/1/25	Power supply	2024 NPS Community Feedback (spreadsheet provided May 2025)			Issue/Concern: Concerns about brown outs. Loss of future power due to decreasing snowpack and glaciers. Potential Resolution:
5/1/25		2024 NPS Community Feedback (spreadsheet provided May 2025)			
5/1/25		2024 NPS Community Feedback (spreadsheet provided May 2025)			
5/1/25	Emergency Response	2024 NPS Community Feedback (spreadsheet provided May 2025)			Issue/Concern: Need to increase preparedness for multiple incidents. Potential Resolution:
5/1/25		2024 NPS Community Feedback (spreadsheet provided May 2025)			
5/1/25		2024 NPS Community Feedback (spreadsheet provided May 2025)			