

DRAFT

October 2025



Stehekin Community Plan

Prepared for Chelan County Natural Resources

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Prepared for

Chelan County Natural Resources
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TABLE OF CONTENTS

1	Introduction	1
1.1	Background.....	1
1.2	Community Vision.....	3
1.3	Stehekin Community Plan.....	3
1.4	Community Engagement	3
1.4.1	Existing Community.....	3
1.4.2	Community Engagement Summary	4
1.4.3	Ongoing Community engagement efforts.....	4
2	Community Priorities	5
2.1	Housing.....	5
2.2	Public Services and Utilities.....	5
2.3	Economic Sustainability.....	5
2.4	Parcel Ownership.....	5
2.5	Transportation	5
2.6	Parks and Recreation	6
2.7	Environment/Critical Areas.....	6
3	Goals and Policies	7
4	Alternatives.....	8
4.1	Evaluation Criteria.....	8
4.1.1	Rural Resource Residential (RRR) Zoning.....	8
4.1.2	Overlay Rural Village Zoning (RV).....	8
4.1.3	Rezoning and Land Swaps.....	8
5	Implementation Procedures	10
6	References	11

TABLES

Table 1	Font Guidelines for Table Formatting	Error! Bookmark not defined.
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FIGURES

Figure 1 Historical Property Ownership Map.....2

Figure 2 Current Private and Public Ownership.....2

Figure 3 Current Zoning Map3

Figure 4 RRR Zoning Alternative.....9

Figure 5 RV Overlay Alternative9

Figure 6 Rezoning and Land Swaps Alternative9

APPENDICES

Appendix A Appendix Title

ABBREVIATIONS

abbreviation	definition
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1 Introduction

1.1 Background

- History
 - Establishment date and details
 - Development over time.
- Relationship to County and adjoining communities
- Existing land uses and community character
- Existing conditions (high level)
 - Access
 - Community Facilities and infrastructure.

Figure 1
Current Private and Public Parcel Ownership

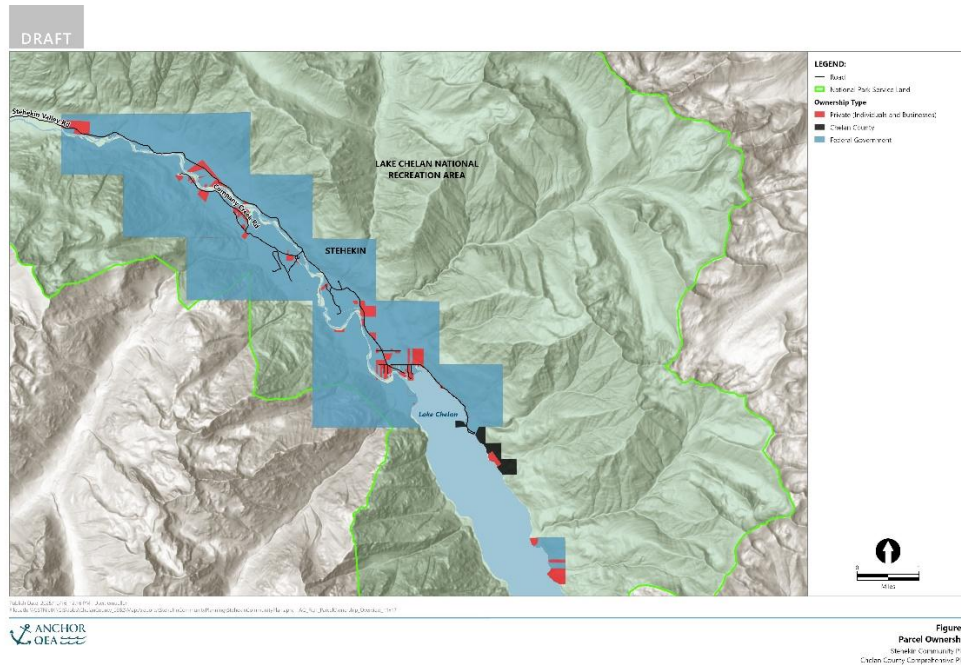


Figure 2
Current Privately Owned Parcel Zoning

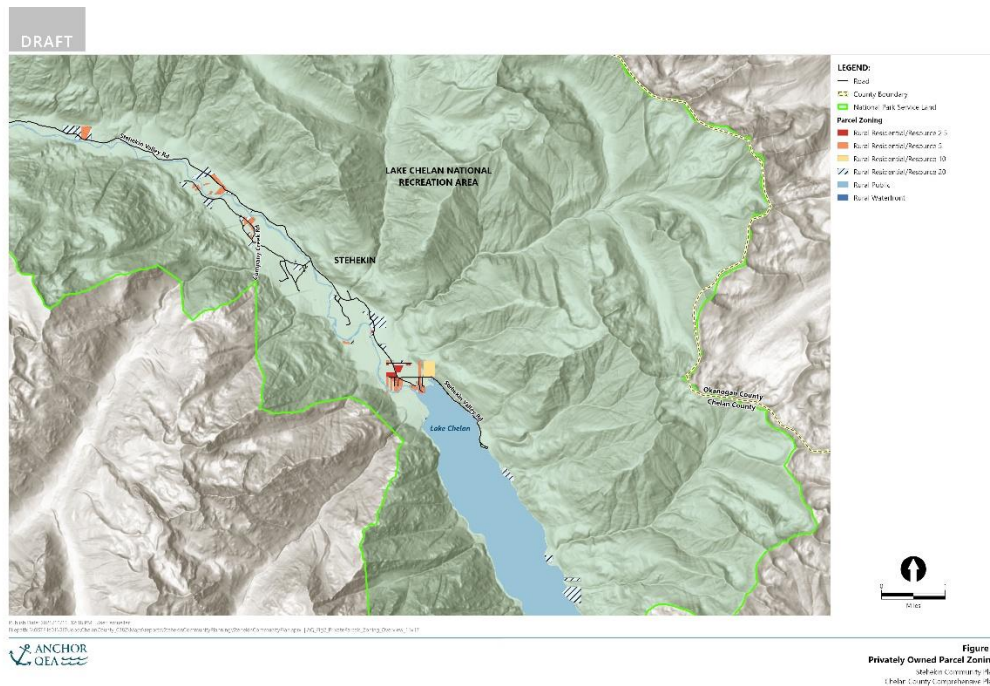
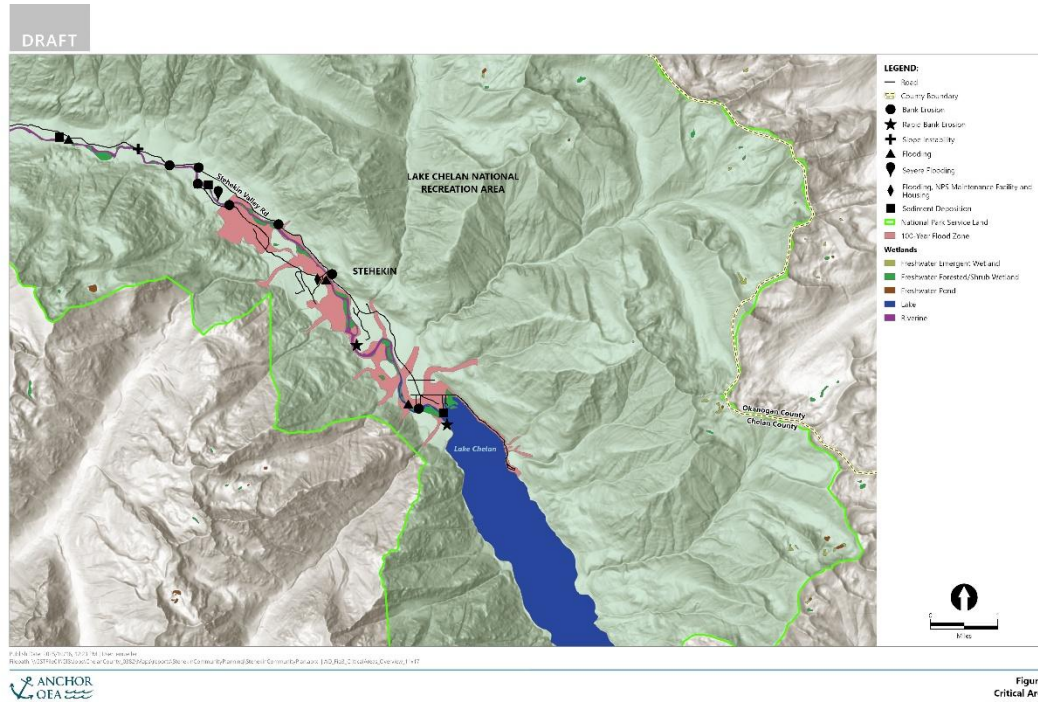


Figure 3
Current Critical Areas Map



1.2 Community Vision

1.3 Stehekin Community Plan

- Purpose and Need: why now.
- Scope of the community plan.
 - How to use the community plan.
- Previous planning efforts.
 - Lessons learned.
- Potential benefits and harms.
- Implementation summary

1.4 Community Engagement

1.4.1 Existing Community

- Demographic information
- Federal, State, and Local agencies, and Tribes
- Community based organizations

- Other interested groups
- Local businesses

1.4.2 Community Engagement Summary

- Open Houses/Meetings
- Ongoing community engagement efforts
 - Advisory committee

1.4.3 Ongoing Community engagement efforts

- Advisory Committee
- Community Meetings

2 Community Priorities

Elements described in this section should focus on:

- Existing Conditions
- Description of whay proposed alternatives would look like

2.1 Housing

- Short-term rental policies – tabled for future discussion – no action to be taken at this time

2.2 Public Services and Utilities

- Electrical capacity – Power System Upgrades
 - CCPUD has plan for battery backup, size will be informed by Comm Plan
 - Residents can support through conservation efforts
 - **Does CCPUD have rebate calculation for wood heat usage?
- Public support services inventory:
 - Solid waste – waste management and fees
 - Road maintenance
 - Power, USPS, School, Recreation

2.3 Economic Sustainability

- Economic activity needed to support the community
- Sustaining economic opportunities for full-time residents

2.4 Parcel Ownership

- Assessment of private land capacity, zoning and land use and community viability
 - Building codes and permitting
 - Managed increase of development to support full-time, working residents
- Evaluation of LCNR General Management Plan
 - NPS policies
 - Actions in the Stehekin Community
 - Compatibility implications of the Plan

2.5 Transportation

- Landing parking and transportation management
- Non-motorized transportation – road congestion, safety, attractiveness, access
- Upper Stehekin Valley Road

2.6 Parks and Recreation

- Golden West closure
- Expanding visitor accommodations and opportunities
- Hunting access
- Recreational angling

2.7 Environment/Critical Areas

- Climate Resilience: Flooding, Fire/Forest health
- Long-term wood policy (NPS)
 - Is wood going to continue to be available?
 - Assume residents will continue to primarily use wood heat
- Lake Chelan vegetation management
- Grizzly bear recovery

3 Goals and Policies

To be incorporated into the Chelan County Comprehensive Plan update, organized by resource

4 Alternatives

[Each alternative will consist of a narrative describing rezoning alternatives and how they may affect future development patterns. To the extent possible, it will include an estimated time frame over which these changes may occur]

4.1 Evaluation Criteria

- Illustrate how the changes will affect rendering over time
 - Plans
 - Renderings
 - Maps
 - Tables
- Evaluation criteria for how well it meets the goals for each element proposed during outreach efforts.
- Analysis of how well alternatives fit NPS plans and policies, current Chelan County zoning and planning frameworks, and the types and magnitude of infrastructure needed (e.g. water supply, power supply, sewerage).
- Required environmental and policy reviews and regulatory changes needed for implementation (e.g. federal process for changes related to park infrastructure or changes to county zoning).

4.1.1 *Rural Resource Residential (RRR) Zoning*

- Chelan County Code 11.18 current standards.

4.1.2 *Overlay Rural Village Zoning (RV)*

- Chelan County Code 11.20 current standards.

4.1.3 *Rezoning and Land Swaps*

- Evaluate potential rezoning of specific parcels or public/private land swaps for undevelopable land

Figure 4
RRR Zoning Alternative

[placeholder]

Figure 5
RV Overlay Alternative

[placeholder]

Figure 6
Rezoning and Land Swaps Alternative

[placeholder]

5 Implementation Procedures

- Describe implementation of this plan, including schedule, implementation framework, and adaptive management

6 References

Figures

Appendix A

Appendix Title
