

**DATE:** August 19, 2015  
**TO:** Chelan Planning Commission  
**FROM:** City of Chelan Planning and Building  
Department



**SUBJECT:** 2015 Urban Growth Area Modification Request

## **SUMMARY**

At the landowner's request, the Planning Commission and City Council are considering removing a two parcels from the City's Urban Growth Area (UGA) as part of the 2015 Comprehensive Plan amendments. The parcel was added to the UGA in 2007 as part of the North Shore expansion area. The property has an existing single family residence, manufactured home and one additional existing building site.

## **RECOMMENDATION**

Staff recommends approval of the proposed UGA modification.

## **SAMPLE MOTION**

I move to recommend that the County Lake Estates parcels be removed from the City of Chelan's Urban Growth Area, and that the proposed new boundary be forwarded to Chelan County for review and legislative action.

## **ANALYSIS**

### **BACKGROUND**

The City expanded its UGA in 2007, adding 1,075 acres in three areas. Prior to the 2007 expansion, the City analyzed its capacity to accommodate population growth and found that the land supply was inadequate to accommodate Chelan's projected 2025 population. The 2007 analysis is included in the City's *Comprehensive Land Use Plan* as Appendix G.

The 2007 UGA expansion increased the land capacity within the UGA by 664 residents—330 more than needed to accommodate the projected 2025 population (based on population figures in use when the analysis was conducted, shown in Appendix H of the *Comprehensive Land Use Plan*). The UGA now includes excess land capacity. The City recognized that open space and agriculture enhance the urban area and supported the 2007 expansion for the reason beyond population. Removing the subject parcel from the UGA will leave the City with adequate land to accommodate its projected population. The 2014 Agriculture Tourism proposal addresses the City's *Comprehensive Plan* for open space and agriculture identity/character.

In 2014, the property known as the Barnes was removed from the Urban Growth Area. This staff report is essential the same as the Barnes UGA modification as the proposal is just to the south of the Barnes property.

The maps below shows the location of the site, the 2014 Barnes property removed from the UGA and of the 2007 North Shore expansion area, of which it was a part.



Figure 1: Vicinity map showing subject site for UGA removal

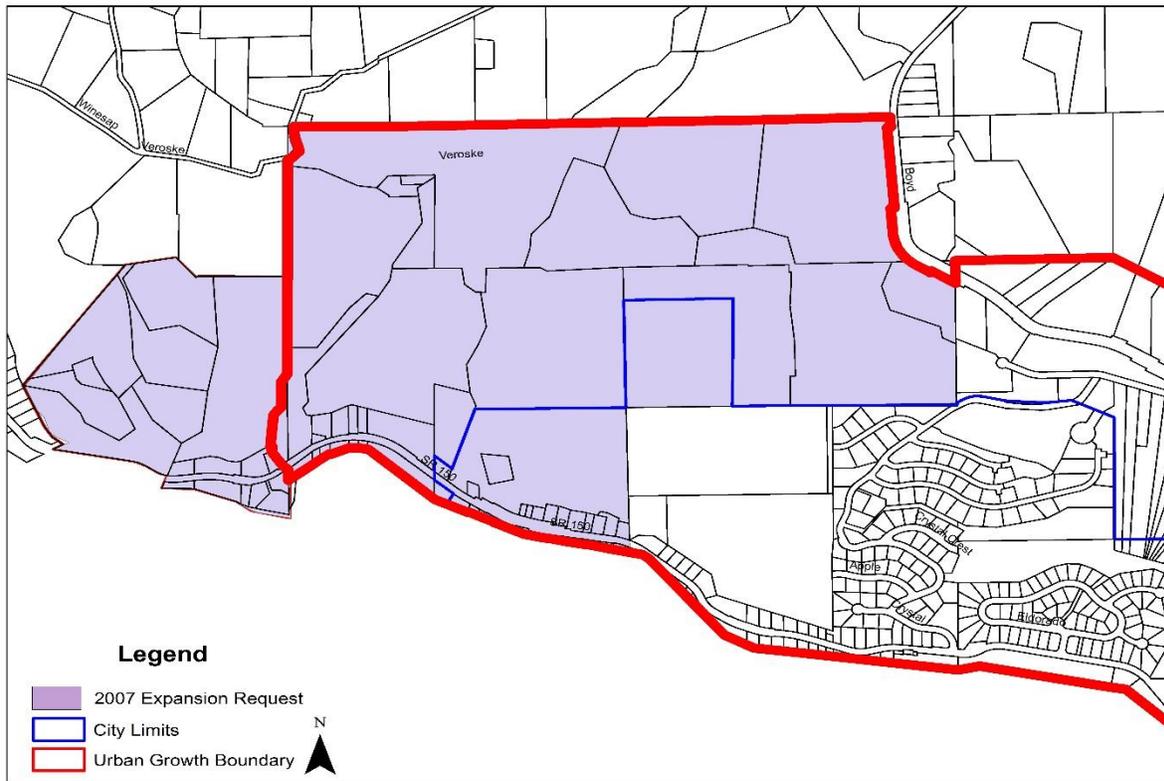


Figure 2: Vicinity map showing 2007 North Shore expansion and subject site

**PARCEL INFORMATION**

The subject parcel is situated at the northwest corner of the City's UGA on a bench above Lake Chelan. It is owned by the County Lake Estates, 5170 Sunnybank CT; Chelan, WA 98816 and comprises approximately 9 acres. The County Assessor tax parcel numbers are: 272205410010 and 272204320300. It was added to the UGA as part of the North Shore expansion when the Urban Growth Boundary (UGB) was modified in 2007. The parcel has been developed as an orchard, with a residence on site and contains two additional previous building sites. The parcel includes steeply sloped areas that remain undeveloped; development potential in those areas is limited due to slope. Ken Knight, on behalf of the County Lake Estates, has requested that the parcels be removed from the UGA, and has completed the application form stating that the property is better suited for the County zoning of Rural Waterfront which allows vacation rentals. He also states the City's Strategic Plan 2012-13 "Strong, multi-faceted economic base including tourism, the wine industry and agriculture"; and "The number of second vacation homes". The current zoning district of Single Family Residential nor the surrounding Special Use District do not permit vacation homes. The removal would future the City's strategic plan for tourist accommodations.

Figure 2, below, shows the site, including existing structures, orchard, and undeveloped areas. Figure 3 shows the general locations of steep slopes in the area.

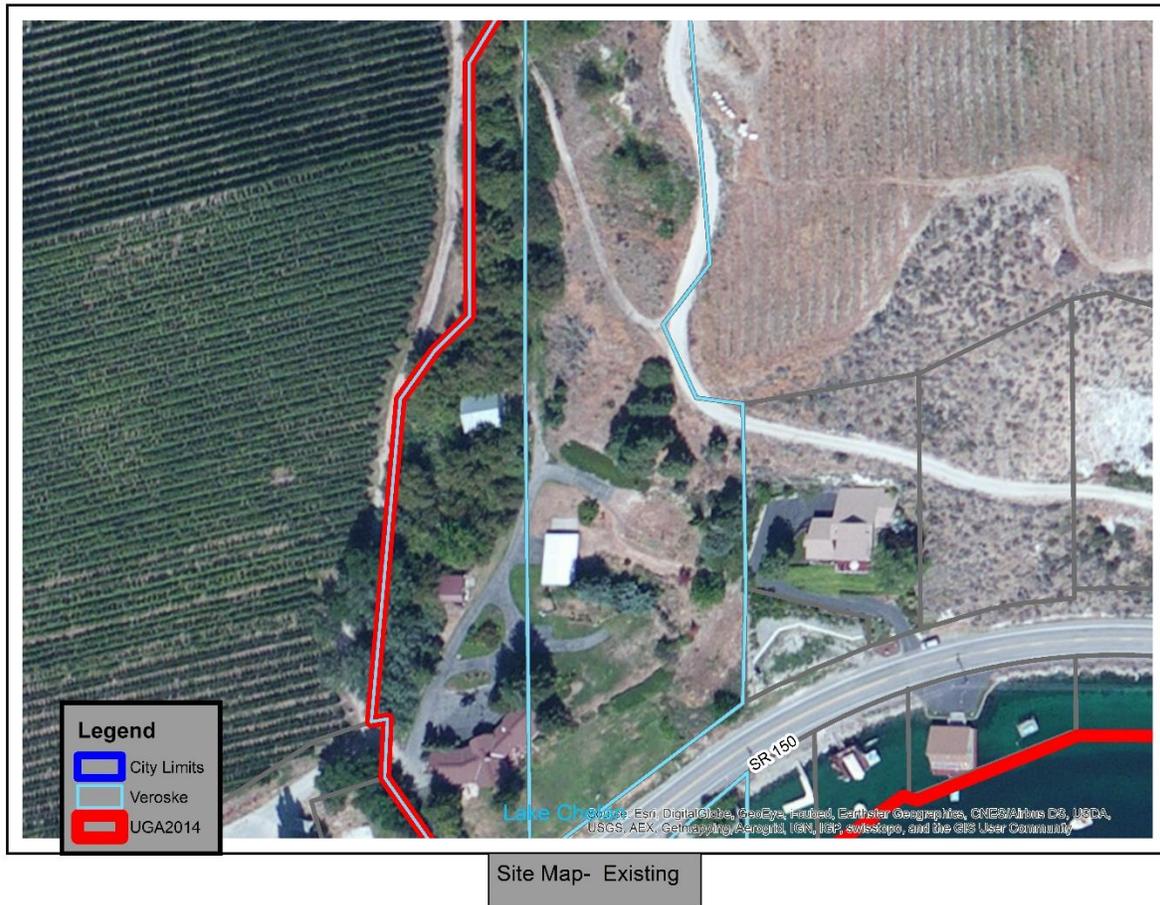


Figure 2: Subject site

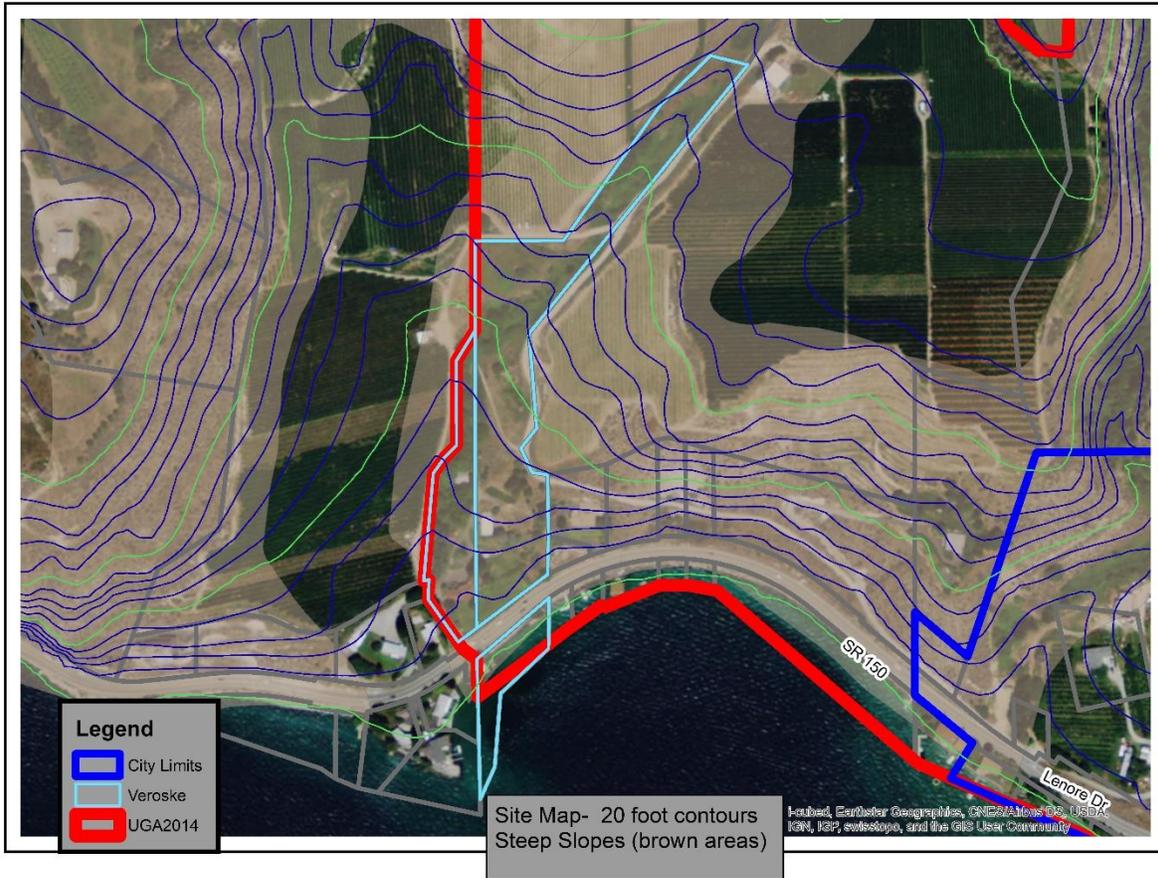


Figure 3: Steep slopes

**PUBLIC PARTICIPATION AND AGENCY REVIEW**

The Planning Commission reviewed requests for amendments to the comprehensive plan at its regular meeting on November 20<sup>th</sup>, 2013, and staff compiled a tentative docket for 2014 based on the Planning Commission’s recommendation. The proposed UGA modification was included on the docket.

City staff held an open house on July 30<sup>th</sup>, 2014 to receive comments and answer questions regarding the proposed amendments. The amendment process will also include 60-day state-agency review, hearings before the Planning Commission and the City Council, and legislative action by the City Council. As of this writing, the anticipated schedule is as follows:

State agencies	60-day review	Beginning 8/6/2014
Chelan Planning Commission	Public Hearing	8/19/2014
Chelan City Council	Public Hearing	9/10/2014

## COMPREHENSIVE PLAN

The City of Chelan *Comprehensive Land Use Plan* establishes policies to guide the community in decision-making. It includes goals and policy statements for land use, economic development, housing, capital facilities, utilities, and transportation. Urban Growth Area amendments must be consistent with the comprehensive plan. The following are key areas of the plan that give guidance, with staff comments shown *in italics*.

### Land Use Element, Section IV

#### Natural Systems/Critical Areas Sub-Element

GOAL 3: Encourage development that takes into consideration significant natural features and protects their integrity.

#### Residential Sub-Element

GOAL 1: Maintain an adequate supply of housing of sufficient quality and variety to meet the present and future needs of the area.

#### Urban Growth Area Expansion Policies

The Urban Growth Area Sub-Element of the Land Use Element includes 12 Urban Growth Area Expansion policies. While the proposed modification is not an expansion of the UGA, several of the policies are relevant. They are listed below, with staff comments shown *in italics*.

1. Any expansion of the City's UGA should be consistent with the City's and the County's comprehensive plans, including the CWPP that are incorporated in those plans, and any other relevant adopted plans and policies of the City and the County. *The proposed modification is consistent with City's plan, including the CWPPs. As part of the amendment process, the County will review the proposed modification for consistency with the County's comprehensive plan.*
2. Any expansion of the City's UGA should be undertaken in cooperation with the County. *The City will work in cooperation with the County, through the adopted amendment process.*
3. Any expansion of the City's UGA should be consistent with the goals of the GMA. *The proposed modification is consistent with the goals of the GMA.*
8. No expansion of the City's UGA should create or exacerbate a gross irregularity in the corporate boundary; and, where feasible, any such irregularity in the vicinity of a UGA expansion should be regularized during the process of expanding the UGA. *The proposed modification would create an irregular boundary. However, the boundary would follow parcel lines that are based on terrain. Due to the steep slopes in the area, the irregular boundary would reflect development potential better than the current boundary does.*

### Housing Element

Section IV: Inventory and Analysis. As of 2007, the City estimated that 31.4% of the dwelling units within its UGA were for seasonal use. *The effect of the proposed modification on the City's land capacity reflects that estimate. The City's expectation is that, were the site to be developed, only a portion of the buildable land proposed for removal from the UGA would be available to accommodate the City's permanent population; the remainder would be developed for seasonal use.*

#### Section VII: Goals and Policies

GOAL 1: Affordable housing in good condition for moderate and middle income residents.

### LAND QUANTITY

Currently, the City has excess land capacity within its UGA—that is, the UGA includes more land than is needed to accommodate the population growth that is expected within the next 20 years.

According to an analysis conducted by the City in 2014, the proposed UGA modification will reduce land capacity by 55 residents, leaving the City with ample land to accommodate the projected population. The 2014 analysis is shown below. The methodology is explained in Appendix H of the comprehensive plan. Reducing the size of the UGA will discourage sprawl and allow more efficient use of rural land.

## City of Chelan Staff Report

	Barnes	UGA 2	UGA 3	UGA 4	Rocky Point	Total
1. Gross Acreage	45	80	155	199	80	559
2. Vacant Available Acres (1)	44	78	153	196	73	544
3. Available after 35% or greater slope removed (acres)	23	38	88	109	34	292
4. Safety Market Factor (25%)	17	29	66	82	26	220
5. Street/Roads-Public Purposes (22%)	13	16	51	64	20	164
6. Unavailable/Underutilized (20% or 50% for TA)	10	13	41	51	16	195
7. Equivalent Residential Units (3 units/acre)	33	39	123	153	48	396
8. Seasonal Units (31.4% and 75% om TA)	10	12	39	48	15	124
9. Year Round Housing	23	27	84	104	33	271
<b>Accommodated Residents (2.39/household)</b>	55	64	200	248	79	646

Figure 2: Effect of proposed UGA modification on residential land capacity

This Urban Growth Boundary modification request is nominal as the City has excess land capacity for the 20 year population projection as identified in the Comprehensive Plan Appendix H Population Projections and Appendix G Residential Buildout Analysis. As demonstrated in the table below, removal of the “Veroske Property” would reduce the population accommodation by 4.75 people.

	Barnes
1. Gross Acreage	8.7
2. Vacant Available Acres (1)	7
3. Available after 35% or greater slope removed (acres)	4.55
4. Safety Market Factor (25%)	3.55
5. Street/Roads-Public Purposes (22%)	2.5
6. Unavailable/Underutilized (20% or 50% for TA)	0
7. Equivalent Residential Units (3 units/acre)	7.5
8. Seasonal Units (31.4% and 75% om TA)	2
9. Year Round Housing	5.5
<b>Accommodated Residents (2.39/household)</b>	4.75

### ZONING AND LAND USE

The subject parcel is currently designated R-L for single-family residential use. The current land use is single family and orchard. The applicant has stated the desired Chelan County zoning as Rural Waterfront. As noted above, removing the parcel from the City’s UGA will not deleteriously affect the City’s capacity to accommodate projected growth.

### CAPITAL FACILITIES

The proposed modification would reduce future demands on the City’s water, sewer, and transportation systems. Because of the small size of the proposed modification, the effects on capital facilities planning are expected to be negligible.

## **FINDINGS**

1. The proposed UGA modification is consistent with and implements Chelan's *Comprehensive Land Use Plan*.
2. If the proposed UGA modification is adopted, the Chelan UGA will include adequate land to accommodate forecasted growth and development for the next 20 years. The analysis indicates that the current UGA is more than large enough to accommodate the City's projected population. If the area within the UGA is reduced as proposed, the City will still have excess land capacity.
3. The proposed UGA modification is not expected to adversely affect the availability of affordable housing.
4. The proposed UGA modification would increase the irregularity of Chelan's UGB; however, the irregularity reflects the topography of the area and the existing road network. The proposed modification is supported by Natural Systems/Critical Areas Goal 3: "Encourage development that takes into consideration significant natural features and protects their integrity."
5. The proposed UGA modification is otherwise consistent with the Chelan County CWPPs.
6. The proposed UGA modification will not create a demand for capital or transportation facilities or affect implementation of the City's existing capital facilities or transportation plans, or the plans of other facility and service providers.
7. The City has provided opportunities for early and continuous public involvement in the UGA modification process.
8. As part of the amendment process, the County will review the proposed modification for consistency with the County's comprehensive plan.
9. The City will work in cooperation with the County to modify the UGB, through the adopted amendment process.

## **ATTACHMENTS**

Exhibit 1: Application Materials