

# CHELAN VISION WORKSHOP

## Draft Summary | December 2016

|                                   |    |
|-----------------------------------|----|
| Introduction .....                | 1  |
| Interactive Board Activities..... | 1  |
| Small Group Exercise .....        | 5  |
| Appendix .....                    | 13 |

### INTRODUCTION

The City of Chelan hosted a public open house workshop on November 16, 2016 from 5:30 to 8:00pm. The purpose of the workshop was to engage the community on thinking about the future vision of Chelan. The workshop included informational and interactive boards, a short presentation, and small group mapping exercises. There were approximately 50 attendees in total. See the Appendix at the end of this document for media coverage and event posters.



Photo by Kaitlin Hetterscheidt, Go Lake Chelan

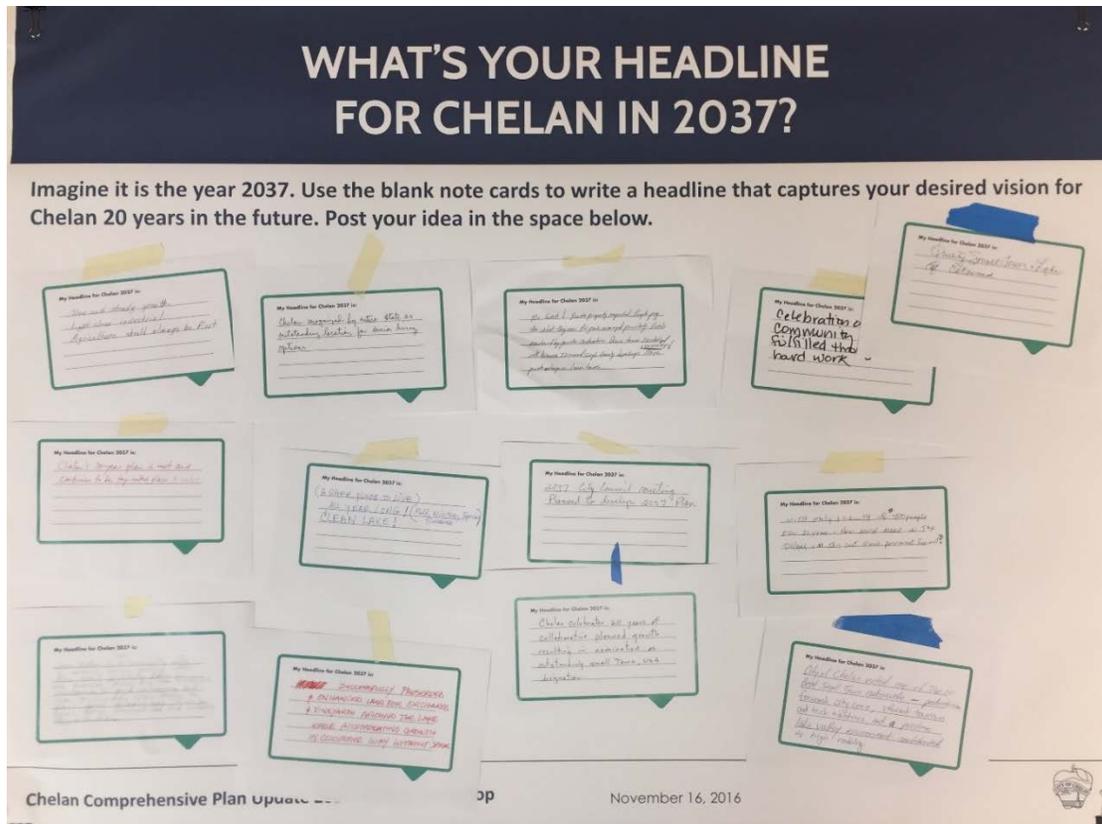
### INTERACTIVE BOARD ACTIVITIES

During the open house and following the presentation and small group exercises, workshop participants could provide their individual ideas on the future of Chelan.

## What's Your Headline for Chelan in 2037?

A board was set up with handouts giving members of the public a chance to write their headline for Chelan in 2037. Thirteen persons provided a headline.

### Chelan Headlines for 2037



Headlines varied. Ideas included a future where Chelan's small town feel is retained, the lake continues to be a jewel, a variety of year-round jobs and housing are available, agriculture frames the community, opportunities to walk are plentiful, and there are efficient roads and low-cost services.

- Lake Chelan is a community with a small town feeling with the most pristine lake in the world. There are wonderful restaurants and wineries and no McDonalds golden arches or fast food franchises. There is yearlong recreational and vacation opportunities.
- Chelan's 20-year plan is met and continues to be top rated place to retire.
- Slow and steady growth. Light clean industrial. Agriculture should always be first.
- Successfully preserved and enhanced land for orchards and vineyards around the lake while accommodating growth in a clustered way without sprawl.
- (A safe place to live) All Year Long! (Fall, Winter, Spring, Summer) Clean Lake!
- Chelan recognized by entire state as outstanding location for senior living options.
- Chelan celebrates 20 years of collaborative planned growth resulting in nomination as outstanding small town, USA designation.
- 2037 City Council meeting planned to develop 2057 plan.

- No GMA! Private property respected. People pay for what they use. RV park managed privately. Roads maintained by private contractors. Downtown revitalized with businesses. Increased single family dwellings and ownership of more private enterprise. Lower taxes.
- City of Chelan voted one of Top 10 Best Small Towns nationwide – pedestrian focused city core, vibrant tourism and tech industries, and a pristine lake valley environment contributed to high ranking.
- With only a growth of 400 people over 20 years – how much more in tax dollars will this cost each permanent resident?
- Celebration of 2—year community vision fulfilled through hard work.
- Quality small town and Lake retained.

## What do you like/dislike about Chelan?

Participants placed comment pins on a map of Chelan to describe things they liked or disliked within the City.

### Pin Board: Lies/Dislikes in Chelan

**WHAT DO YOU LIKE/DISLIKE ABOUT CHELAN?**

**Directions:** Tell us what you like/dislike in Chelan by marking the map with numbered comment pins. Use the pins to reference a specific area or space in Chelan and write comments in the space below by pin numbers.

16 The lake is (still) clean. No matter the cost of projects, the lake must be kept serene. We can not allow any pollution!

17 Another really dangerous spot. Water blocks a path. Area just coming out the bridge. We must protect our views from both sides. Construction - just sorry to have to see the view.

18 #1 is spot on!

19 Move the Main Hwy off the lake.

20

21

22 Urban growth area is way too big. Just change the color area. Follow the urban density! \* **AGREE STRONGLY**

23 Parking is a problem. I'd like to see it. I don't want to see other areas. A real fun for bikes, have a road course to play the same way. Get rid of them. Let pay for the use.

24 **Keep Chelan Blue green!**

25 **We agree, Multiple Voices**

15 **Yes - Keep Butte preserved**

18 **Protect the Lake**

17 **Don't build across - improve - provide additional - create connection**

23 **Protect the broad backed' of the beautiful Chelan Butte from housing development.**

24 **SAVE FEIN DEVELOPMENT**

3 - DEVELOP TRAIL SYSTEM ALONG RIVER REACH

7 - Water quality, keep it clean blue + clear. Keep the lake.

25. Keep it open unimproved space, no light pollution. I love the Butte.

Many people liked the lake and the Butte and want to preserve the quality of both. Many people disliked that the lift station blocks the view just coming onto the bridge (#6).

### Comments

- 2: Save from development.
- 3: Develop trail system to River Reach.

- 4: Views of open sky.
- 6: Attractive, nicely designed lift station blocks a fabulous view just coming onto the bridge. We must protect our view from even good construction, and provide access to River Walk Park swimming. (Many others agreed with this comment).
- 7: Water quality, keep it clean, blue and clear. I love the lake.
- 10: Move the Manson highway off the lake.
- 15: Keep Chelan Butte green! (Others agreed with this comment).
- 16: Water view and quality.
- 17: Dog park access – improve and provide additional.
- 18: The lake is still clean. No matter the cost of growth the lake must be kept serene. We cannot allow any pollution.
- 20: Urban growth area is way too big. Just imagine this whole area filled in to urban density! (Someone else strongly agreed with this comment).
- 21: Parking is a problem. I like River walk. I don't want more trails unless there is a user fee for bikes, hikers, and cross country to pay the same way golfers and downhill skiers pay. Pay to use.
- 23: Keep it open un-motorized space, not light pollution. I love the Butte!
- 25: Protect the “bread basket” of the beautiful Chelan Butte from housing development.

## Hillside Development Types

Participants were asked to vote on preferences for the kinds of hillside development they would like to see, using photo examples to help illustrate the concept.

### Hillside Development Concept Voting

|   |   |  |
|---|---|--|
| <p>Use of natural materials</p>  <p>Dot count: 7</p> | <p>Building steps down slope</p>  <p>Dot count: 5</p>         | <p>Low profile, massings blends with surroundings</p>  <p>Dot count: 17</p> |
| <p>Clustering</p>  <p>Dot count: 11</p>              | <p>Materials blend with surroundings</p>  <p>Dot count: 6</p> | <p>Minimal regrading</p>  <p>Dot count: 3</p>                               |

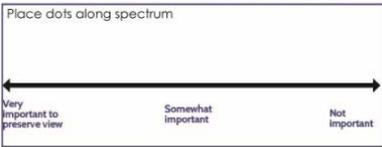
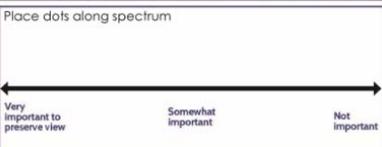
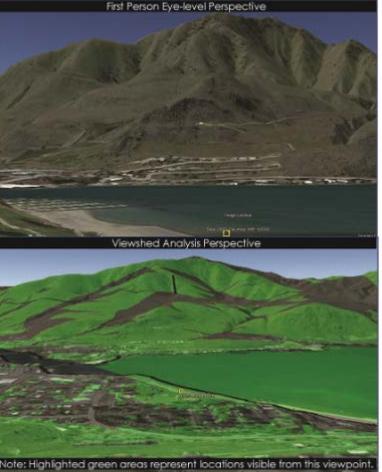
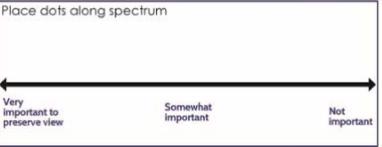
- The majority of participants liked the **low profile, massings blends with surroundings** hillside development type.

- **Clustering** was also a preferred development type.

## Chelan Viewsheds

Participants were asked to consider how important preservation of certain viewsheds from public places were to them. Participants used sticky dots to vote along a spectrum (very important to preserve – not important) for the following views: view from downtown towards Lake Chelan; view of north slope from Lakeside City Park; and view from Don Morse Park. The green areas in the images on the bottom row indicate locations visible from the view point.

### Chelan Viewsheds Vote Count

| <p>View from Downtown towards Lake Chelan</p>  <p>Note: Highlighted green areas represent locations visible from this viewpoint.</p> <p>Place dots along spectrum</p>  | <p>View of North slope from Lakeside City Park</p>  <p>Note: Highlighted green areas represent locations visible from this viewpoint.</p> <p>Place dots along spectrum</p>  | <p>View from Don Morse Park</p>  <p>Note: Highlighted green areas represent locations visible from this viewpoint.</p> <p>Place dots along spectrum</p>  |
|---|--|---|
| <p>Very important to preserve view: 10</p> <p>Somewhat important: 1</p> <p>Not important: 1</p>   | <p>Very important to preserve view: 13</p> <p>Somewhat important: 5</p> <p>Not important: 0</p>  | <p>Very important to preserve view: 18</p> <p>Somewhat important: 0</p> <p>Not important: 1</p>   |

- Participants felt that the views from Lake Chelan, from Lakeside City Park, and from Don Morse Park are all very important to preserve. The view from Don Morse Park looking towards the Butte received the most votes for very important.

## SMALL GROUP EXERCISE

Participants were placed into five small groups to complete a small group mapping exercise. Group facilitators asked participants to indicate on the map Chelan’s assets – places to protect and enhance, challenges – places to improve or change, and connections – routes to add or improve. See the summary chart below and the attached compilation of map notations for common or unique themes.

**Summary Chart of Group**

| Grp | Assets   | Challenges  | Connections  |
|-----|--|---|--|
| 1   | <ul style="list-style-type: none"> <li>• Lake water quality</li> <li>• Chelan Butte area</li> </ul>  | <ul style="list-style-type: none"> <li>• Build housing near Apple Blossom Center- north and south of 97A (east of downtown).</li> <li>• Build housing near Lake Chelan Airport.</li> </ul>  | <ul style="list-style-type: none"> <li>• Build trail through north slope developments and along the shore (north and south of Highway 150).</li> <li>• Build trail from Apple Blossom center north to hills/open space.</li> </ul>   |
| 2   | <ul style="list-style-type: none"> <li>• Lake views, water quality.</li> <li>• The Butte</li> <li>• Shoreline public access to lake (parks).</li> <li>• Riverwalk near downtown.</li> </ul>  | <ul style="list-style-type: none"> <li>• Visibility and density of the Lookout development needs improvement.</li> <li>• Downtown: parking improvements, pedestrian experience.</li> <li>• Change zoning of the Butte from TA to Open Space.</li> <li>• Promote and build workforce housing.</li> <li>• Create public access and swim area lift station, move lift station.</li> <li>• Improve public access on Campbell’s PUD area – enhance or restore natural sand beach.</li> <li>• Protect natural views.</li> <li>• Protect residential neighborhoods from tourist accommodation other than bed and breakfasts.</li> <li>• Create a dog park with lake access.</li> </ul> | <ul style="list-style-type: none"> <li>• Build trail connectivity on north and south shores.</li> <li>• Lakeside trail improvements: cars park on the trail in summer, need more parking.</li> <li>• Build commercial access route and make current highway 150 to Manson a scenic highway.</li> </ul> |
| 3   | <ul style="list-style-type: none"> <li>• Keep part of the Butte for public and part for family homes, or keep as is.</li> <li>• Butte – consider reducing UGA and put growth in the core.</li> <li>• Cemeteries</li> <li>• Golf Course</li> <li>• Homes before the old bridge – keep character of them.</li> <li>• Fingers Beach, Lakeside – see the lake view.</li> <li>• Northshore/Lord Acres: Keep wineries and grapes.</li> </ul> | <ul style="list-style-type: none"> <li>• Lakeside Park/Lakeside Area: More lake access, more parking at park.</li> <li>• Don Morse: more parking.</li> <li>• Land near Golf Course has poor water pressure.</li> <li>• Grow in the core, infill.</li> <li>• How much multifamily is needed?</li> <li>• Enough single family instead of Tourist Accommodations or vacation rentals.</li> <li>• Apple Blossom and affordable homes as well as commercial and industrial.</li> <li>• Year round businesses – good example Lakeview Drive-in.</li> </ul>  | <ul style="list-style-type: none"> <li>• Future roundabout at SR 150.</li> </ul>   |

| Grp | Assets  | Challenges   | Connections  |
|-----|---|--|--|
| 4   | <ul style="list-style-type: none"> <li>• Protect open space and views (Butte, streams, habitat).</li> <li>• Preserve farms.</li> <li>• Preserve parks and public access to lake.</li> </ul> | <ul style="list-style-type: none"> <li>• Replace septic tanks with sewer lines to protect lake water quality.</li> <li>• Build worker housing near Walmart.</li> <li>• Build affordable housing.</li> <li>• Build industrial area.</li> <li>• Build light industry or commercial near Lake Chelan airport.</li> <li>• Improve 3 Fingers area- build city park with lake access.</li> </ul>   |  |
| 5   | <ul style="list-style-type: none"> <li>• Butte</li> <li>• Lake Chelan</li> <li>• Public access to lake and shoreline (Don Morse Park).</li> <li>• Protect views of ridges.</li> </ul>       | <ul style="list-style-type: none"> <li>• Incorporate development into viewscape so not such a scar.</li> <li>• Protect single family homes in downtown.</li> <li>• Better parking needed on south shore near Lakeside Park.</li> <li>• Adequate parking in neighborhoods in summer.</li> <li>• Park development or other options for 3 Fingers.</li> <li>• Cluster housing near Walmart; build more multifamily in areas that don't impact views.</li> <li>• Wilbur Ells Chemical storage</li> <li>• Build more public access to the lake.</li> <li>• Improve lake water quality.</li> </ul> | <ul style="list-style-type: none"> <li>• Connect neighborhoods with sidewalks and bike lanes.</li> <li>• Complete the Reach Trail by the dam to make a loop.</li> <li>• Lakeside Trail – like Riverwalk Park.</li> </ul> |



Group 2

## SMALL GROUP EXERCISE

Group 2

**Directions: Tell us your thoughts by marking the map with these colors:**

- **Assets: Places to protect or enhance**  
Please note what you like about these places.
- **Challenges: Places to improve or change**  
Please note what you'd like to see in these places.
- ↔ **Connections: Routes to add or improve**  
Please mark key connections and note if improvements should address walking, bicycling, or vehicular movement

**Assets:** Lake Views, Water Quality, Public Access, The Butte, River Walk near downtown.

**Challenges:** Visibility and density of the Lookout development, Downtown parking improvements, pedestrian experience, Change zoning of the Butte from TA to Open Space, Promote and build workforce housing.

**Connections:** Trail connectivity on North/South Shores, Lakeside Trail Improvements, Downtown Parking Improvements, pedestrian experience improvements, trolleys.

**Handwritten Notes:**

- Create Public Access/SWIM AREA AT LIFT STATION BUT MOVE LIFT STATION
- Improve public access on Campbell's PUD area - enhance or restore NATURAL SAND BEACH
- PROTECT NATURAL VIEWS
- PROTECT RESIDENTIAL NEIGHBORHOODS FROM TOURIST ACCOMMODATION OTHER THAN B&B
- Enhance - Create "Dog Park" Lake access.
- + Protect/enhance public access points to the Lake
- + Change the zoning for the Butte from Tourist Accom (TA) to Open Space
- Create park in gorge area chelan river area
- + Trail connectivity on North / South Shores
- + Lakeside Trail Improvements - cars park on trail in summer, need more parking
- + Downtown Parking improvements, pedestrian experience improvements, trolleys
- + The Lookout - density, visibility, view
- + Promote/build workforce housing - ppl who work in community

Chelan Comprehensive Plan Update 2017: Vision Workshop  
November 16, 2016

**Assets: Places to protect or enhance**

- Lake views, water quality
- The Butte
- Shoreline public access to lake (parks)
- River Walk near downtown

**Challenges: Places to improve or change**

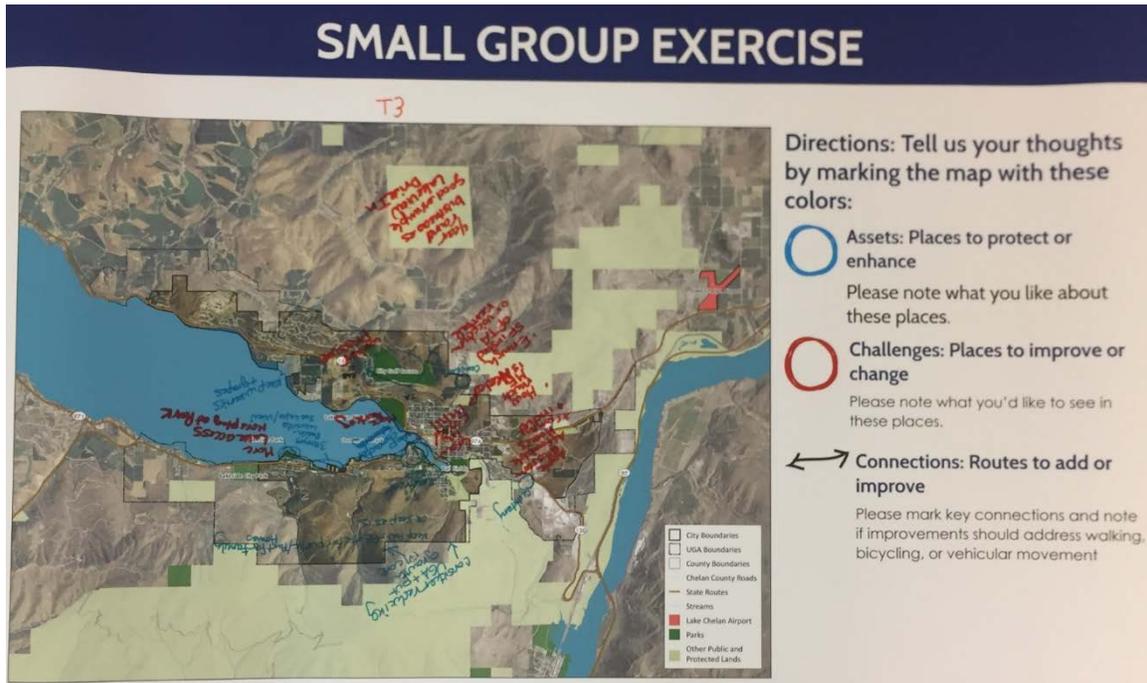
- Visibility and density of the Lookout development needs improvement.
- Downtown: parking improvements, pedestrian experience.
- Change zoning of the Butte from TA to Open Space.
- Promote and build workforce housing for people who work in the community.
- Create public access and swim area lift station, move lift station.
- Improve public access on Campbell's PUD area – enhance or restore natural sand beach.
- Protect natural views.
- Protect residential neighborhoods from tourist accommodation other than bed and breakfasts.
- Create a dog park with lake access.

**Connections**

- Build trail connectivity on north and south shores.
- Lakeside trail improvements: cars park on the trail in summer, need more parking.

- Build commercial access route and make current highway 150 to Manson a scenic highway.

### Group 3



#### Assets/Places to Protect or Enhance:

- Keep part of the Butte for public and part for family homes, or keep as is.
- Butte – consider reducing UGA and put growth in the core.
- Cemetery
- Golf Course
- Homes before the old bridge – keep character of them.
- Fingers Beach, Lakeside – see the lake view.
- Northshore/Lord Acres: Keep wineries and grapes.

#### Challenges:

- Lakeside Park/Lakeside Area: More lake access, more parking at park.
- Don Morse: more parking.
- Land near Golf Course has poor water pressure.
- Grow in the core, infill.
- How much multifamily is needed?
- Enough single family instead of Tourist Accommodations or vacation rentals.
- Apple Blossom and affordable homes as well as commercial and industrial.
- Year round businesses – good example Lakeview Drive-in.

#### Connections:

- Future roundabout at SR 150.

Group 4

## SMALL GROUP EXERCISE

**Directions:** Tell us your thoughts by marking the map with these colors:

- **Assets:** Places to protect or enhance?  
Please note what you like about these places.
- **Challenges:** Places to improve or change  
Please note what you'd like to see in these places.
- ↔ **Connections:** Routes to add or improve  
Please mark key connections and note if improvements should address walking, bicycling, or vehicular movement

*Handwritten notes on the map:*

- Protect Open Space & Views (Butte) (Streams) (Habitat)
- Replace Septic Tanks w/ sewer lines - protect Lake
- Worker Housing Near WalMart
- Preserve Farms
- City Park @ 3 Fingers - Lake Access
- Water Quality - High Phosphorus?

**Chelan Comprehensive Plan Update 2017: Vision Workshop**      November 16, 2016

**Assets: Places to protect or enhance**

- Protect open space and views (Butte, streams, habitat).
- Preserve farms.
- Preserve parks and public access to lake.

**Challenges: Places to improve or change**

- Replace septic tanks with sewer lines to protect lake water quality.
- Build worker housing near Walmart.
- Build affordable housing.
- Build industrial area.
- Build light industry or commercial near Lake Chelan airport.
- Improve 3 Fingers area- build city park with lake access.

Group 5

## SMALL GROUP EXERCISE

**Directions:** Tell us your thoughts by marking the map with these colors:

- **Assets:** Places to protect or enhance  
Please note what you like about these places.
- **Challenges:** Places to improve or change  
Please note what you'd like to see in these places.
- ↔ **Connections:** Routes to add or improve  
Please mark key connections and note if improvements should address walking, bicycling, or vehicular movement

Chelan Comprehensive Plan Update 2017: Vision Workshop  
November 16, 2016

**Assets/Places to Protect or Enhance:**

- Butte
- Lake Chelan
- Public access to lake and shoreline (Don Morse Park).
- Protect views of ridges.

**Challenges: Places to improve or change**

- Incorporate development into viewscape so not such a scar.
- Protect single family homes in downtown.
- Better parking needed on south shore near Lakeside Park.
- Adequate parking in neighborhoods in summer.
- Park development or other options for 3 Fingers.
- Cluster housing near Walmart; build more multifamily in areas that don't impact views.

**Wilbur Ells...**

- Build more public access to the lake.
- Improve lake water quality Connections.
- Connect neighborhoods with sidewalks and bike lanes.
- Complete the Reach Trail by the dam to make a loop.
- Lakeside Trail – like Riverwalk Park.

## OTHER COMMENTS

Two members of the public provided comments via email or comment sheet. One had ideas about Downtown character and art. See below.

### Downtown Corner Image



November 16, 2016

Email to Craig Gildroy from Ruth Ruppert

I saw you are working on input

For the future. Please put me on your notification list. I really want to be involved.

I have a positive progressive vision for this paradise. Please see my photo of a painting that depicts a downtown corner.

I am also interested in more height in buildings and we need every level of housing economically and up to senior and continuum care.

I would like to learn more about the multi family above Apple Blossom Center.

Look forward to hearing from you.

~Ruth Ruppert

Another requested consideration of a land use map and zoning change.

### Public Comment Sheet

**Chelan Comprehensive Plan Update 2017  
Vision Workshop | November 16, 2016  
Comment Sheet**



DO YOU HAVE COMMENTS YOU'D LIKE TO SHARE WITH THE CITY?

Property ID# 42207  
Parcel # 272211240101

Please change our 7.96 acre parcel to SUD zoning, which will match the SUD designation directly across Hwy 150. Our parcel was historically always a commercial parcel.

Thank you,  
Daron J. Galby

## **APPENDIX**

Small Group Map Compliations

Flyer

Postcards

Boards

Presentation

Chelan Top 10 Community Facts and Trends Handout

Go Lake Chelan Article