

CHELAN COMPREHENSIVE PLAN UPDATE LAND USE WORKSHOP

DRAFT Summary | February 2017

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INTRODUCTION

The City of Chelan hosted a public open house and workshop on February 15, 2017 from 5:30 to 8:00pm. The purpose of the workshop was to engage the community on potential land use changes to discuss pros and cons and see potential areas of common agreement. The workshop included informational and interactive boards, including the draft vision statement, a short presentation, and small group mapping exercises. Workshop advertisements and materials are included in the Attachment.

There were approximately 50 attendees in total (about 41 signed in). The workshop was advertised through a flyer included in the City’s February 2017 utility bill mailing in both English and Spanish. The workshop was also advertised on the Spanish language radio program on KOZI FM. A news article in the Lake Chelan Mirror reported on small group results and is included in the Attachment.



Open House Gatherings

LAND USE CHANGE/ZONING PROPOSALS

Based on current trends regarding population, housing, and employment, and community engagement through Visioning a series of land use change proposals were shared with the workshop participants.

Proposals addressed 13 areas of change, grouped as follows:

URBAN GROWTH AREA PROPOSALS

1) Chelan is considering removing some sections of its Urban Growth Area (UGA) that are more challenging areas to provide city services.

SPECIAL USE DISTRICT PROPOSALS

2) These proposals would amend the Special Use District (SUD) to increase agri-tourism uses, and allow lower density resort and residential uses, while conserving agricultural views as a part of Chelan gateways and identity as a wine region. 3) SUD expands slightly.

FOOTHILL RESIDENTIAL PROPOSALS

4) Foothill Residential proposals would amend the Single-Family Residential (R-L) zone to promote clustering and grading that respects natural land contours, addresses Wildland and Urban Interface (WUI) principles for building and access, and conserves iconic views. 5) In east Chelan, R-L is considered in place of Warehouse-Industrial (W-I).

TOURIST ACCOMMODATION FOOTHILL PROPOSALS

6) This proposal would amend the Tourist Accommodation (T-A) zone, to require clustering or special building standards to ensure natural landforms, WUI best practices, and iconic views are respected.

COMMERCIAL AREA PROPOSALS

7) Strengthen Chelan's working waterfront by allowing a water-based transport hub (e.g. float planes and boats). Expand Commercial-Waterfront (C-W) instead of T-A south to match existing uses. 8) Allow a mix of commercial and industrial in east Chelan.

HOUSING VARIETY AND COMPATIBILITY PROPOSALS

Evaluate compatible housing options (9) along the outer edges of Downtown and South Chelan; consider citywide Downtown Mixed Residential (DMR) instead of Multifamily Residential (R-M). Also, consider workforce housing in Apple Blossom (10) and eastern Chelan (11) by amending or replacing W-I.

DOWNTOWN NEIGHBORHOOD INFILL PROPOSAL

12) These proposals would promote downtown infill. Options for retaining neighborhood character would also be considered.

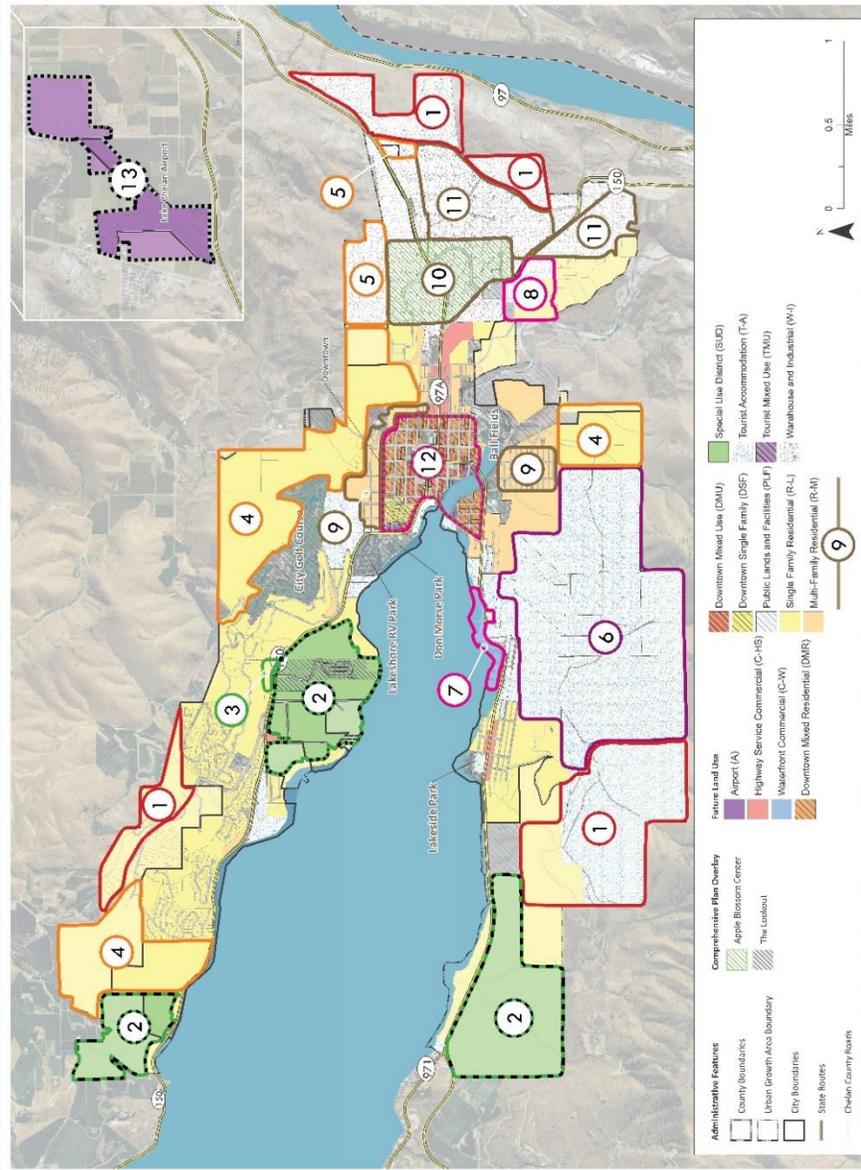
REVIEW OF LAKE CHELAN AIRPORT LAND USES

13) This proposal would review the land use allowances on Airport (A) zoned lands.

The map of potential changes is illustrated below in Exhibit 1.

Exhibit 1. Land Use Workshop – Areas of Potential Change to Future Land Use and Zoning

Land Use Change Proposals



Areas of Potential Change

- 1 Remove from UGA
- 2 SUD amended to allow more agricultural uses and promote character of gateways.
- 3 Change from RL to SUD.
- 4 Amend R-L to require clustering and special grading and building standards to address slopes. WUI views.
- 5 Consider Change from W-1 to R-L.
- 6 Amend TA to require clustering and special grading and building standards to address slopes. WUI and views.
- 7 Waterfront Commercial- Allow Water Transport Hub.
- 8 Consider rezoning R-L to W-1, and Amending W-1 to allow Commercial-Industrial.
- 9 Downtown, Consider DMR or DSF South Chelan; consider changing R-M height or change to DMR. All R-M; Consider changing all R-M to DMR.
- 10 Allow Multifamily in Apple Blossom Development Agreement.
- 11 Consider rezoning some of this area to R-M for housing or change use allowances of W-1 if limited to seasonal workforce housing.
- 12 Infill promotion downtown and neighborhood protection.
- 13 Review airport uses in zoning code.

COMMERCIAL AREA PROPOSALS
7) Strengthen Chelan's working waterfront by allowing a water-based transport hub (e.g. float planes and keels). Expand C-W instead of T-A south to match existing uses. 8) Allow a mix of commercial and industrial in east Chelan.

HOUSING VARIETY AND COMPATIBILITY PROPOSALS
Evaluate compatible housing options (9) along the outer edges of Downtown and South Chelan; consider citywide DMR instead of R-M. Also, consider workforce housing in Apple Blossom (10) and eastern Chelan (11) by amending or replacing W-1.

FOOTHILL RESIDENTIAL PROPOSALS
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TOURIST ACCOMMODATION/FOOTHILL PROPOSALS
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SPECIAL USE DISTRICT PROPOSALS
2) These proposals would amend the SUD to increase agricultural uses, and allow lower density resort and residential uses, while conserving agricultural views as a part of Chelan gateways and identity as a wine region. 3) SUD expands slightly.

URBAN GROWTH AREA PROPOSALS
1) Chelan is considering rezoning some sections of its Urban Growth Area (UGA) that are more challenging areas to provide city services.

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SMALL GROUP DISCUSSIONS

Small groups were asked to identify their reactions to potential map changes with dots:

- Red Dots = question / concern / dislike
- Green Dots = can live with / support

The groups were also asked to discuss issues and tradeoffs including:

- Adding workforce housing and ensuring sufficient industrial lands for year-round jobs
- Opportunities for new housing and tourism while respecting natural features, hazards, and views
- Agri-tourism and lower densities in Special Use Districts at city gateways
- Greater compatibility by replacing Residential Multifamily with Downtown Mixed Residential

Small Groups reported back to the full group at the conclusion of the meeting.



Lake Chelan Mirror, February 22, 2017

Compiled Group Results

Participants worked in five small groups to discuss the 13 proposed land use changes. They were encouraged to use “sticky dots” to indicate their support for or against the proposed change.

Exhibit 2 shows the collective votes of the group – “yes” were green sticky dot votes, “no” were red sticky dot votes, and “maybes” were when the group was split on the proposed change. The total column provides a general indication of support from all participants collectively. Green indicates those proposals that have the most support. Yellow indicates those that have more mixed results with a combination of those supportive, those maybe supportive, and those not supportive. Yellow items may need more evaluation and discussion to see what the outcomes could be.

Exhibit 2. Summary of Support for Land Use Change Proposals

Green dots = Yes; Red dots = No; Red and Green = Maybe

Land Use Change Proposal	Group 1	Group 2	Group 3	Group 4	Group 5	TOTAL
1) Remove from UGA.	Yes	No	Yes	Yes	Yes	Y = 4 N = 1 M = 0
2) SUD amended to allow more agri-tourism, retain open space, and promote character of gateways.	Yes (Gateways) No (Lord Acres)	Yes	Yes	Yes	Yes	Y = 4 N = 0 M = 1
3) Change from RL to SUD.	No	Yes	Yes	[blank]	No	Y = 2 N = 2 M =
4) Amend R-L to require clustering and special grading and building standards to address slopes, WUI, views.	Yes	Yes	No	Yes	[blank]	Y = 3 N = 1 M =
5) Consider change from W-I to R-L.	Yes	Yes	Yes	Yes	Yes	Y = 5 N = 0 M = 0
6) Amend TA to require clustering and special grading and building standards to address slopes, WUI, views.	Maybe	Yes (cluster on lower area)	No	Maybe	Maybe	Y = 1 N = 1 M = 3
7) Waterfront Commercial-Allow Water Transport Hub.	Yes	Yes (transport hub)	Yes	Yes	[blank]	Y = 4 N = 0 M =
8) Consider rezoning R-L to W-I, and amending W-I to allow Commercial-Industrial.	No	Yes	Yes	Maybe	No	Y = 2 N = 2 M = 1
9) Downtown: Consider DMR or DSF. South Chelan: consider changing R-M height or change to DMR. All R-M: consider changing all R-M to DMR.	Maybe	Yes	Maybe	No	Maybe	Y = 1 N = 1 M = 3
10) Allow Multifamily in Apple Blossom Development Agreement.	Yes	Yes	No	[blank]	Yes	Y = 3 N = 1 M =

Land Use Change Proposal	Group 1	Group 2	Group 3	Group 4	Group 5	TOTAL
11) Consider rezoning some of this area to R-M for housing or change use allowances of W-I if limited to seasonal workforce housing.	Yes	Yes	Yes	Maybe	Yes	Y = 4 N = 0 M = 1
12) Infill promotion downtown and neighborhood protection.	Yes	Yes	Maybe	[blank]	[blank]	Y = 2 N = M = 1
13) Review airport uses in zoning code.	Yes	[blank]	Yes	[blank]	[blank]	Y = 2 N = M =

Each group also discussed the trade-off questions, or went one-by-one through the proposals. Small group comments by proposal number are listed in Exhibit 3. Each group's individual results follow.

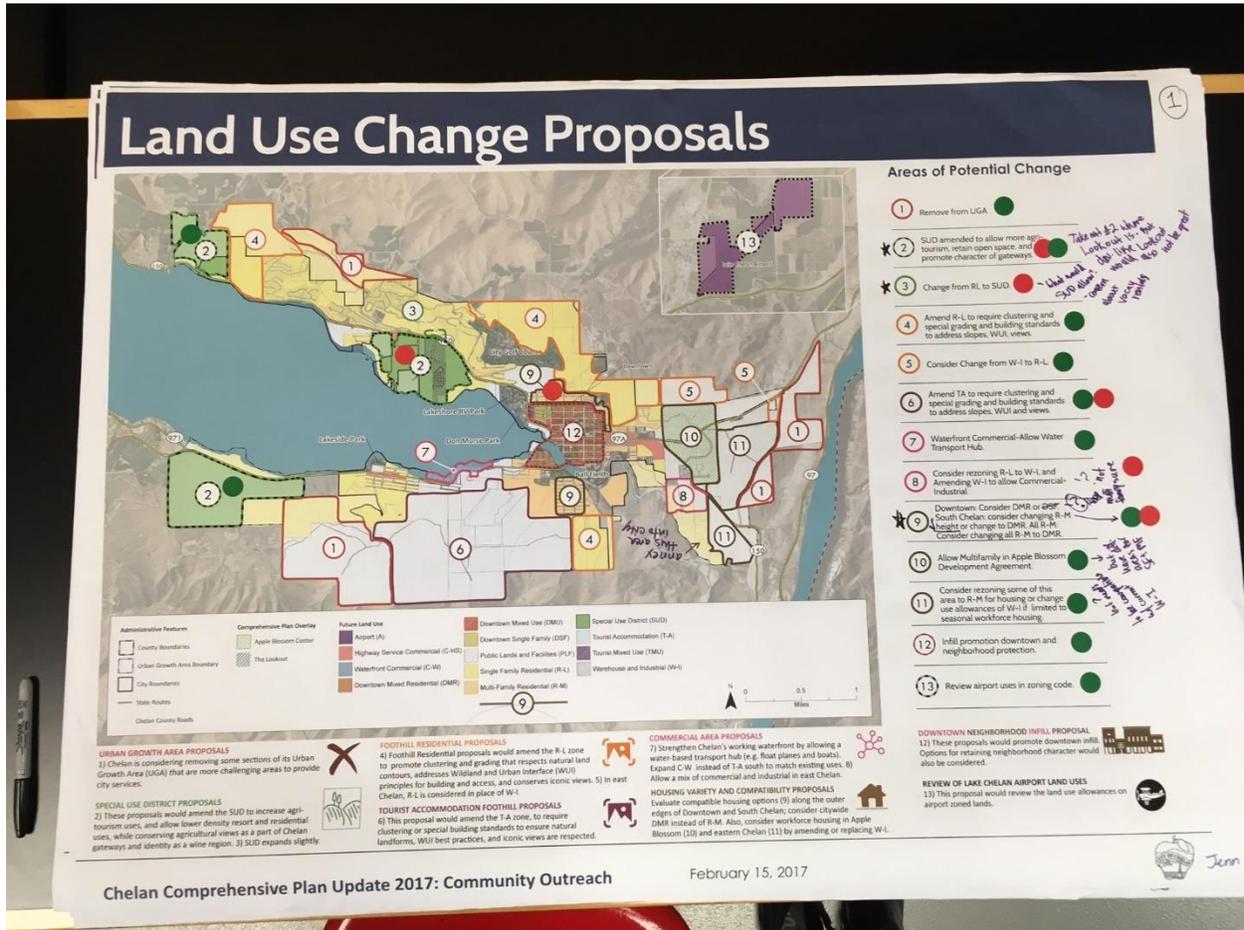
Exhibit 3. Small Group Discussion Notes Compilation by Land Use Change Proposal

Proposed Change	Comments
1	<ul style="list-style-type: none"> No. Keep control.
2	<ul style="list-style-type: none"> Take out area where the Lookout is in this proposal. Wow factor from SR97A. Ag lands. Extend to undeveloped land in the NW UGA. Allow larger lots without sewer. Keep promoting wineries with value added. Cabins not on sewer. Hospitality. Pro: Competition lodging attract to area. Tastefully constrained.
3	<ul style="list-style-type: none"> What would the SUD allow? Concern about vacation rentals. Maybe, but traffic.
4	
5	<ul style="list-style-type: none"> RM not RL. Okay if R-M.
6	<ul style="list-style-type: none"> Keep open space butte as #2. Promote AG. Trails-connect these areas to the lake Keep open space and cluster towards bottom of TA area.
7	<ul style="list-style-type: none"> Transportation hub. Active uses. Recreation. Transport OK. Want more parks.
8	<ul style="list-style-type: none"> ? Not sure what this proposal one means. Single family homes. Need space for small business/contractors.

Proposed Change	Comments
9	<ul style="list-style-type: none"> • Keep downtown DMR zoning, not DSF. Definitely consider height limits for downtown and South Chelan. • Concern of vacation homes. • North of Downtown, add area as DMR. • South Chelan height concern. • Ease fees. Accommodate mother-in-law units.
10	<ul style="list-style-type: none"> • Support, but have different areas for SF and MF.
11	<ul style="list-style-type: none"> • Support, but needs to be compatible with current W-I. • Support packing sheds goals for workforce housing. Concern low cost housing will be vacation homes. • Residents- Services from City? Contribute to Schools? 2 Story condo? • Support housing. Add dog park too.
12	<ul style="list-style-type: none"> • In Downtown south of bridge, make TA a park? Or change to DMR.
13	
General	<ul style="list-style-type: none"> • Missing: Parks, places for activities for tourists and locals. Protect existing homes views in TA • Finish development services/facilities where currently exists. • Designate rental areas. • Downtown Infill + good heights avoid blocking views. • Need housing. • South shore 3-Fingers Park. • Butte slopes – protect. • Keep dump site for development.

Small Group Individual Results

Exhibit 4. Group 1 Map



Group 1 Notes

Comments:

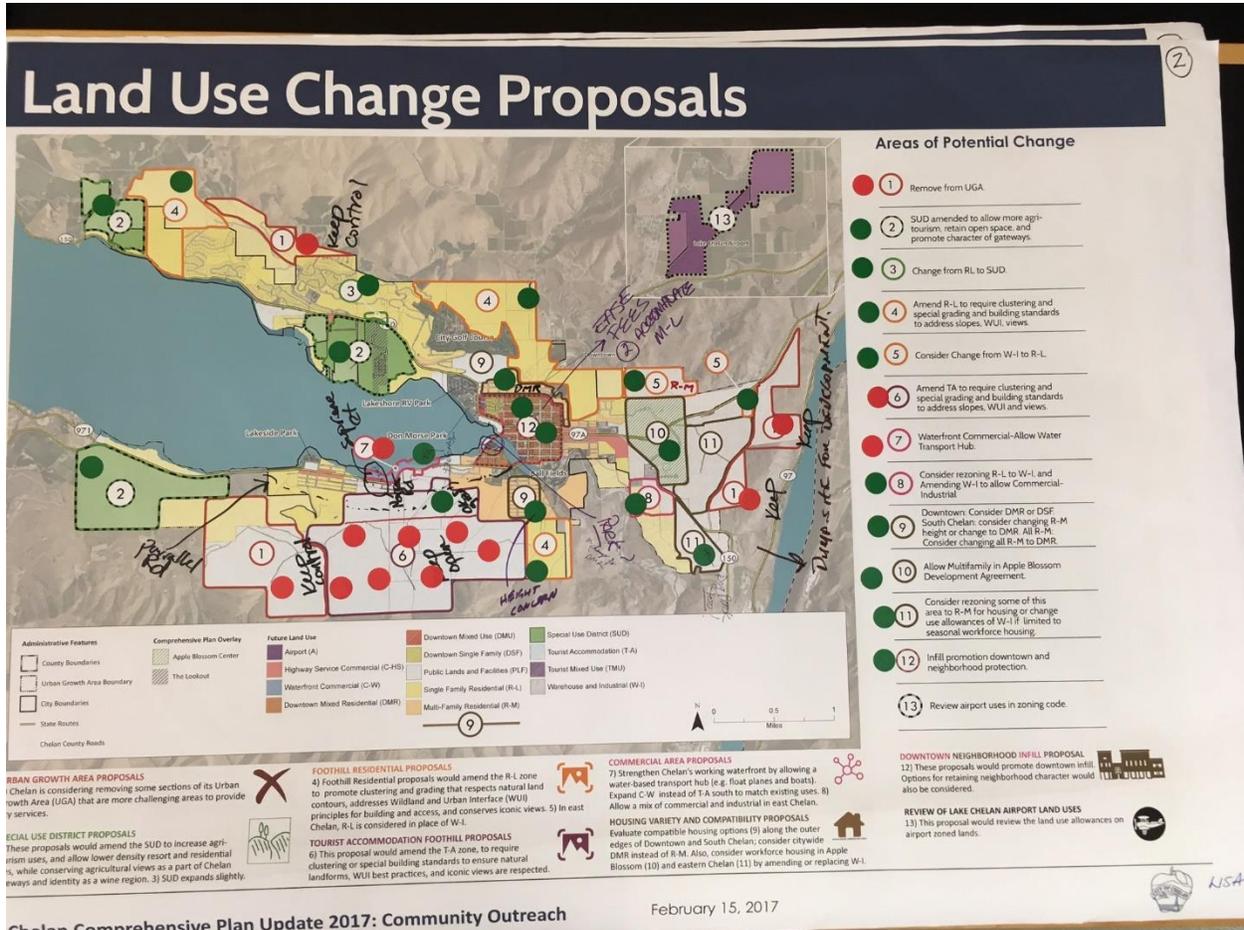
- Finish development services/facilities where currently exists.
- Designate rental areas.

Topic 1:

- Support workforce housing – need it to attract workers.



Exhibit 5. Group 2 Map



Group 2 Notes

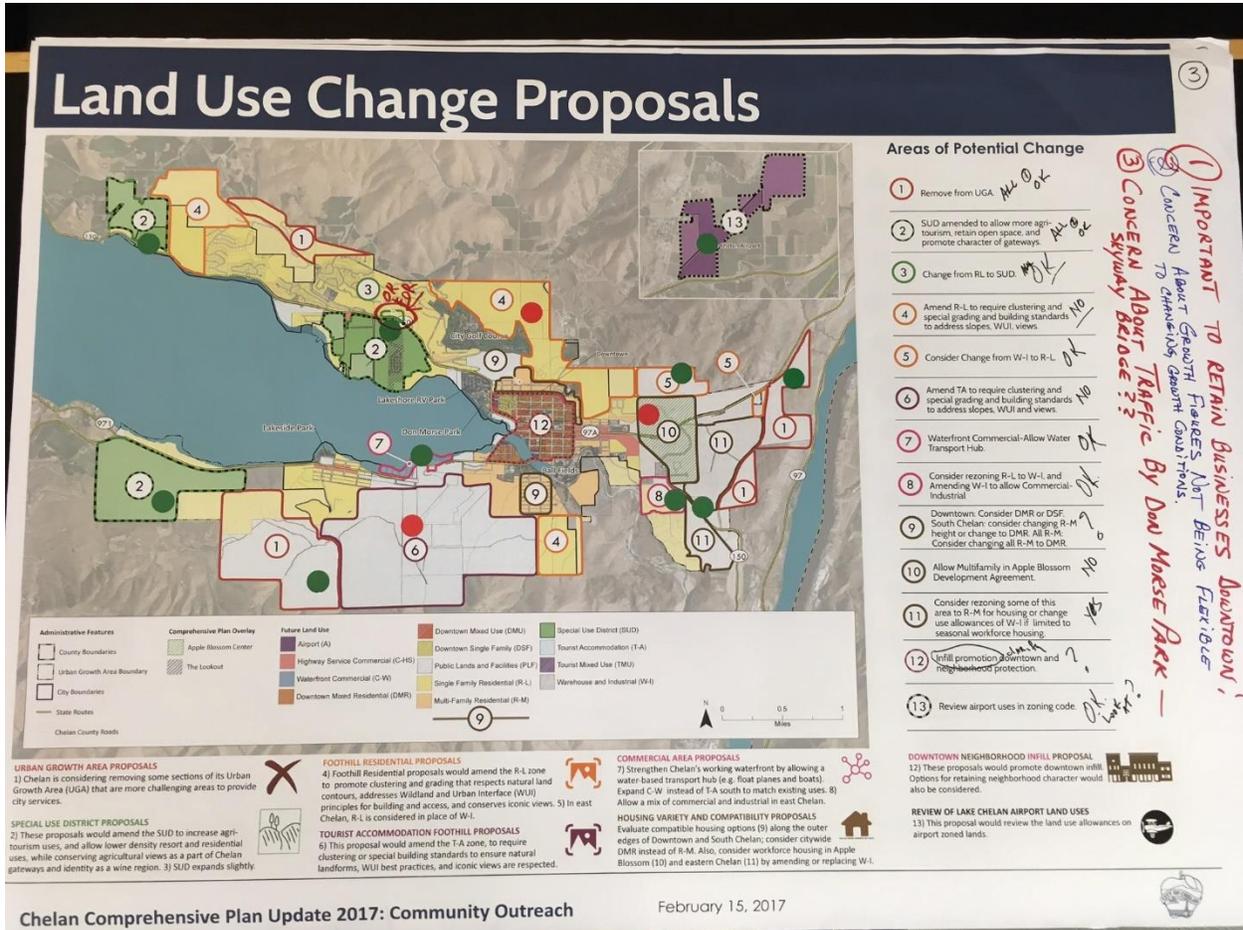
- Downtown Infill + good heights avoid blocking views.
- Butte – Avoid growth upper. Cluster lower.
- UGA – Keep for future.
- SUD – Hospitality. Pro: Competition lodging attract to area. Tastefully constrained.
- #3- Maybe, but traffic.
- #5 RM not RL.
- Downton – ease fees on SF -> Duplex.
- #11 – Residents- Services from City? Contribute to Schools? 2 Story condo?

Top issues:

- Control UGA.
- Need housing.
- South shore 3-Fingers Park.
- Butte slopes – protect.



Exhibit 6. Group 3 Map



Group 3 Notes

Views/Hillside Development

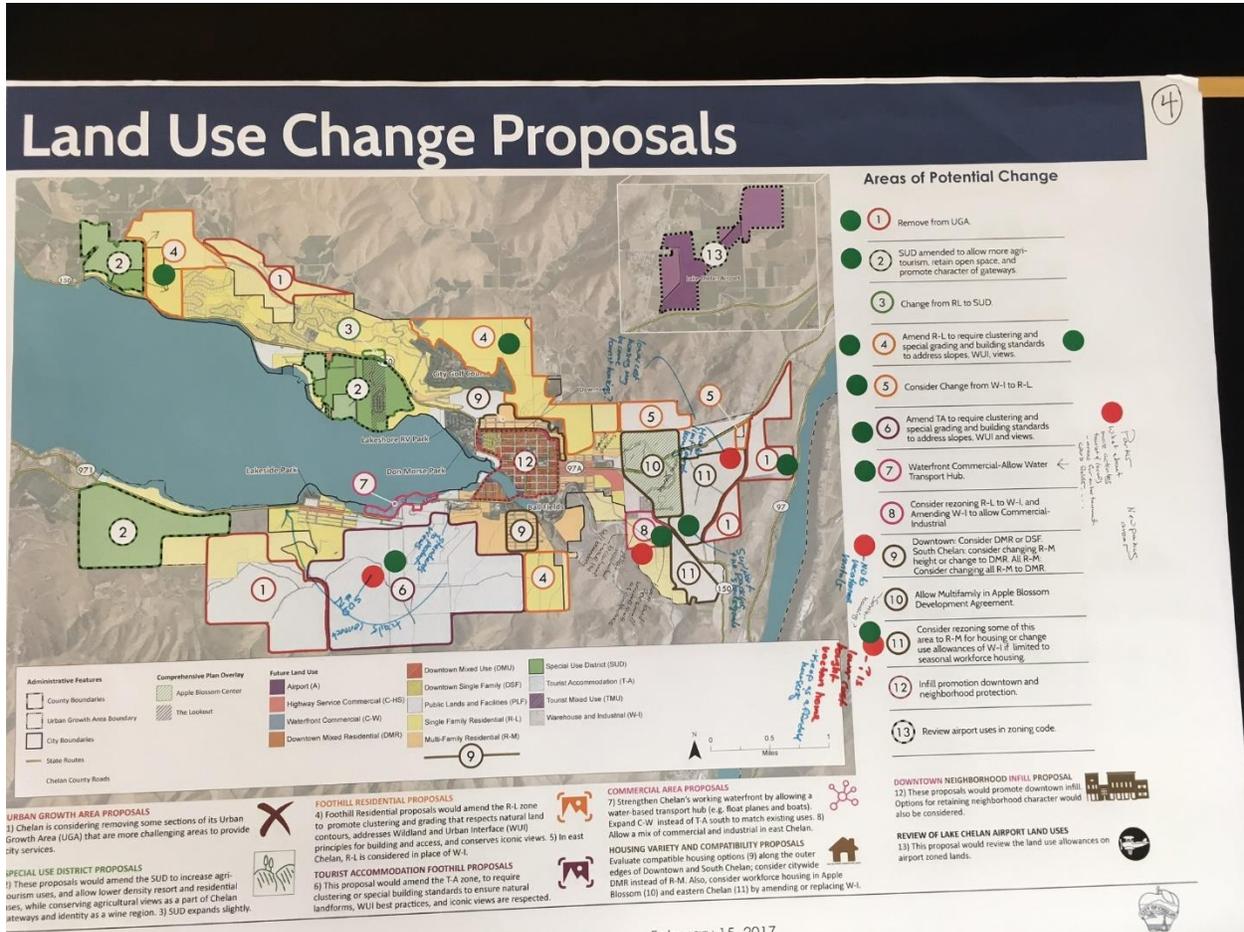
- Concern: Increasing the cost of housing. Hillside development better than large scale development downtown.
- Pro: Protect views; once they're gone...

Affordable housing

- Pro: Need affordable housing and incentives. More rental housing/apartments.
- Concern: Cost of Development/City Requirements. Cost of land.
- Other ideas: Mobile Homes/Modular.



Exhibit 7. Group 4 Map

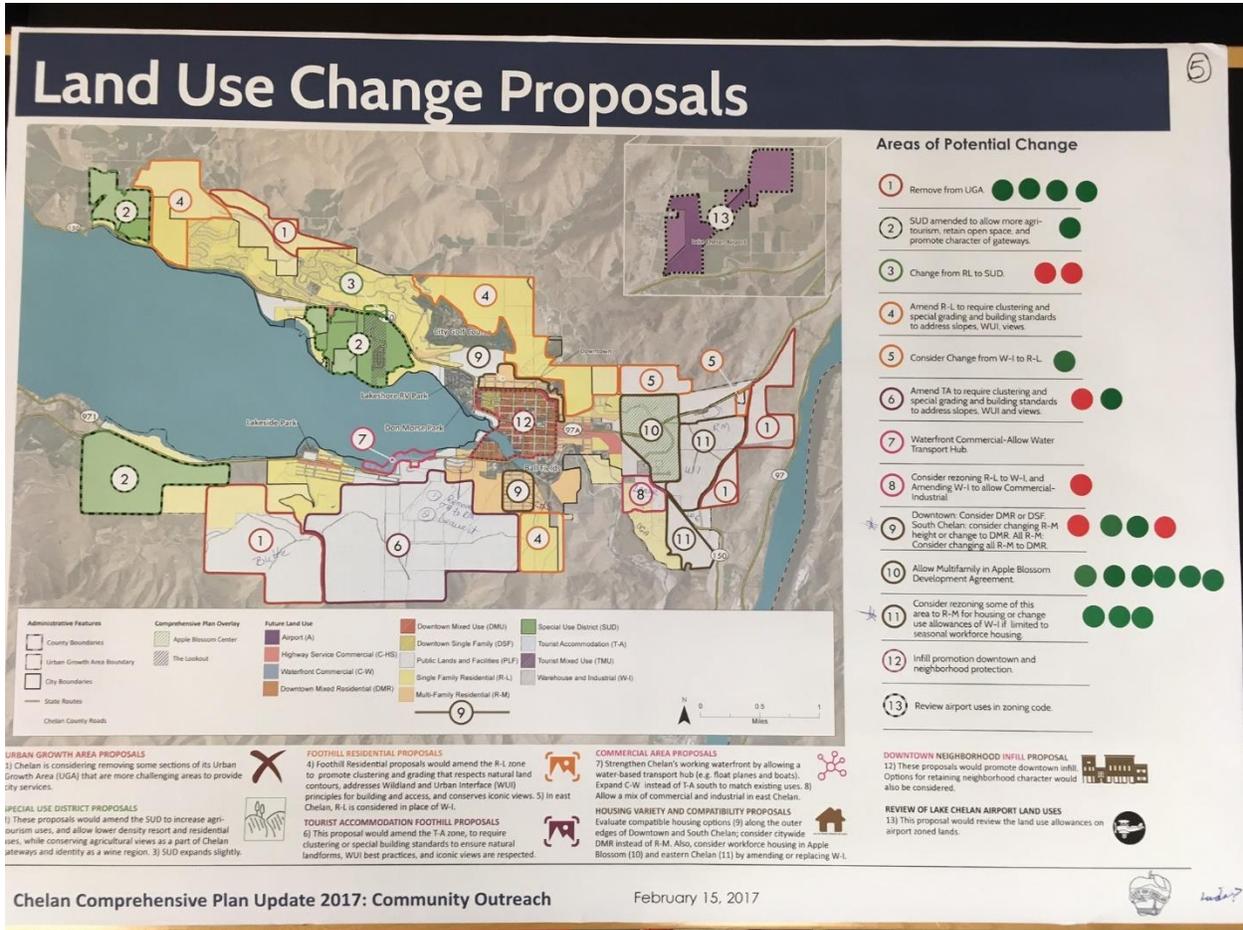


Group 4 Comments

- 6 Keep open space butte as #2. Promote AG. Trails-connect these areas to the lake
- 2- Wow factor from SR97A. Ag lands. Extend to undeveloped land in the NW UGA. Allow larger lots without sewer. Keep promoting wineries with value added. Cabins not on sewer.
- 11- Support packing sheds goals for workforce housing. Concern low cost housing will be vacation homes.
- 8- Single family homes. Need space for small business/contractors.
- 9- Concern of vacation homes
- 7-Transportation hub. Active uses. Recreation.
- Missing: Parks, places for activities for tourists and locals. Protect existing homes views in TA



Exhibit 8. Group 5 Map



Group 5 Comments

- Support for removing the proposed areas that are on the outskirts of town along the Southern and Northern shore out of the UGA because the cost to service those areas is too expensive and are not yet developed.
- Tourist accommodation zones along the south shore- concern that meeting the design standards could drive up the cost of the land.
- In favor of more worker housing; there is too much Warehouse-Industrial zoned land, and it needs to be put into a different use.



ATTACHMENTS

Workshop Advertisements and Materials

Chelan Comprehensive Plan Update 2017

What's your plan for Chelan?

SAVE
THE DATE
Feb 15

In fall 2016, we heard your voices and visions for Chelan's future. Come join and continue the conversation on land use plan changes to support the community's vision. Open to all.

PUBLIC WORKSHOP

Where: City Council Chambers
Date: Wednesday February 15, 2017
Time: 5:30PM - 8:00PM

Questions? Contact Craig Gilroy, Planning Director, at 509-682-8017

Project Website: <https://cityofchelan.us/departments/building-planning-department/planning-department/2017-comprehensive-plan/>



CITY OF
CHELAN

Actualización del Plan Integral Chelan 2017

¿Cuál es tú plan para Chelan?

Separa La
Fecha
15 de Feb

En el otoño del 2016, escuchamos sus voces y visiones para el futuro de Chelan. Vengan y continúen las conversaciones sobre los cambios en el plan de uso de la tierra para apoyar la visión de la comunidad. Abierto para todos.

TALLER PÚBLICO

Donde: **City Council Chambers**
Fecha: **Miércoles 15 de Febrero, 2017**
Hora: **5:30PM – 8:00PM**

¿Preguntas? Llamar a Craig Gilroy, Director de Planificación, al 509-682-8017

Página web del proyecto: <https://cityofchelan.us/departments/building-planning-department/planning-department/2017-comprehensive-plan/>

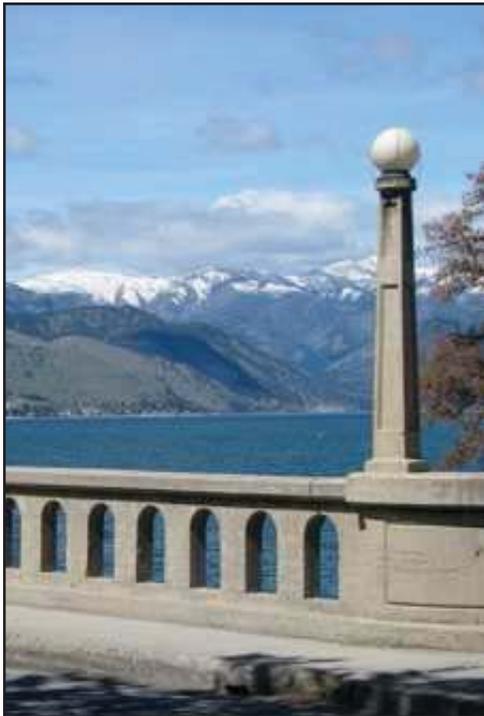
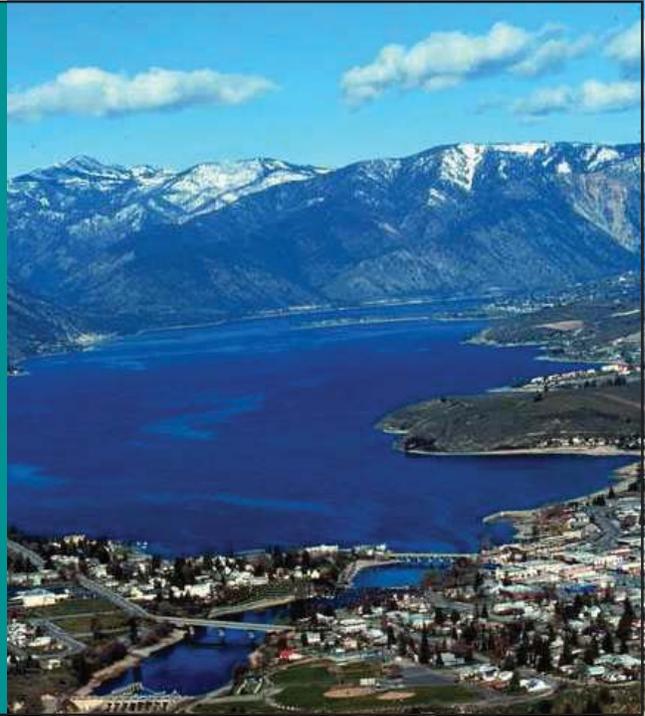


CIUDAD DE
CHELAN

City of Chelan Comprehensive Plan Update

Land Use Workshop

February 15, 2017



Agenda

- Welcome
- Comprehensive Plan Update & Process
- Draft Vision Statement
- Land Use Information
- Housing and Job Information
- Trade-off Topics: Small Group Discussion

What is a comprehensive plan?

- Required by the Growth Management Act
- Guides Chelan's physical development over 20 or more years
 - Establishes land use plan that is implemented by zoning
 - Plans for Chelan's expected growth in housing and jobs
 - Coordinates services and capital investments
- Addresses community values, city functions
- Provides a statement of policy

Plan Elements

- Land Use
- Housing
- Economic Development
- Capital Facilities
- Utilities
- Transportation

3

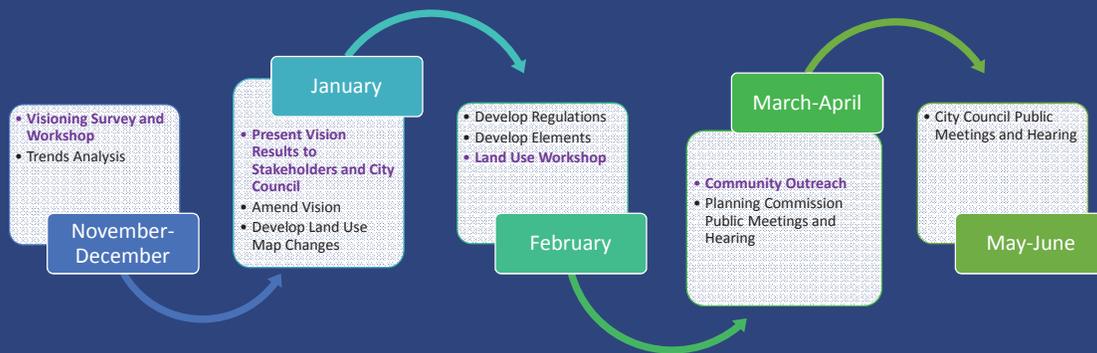
What areas need update?

- Update Vision
- All Elements:
 - Reflect evolving conditions & new data
 - Streamline and make more usable
 - Address growth to 2037
- Amend Land Use Plan and Policies
- Revise Transportation Plan
- Update zoning and development regulations, e.g. grading

Improve quality of life.
Provide housing,
commercial, mixed use, and
industrial areas, and quality
services.

4

Approximate Schedule

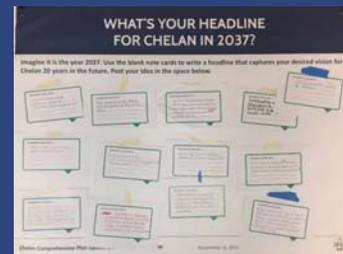


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Key Vision Concepts for 2037

- What key concepts are most important to be included in the City's 20-year vision statement?
 1. Quality of life (93)
 2. Recreation access to the lake (89)
 3. Healthy economy (90)
 4. Affordable housing (75)
 5. Protecting iconic views (73)

Survey Respondents =180



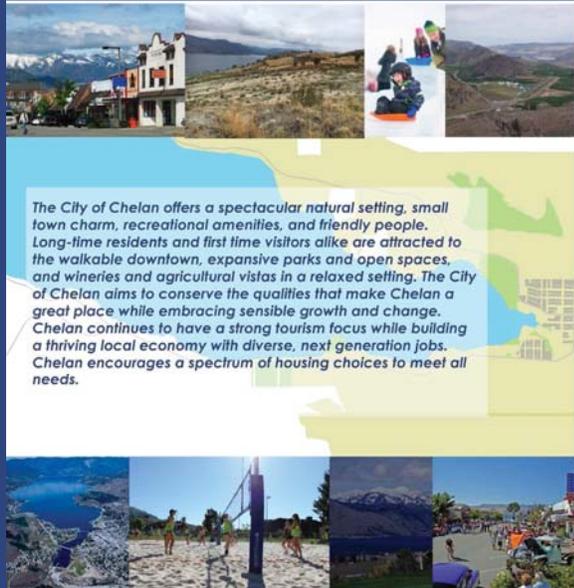
- Headlines – Chelan in 2037
 - Chelan's small town feel is retained.
 - The lake continues to be a jewel.
 - A variety of year-round jobs and housing are available.
 - Agriculture frames the community.
 - Opportunities to walk are plentiful.
 - Provide efficient roads and services.

Workshop ~13 respondents

6

Chelan's Vision - 2037

DRAFT 1/12/17



The City of Chelan offers a spectacular natural setting, small town charm, recreational amenities, and friendly people. Long-time residents and first time visitors alike are attracted to the walkable downtown, expansive parks and open spaces, and wineries and agricultural vistas in a relaxed setting. The City of Chelan aims to conserve the qualities that make Chelan a great place while embracing sensible growth and change. Chelan continues to have a strong tourism focus while building a thriving local economy with diverse, next generation jobs. Chelan encourages a spectrum of housing choices to meet all needs.

Implementing the Vision

-  Maintain and Enhance Water Quality
-  Create an Environment for Healthy Active Living
-  Balance Growth
-  Promote Affordable and Diverse Housing
-  Conserve the Landscape and Public Views
-  Support A Thriving Downtown
-  Build a Diverse Year-round Economy
-  Achieve a Multimodal, Connected Transportation System

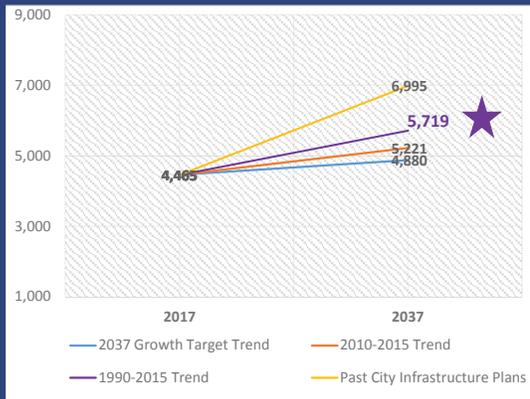
7

Key Issues and Trends

- Population growth – permanent and seasonal
- Managing how and where growth goes
 - Current Density
 - Vacant and Underutilized Areas
 - Slopes and Ravines
 - Wildfire
 - Views
 - Urban Growth Area Boundaries
- Households and housing affordability / variety
- Adding year-round jobs and strengthening tourism

8

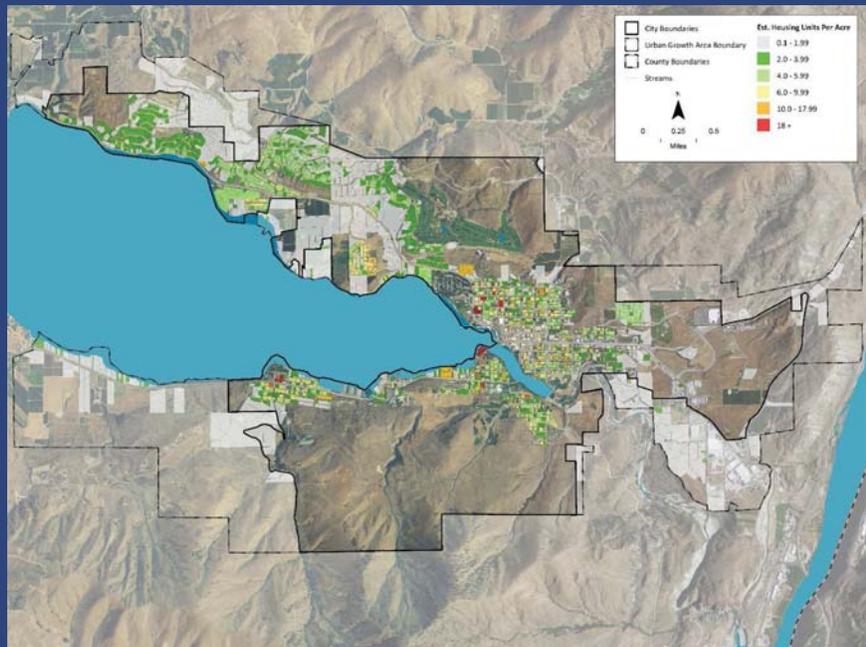
Population Growth 2017-2037



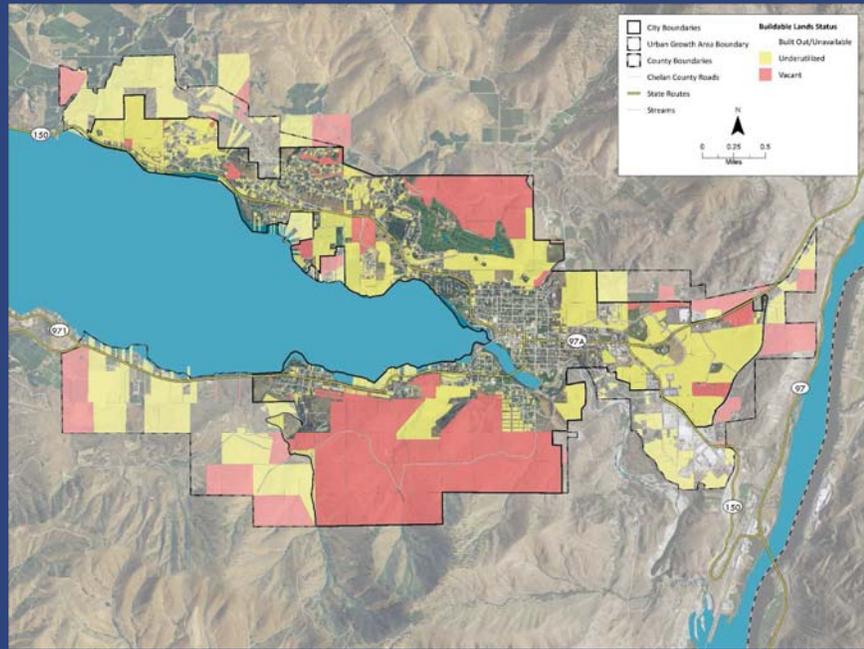
Note: Correction to graph after 2/15 – Past Plans reduced from 7,395 to 6,995

- County growth target (permanent population) shows a slowing growth rate of less than 0.5%
 - 5-year trend is almost 0.8%
 - 25-year trend is over 1.2%
 - City infrastructure plans have planned for over 2%
- Balancing need to be prepared with limited resources – suggest planning for 25-year trend of over 1.2%

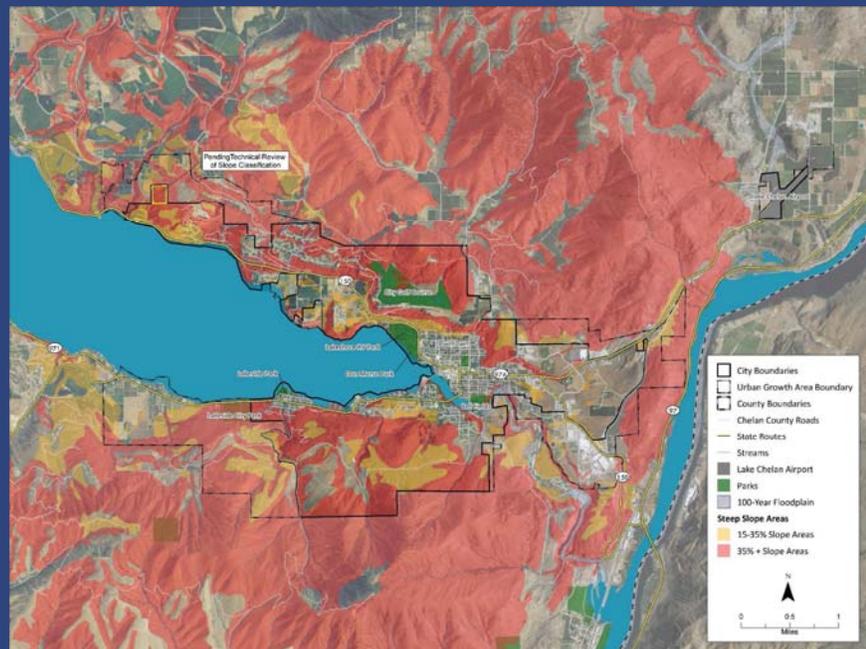
Current Density



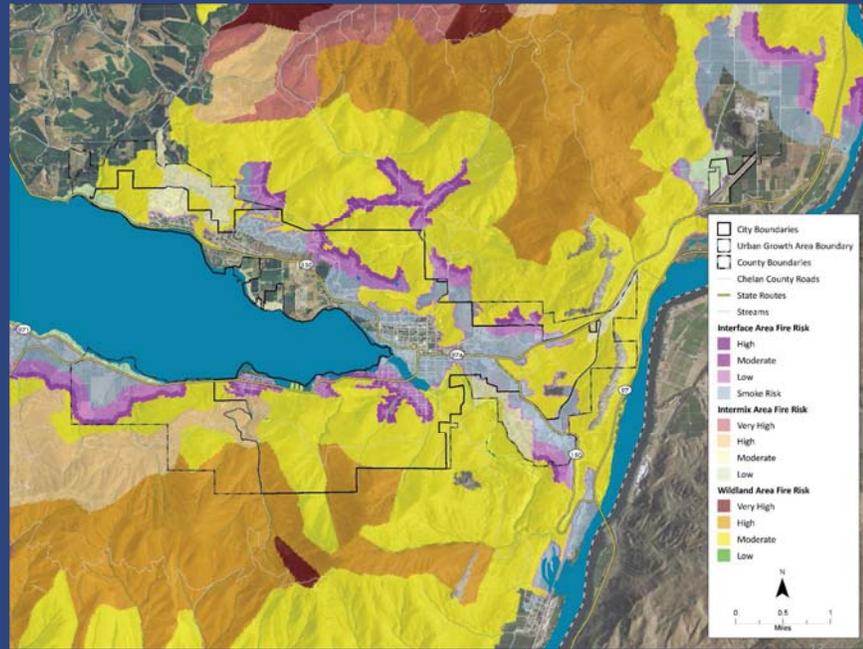
Undeveloped and Under-utilized Land



Slopes and Ravines

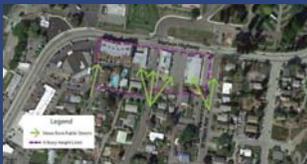


Wildfire Risk

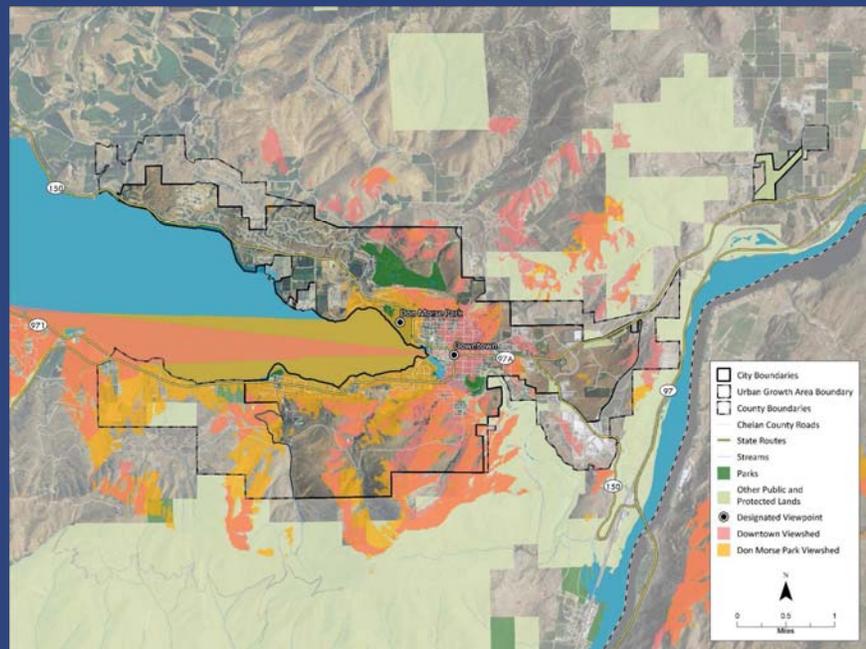
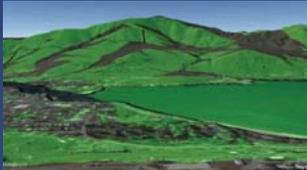


Views

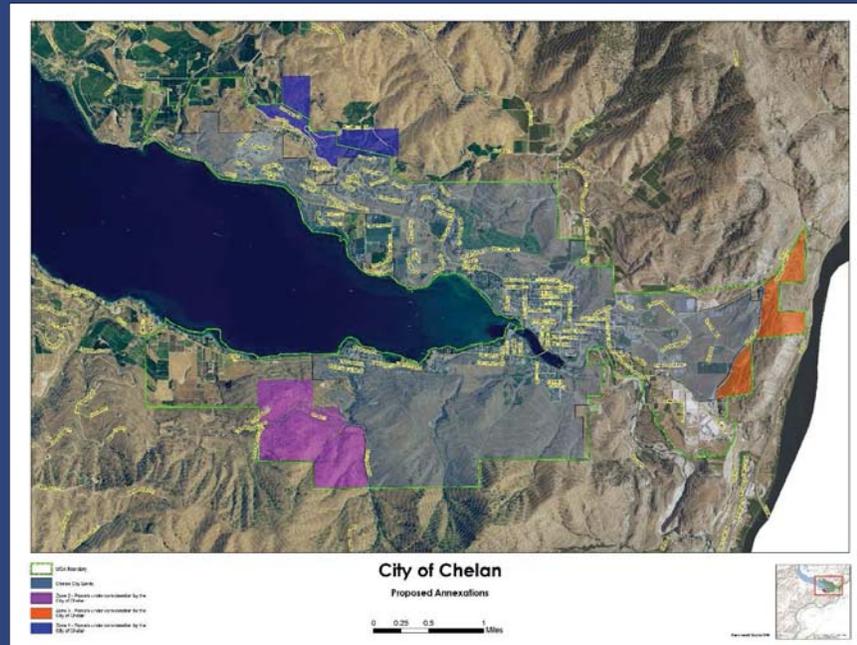
Four-Story Development and Potential View Impacts



Viewshed Analysis from Don Morris Park towards the Butte



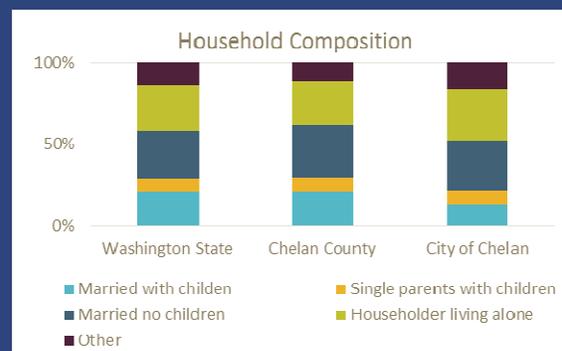
UGA Boundaries & Services



Housing

- Seasonal housing units are growing.
 - 28% of housing is seasonal. This share has grown by about 8% every 10 years.
- Some households are cost-burdened.
 - As of 2013, 25% of owners and renters were cost-burdened, spending > 30% of income on housing.
- There is a shortage of rental housing.
 - Apartment vacancy rate in County = 2.0% as of spring 2016.
 - Chelan agents report a very tight rental market – vacancies are filled quickly.
 - There is a gap of affordable housing units for rental households earning 30-50% of the County median income.

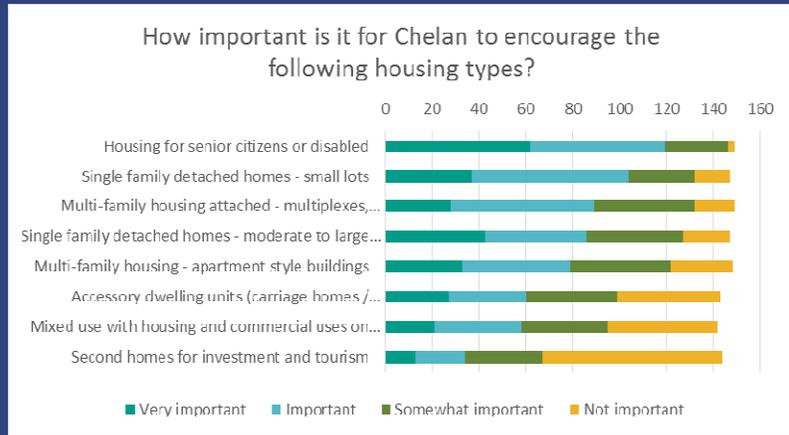
- Chelan's senior population will grow over 2017-2037 period.
- There is a lack of housing variety.
 - About 2/3 of stock = single family units.
 - Chelan has a high % of persons over 65 years old or under 18 years.
 - Visioning outreach show community support for a variety of housing types.



Housing – Vision Input

Very Important and Important Housing Types

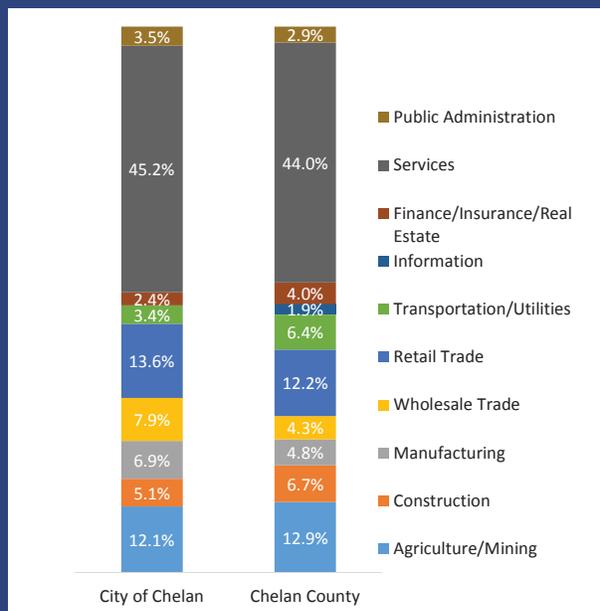
- Housing for senior citizens or disabled
- Single family detached homes – small lots
- Multifamily-multiplex and townhomes
- Single family detached homes – moderate to large lots
- Multifamily-apartment style



(n=151)

Employment

- In the city, almost half of employment is in the service sector, similar to the county.
- Services, retail, and agriculture make up the top three sectors in the city and county.
- Chelan has designated 920 acres of Warehouse-Industrial zoned land. Only about 5% has been developed for businesses.
- Agri-tourism is growing.



Top Choices – Job Types to Encourage

1. Health
2. Manufacturing and light industry
3. Agriculture
4. Education
5. Tourism

Where should new economic development be directed?

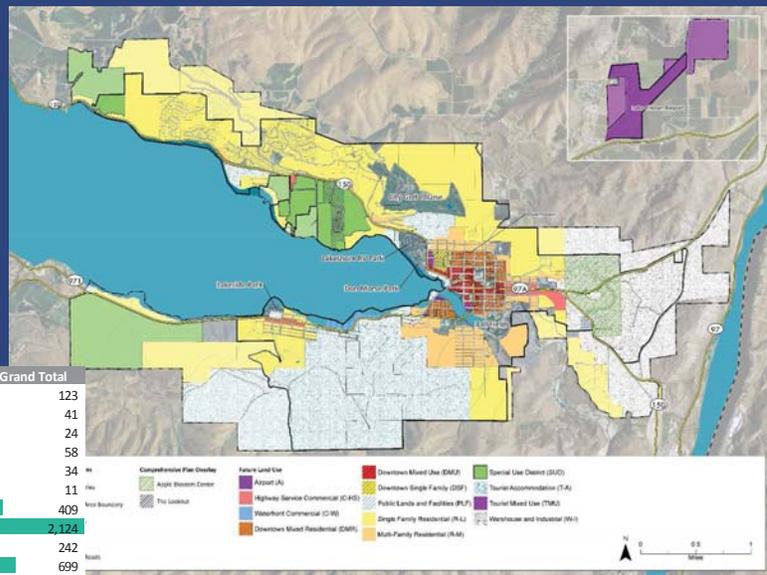
	1	2	3	4
Apple Blossom area	77	37	11	19
Downtown	62	54	6	10
Southshore	4	20	52	51
Northshore	3	16	52	52

(n=149)

Year Round **Build** Agriculture **Future** Light **Wine**
Industry Nice **Chelan** Construction
Jobs Apple **Development** Retail Stores
Businesses Big **Affordable Housing** **Attract**

Do you have comments about economic development or jobs? (n=53)

Current Zoning



FLU/Zone	City	UGA	Grand Total
Airport (A)	62	62	123
Highway Service Commercial (C-HS)	41		41
Waterfront Commercial (C-W)	23	0.4	24
Downtown Mixed Residential (DMR)	58		58
Downtown Mixed Use (DMU)	34		34
Downtown Single Family (DSF)	11		11
Public Lands and Facilities (PLF)	310	99	409
Single Family Residential (R-L)	1,244	880	2,124
Multi-Family Residential (R-M)	240	2	242
Special Use District (SUD)	219	480	699
Tourist Accommodation (T-A)	1,042	332	1,374
Tourist Mixed Use (TMU)	6		6
Warehouse and Industrial (W-I)	420	499	920
Grand Total	3,710	2,355	6,065

Land Use Change Proposals

Areas of Potential Change

- 1 Remove from UGA
- 2 SUD amended to allow more sign height, certain open space, and promote character of gateways
- 3 Change from R to SUD
- 4 Amend R 4 to require clustering and special zoning and building standards in certain regions, 10, 11 and 12
- 5 Consider Change from W-1 to R-L
- 6 Amend R 4 to require clustering and special zoning and building standards to address ridges, 10, 11 and 12
- 7 Waterfront Commercial Allow Water Transport Hub
- 8 Consider repealing R 4, 4 to W-1 and Amending W 4 to allow Commercial Industrial
- 9 Downstream Council DMU or DSP South Chelan consider changing B 4 as height or change to DMU, AB 5, 6. Consider changing B 4 to DMU
- 10 Allow Multi-family in Apple Blossom Development Agreement
- 11 Consider repealing some of this area to R 4. Repeal or change an allowance of W 1.5 limited to residential medium density housing
- 12 with permission downstate and neighborhood protection
- 13 Review airport uses in zoning code

URBAN GROWTH AREA PROPOSALS

1) Chelan is considering removing some sections of its Urban Growth Area (UGA) that are more challenging areas to provide city services.

REGIONAL RESIDENTIAL PROPOSALS

4) Revised Residential proposals would amend the R 4 zone to provide clustering and parking that respects natural land patterns, addresses habitat and urban form and design guidelines for building and access, and conserves scenic views. (5) In east Chelan, R 4 is considered in place of R 4.

COMMERCIAL AREA PROPOSALS

7) Through Chelan's working agreement by allowing a water front to permit full 10 ft. Boat storage and launch, Island C/W, intended to be used to make existing use. (8) Allow a mix of commercial and industrial in east Chelan.

SPECIAL USE DISTRICT PROPOSALS

2) These proposals would amend the SUD to include sign, landscaping, and other lower density, visit and residential uses, with some agricultural views as a part of Chelan gateway and identity as a wine region. (3) To be replaced, slightly.

TOURIST ACCOMMODATION FOOTPRINT PROPOSALS

6) This proposal would amend the T-A zoning, to require clustering of similar building, standards to ensure natural landscape, and best practices, and scenic views are respected.

INDUSTRIAL VARIETY AND COMMUNITY PROPOSALS

8) Through Chelan's working agreement by allowing a water front to permit full 10 ft. Boat storage and launch, Island C/W, intended to be used to make existing use. (8) Allow a mix of commercial and industrial in east Chelan.

DOWNSTATE AND SUBDIVISIONS (DWELL) PROPOSALS

11) These proposals would promote downstate and Downstate for retaining neighborhood character would also be considered.

REVIEW OF EAST CHELAN AIRPORT LANDING USES

13) This proposal would review the land use allowances on airport related lands.

Chelan Comprehensive Plan Update 2017: Community Outreach February 15, 2017

Small Group Discussions

6:30	Small Group Discussions
Dot Voting	<p>Red & Green dots on Map Proposals</p> <p>Red = question / concern / dislike Green = can live with / support</p>
Trade off Topic 1	20 minutes
Trade off Topic 2	20 minutes
7:30	Small Group Report Back

22

Issues and Tradeoffs

- Adding workforce housing and ensuring sufficient industrial lands for year-round jobs
- Opportunities for new housing and tourism while respecting natural features, hazards, and views
- Agri-tourism and lower densities in SUD at city gateways
- Greater compatibility by replacing Residential Multifamily with Downtown Mixed Residential

23

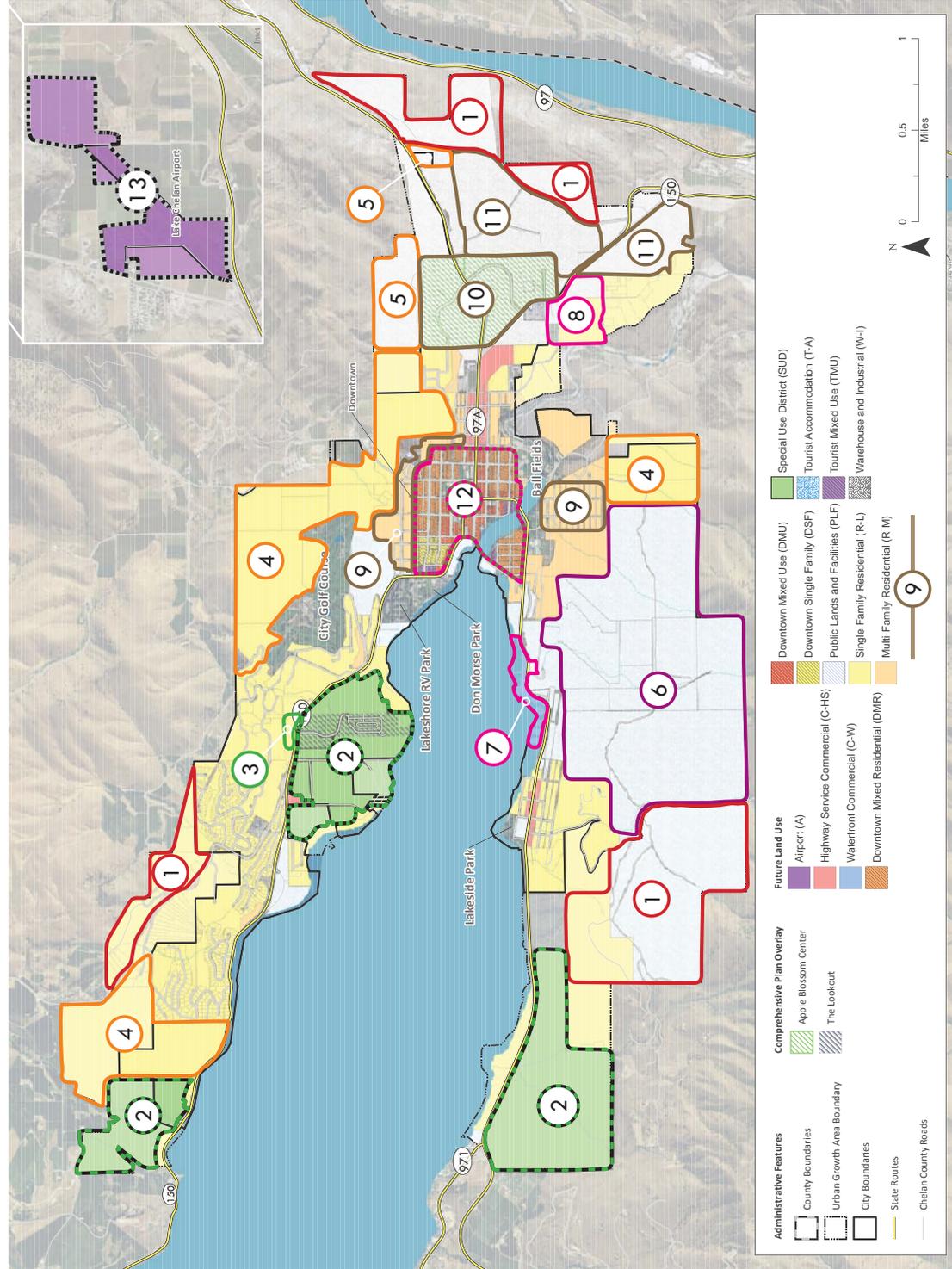
Q and A

24

Land Use Change Proposals

Areas of Potential Change

- 1 Remove from UGA.
- 2 SUD amended to allow more agri-tourism, retain open space, and promote character of gateways.
- 3 Change from RL to SUD.
- 4 Amend R-L to require clustering and special grading and building standards to address slopes, WUI, views.
- 5 Consider Change from W-I to R-L.
- 6 Amend TA to require clustering and special grading and building standards to address slopes, WUI and views.
- 7 Waterfront Commercial-Allow Water Transport Hub.
- 8 Consider rezoning R-L to W-I, and Amending W-I to allow Commercial-Industrial.
- 9 Downtown: Consider DMR or DSF South Chelan, consider changing R-M height or change to DMR. All R-M. Consider changing all R-M to DMR.
- 10 Allow Multifamily in Apple Blossom Development Agreement.
- 11 Consider rezoning some of this area to R-M for housing or change use allowances of W-I if limited to seasonal workforce housing.
- 12 Infill promotion downtown and neighborhood protection.
- 13 Review airport uses in zoning code.

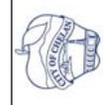


URBAN GROWTH AREA PROPOSALS
 1) Chelan is considering removing some sections of its Urban Growth Area (UGA) that are more challenging areas to provide city services.
SPECIAL USE DISTRICT PROPOSALS
 2) These proposals would amend the SUD to increase agri-tourism uses, and allow lower density resort and residential uses, while conserving agricultural views as a part of Chelan gateways and identity as a wine region. 3) SUD expands slightly.

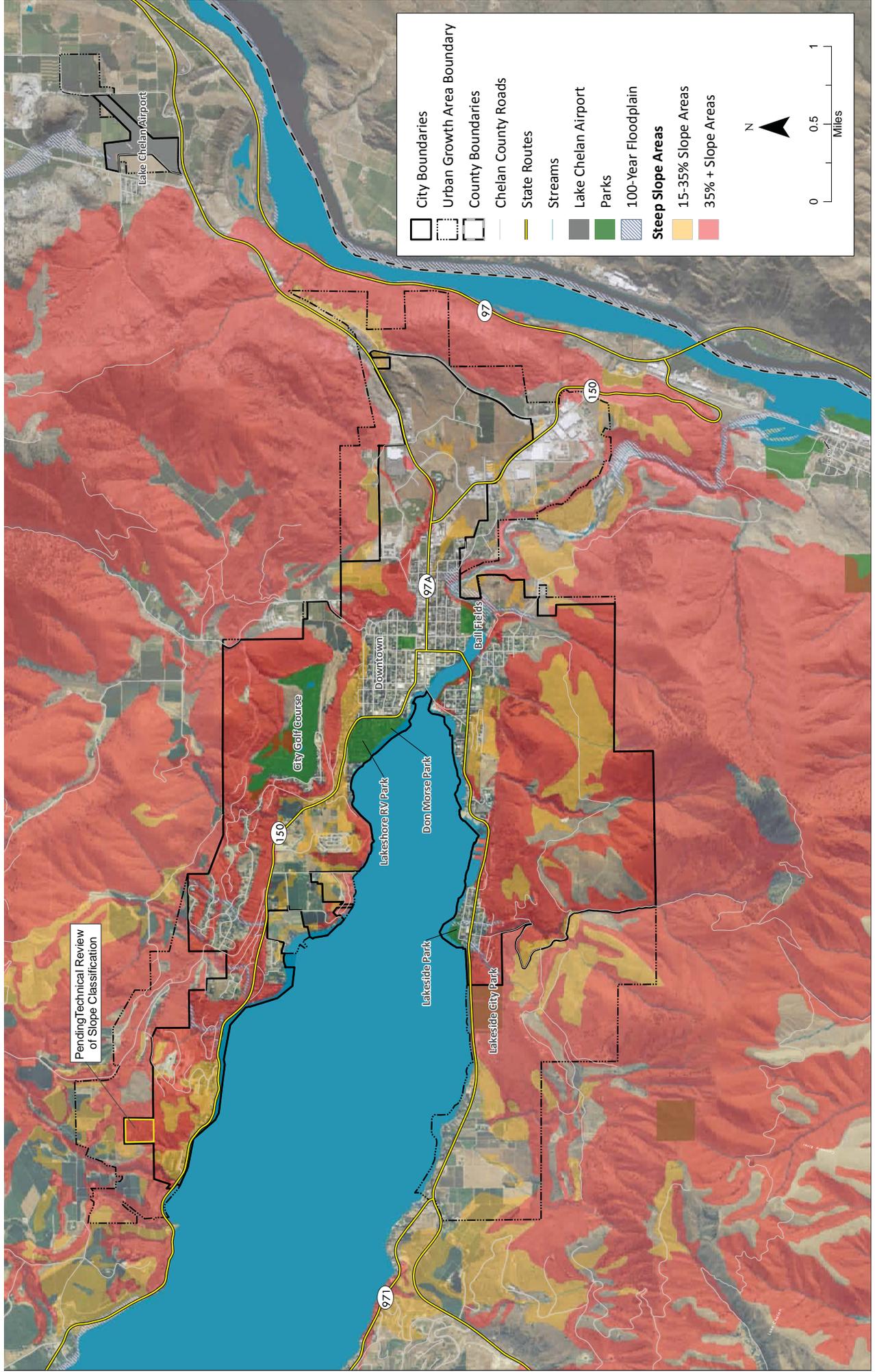
FOOTHILL RESIDENTIAL PROPOSALS
 4) Foothill Residential proposals would amend the R-L zone to promote clustering and grading that respects natural land contours, addresses Wildland and Urban Interface (WUI) principles for building and access, and conserves iconic views. 5) In east Chelan, R-L is considered in place of W-I.
TOURIST ACCOMMODATION FOOTHILL PROPOSALS
 6) This proposal would amend the T-A zone, to require clustering or special building standards to ensure natural landforms, WUI best practices, and iconic views are respected.

COMMERCIAL AREA PROPOSALS
 7) Strengthen Chelan's working waterfront by allowing a water-based transport hub (e.g. float planes and boats).
 Expand C-W instead of T-A south to match existing uses. 8) Allow a mix of commercial and industrial in east Chelan.
HOUSING VARIETY AND COMPATIBILITY PROPOSALS
 Evaluate compatible housing options (9) along the outer edges of Downtown and South Chelan; consider citywide DMR instead of R-M. Also, consider workforce housing in Apple Blossom (10) and eastern Chelan (11) by amending or replacing W-I.

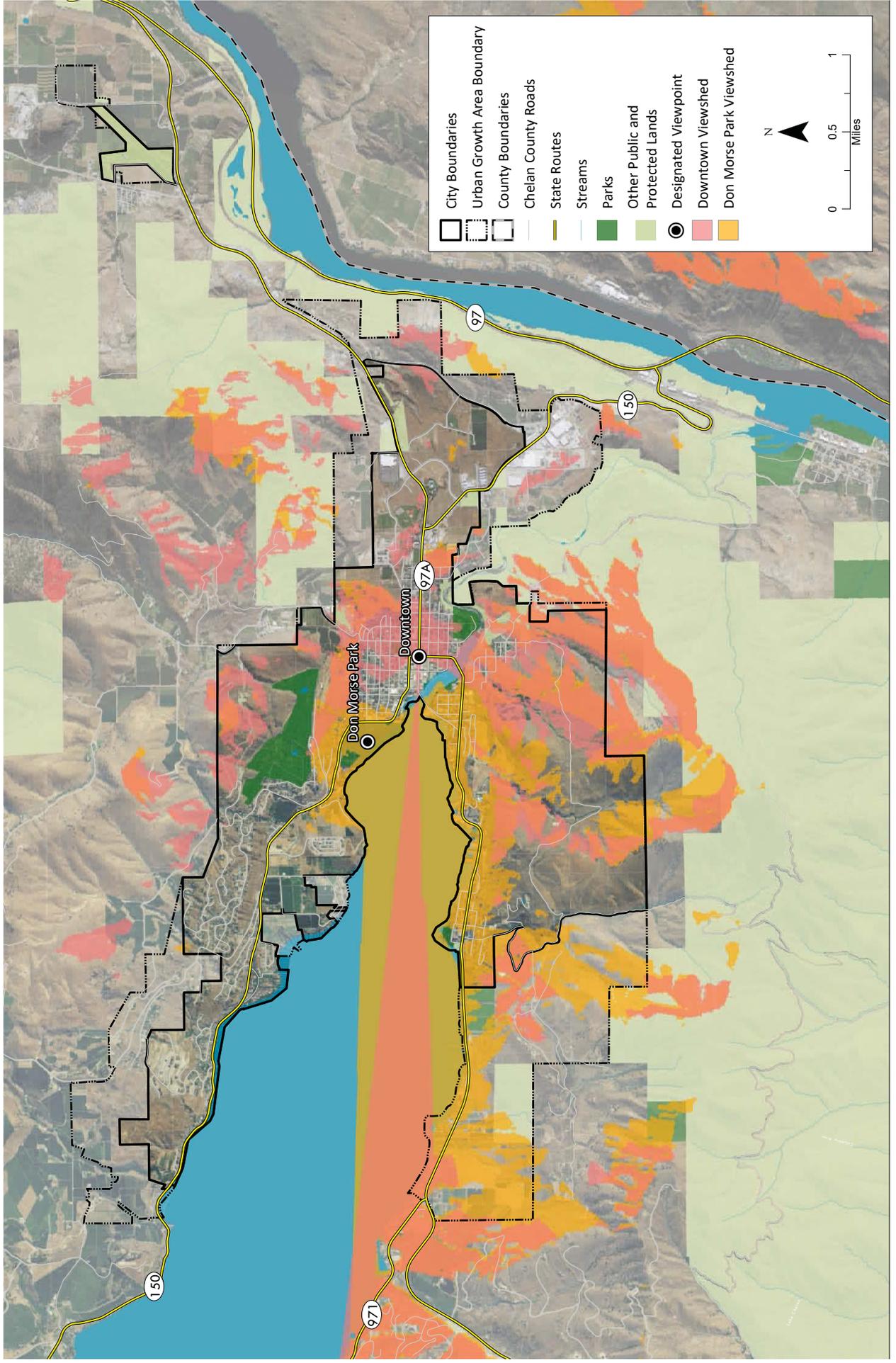
DOWNTOWN NEIGHBORHOOD INFILL PROPOSAL
 12) These proposals would promote downtown infill. Options for retaining neighborhood character would also be considered.
REVIEW OF LAKE CHELAN AIRPORT LAND USES
 13) This proposal would review the land use allowances on airport zoned lands.



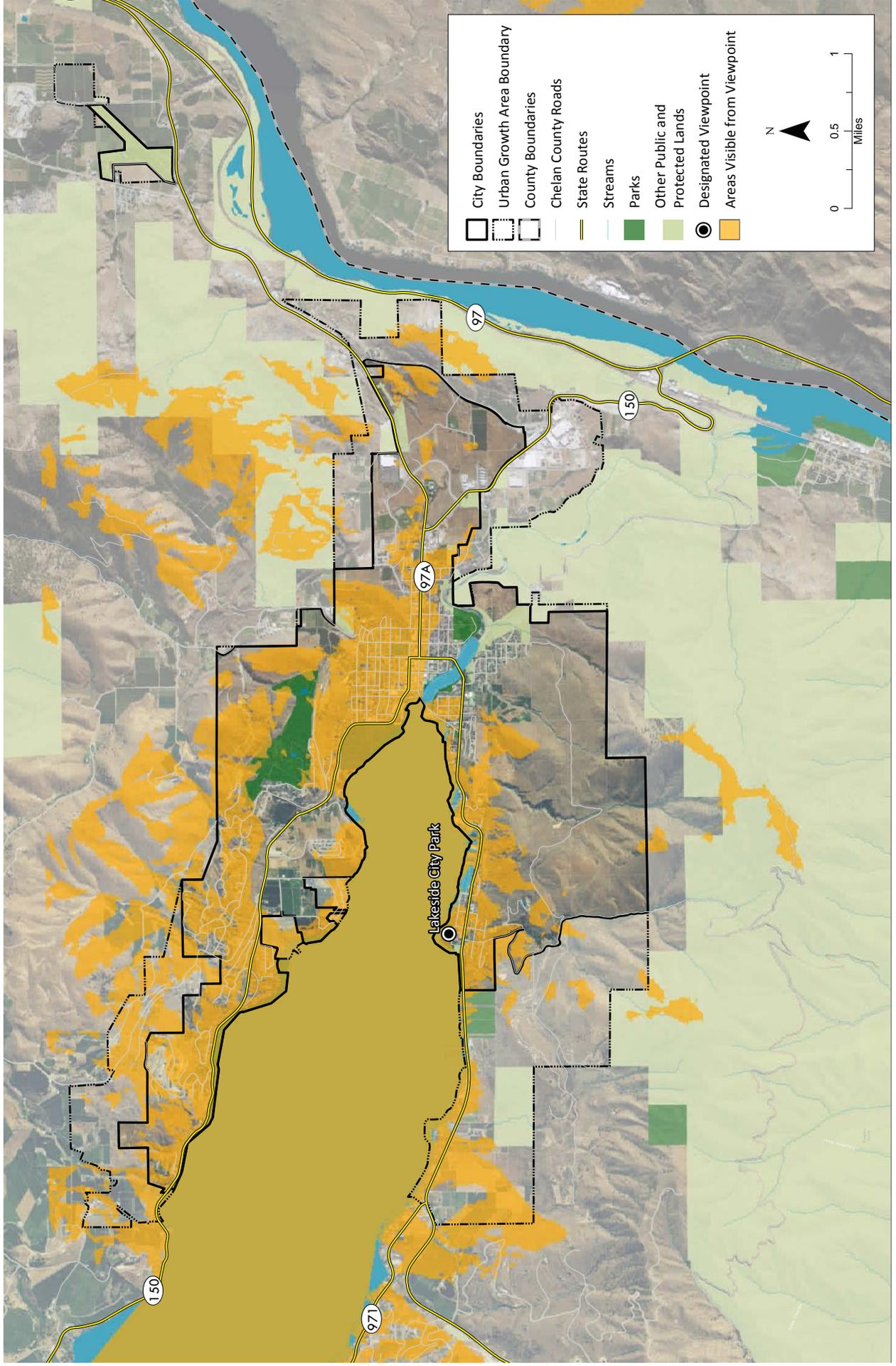
CHELAN STEEP SLOPE MAP



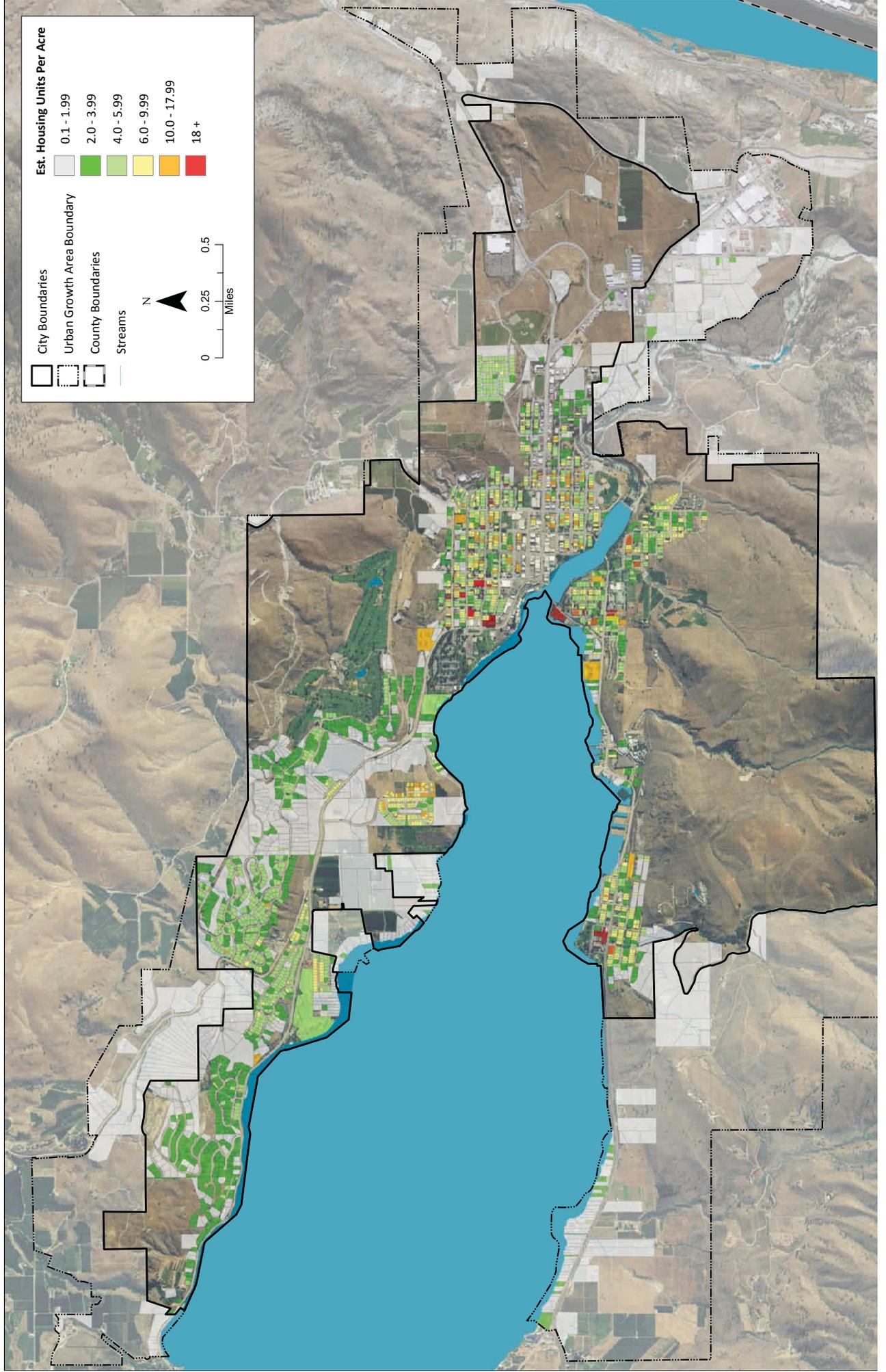
VIEWSHED ANALYSIS: DOWNTOWN & DON MORSE PARK



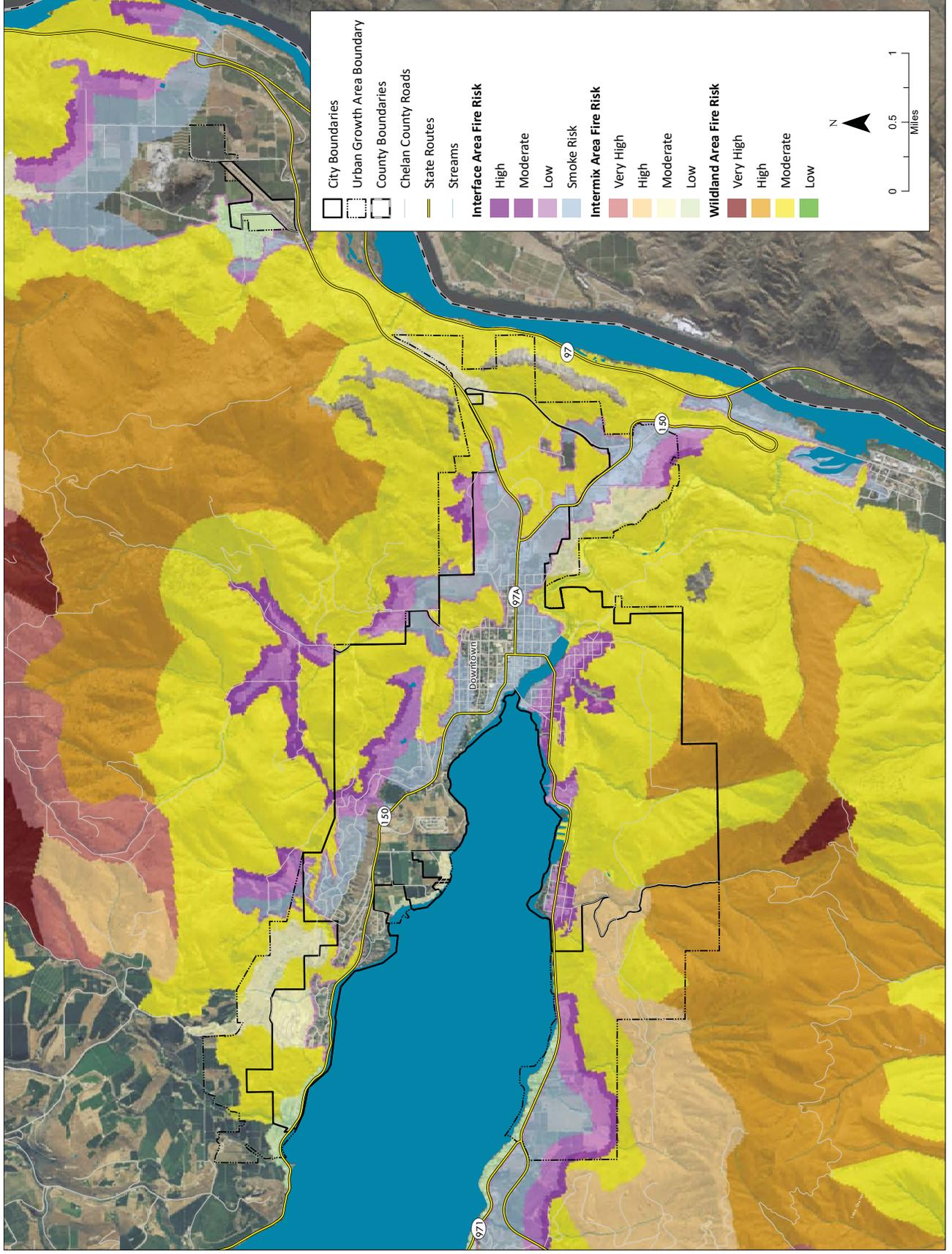
VIEWSHED ANALYSIS: LAKESIDE CITY PARK



CHELAN HOUSING DENSITY



CHELAN WILDLAND-URBAN INTERFACE



CHELAN'S DRAFT VISION STATEMENT

What do you like?



Implementing the Vision

Maintain and Enhance Water Quality



Create an Environment for Healthy Active Living

Balance Growth



Promote Affordable and Diverse Housing



Conserve the Landscape and Public Views

Support A Thriving Downtown



Build a Diverse Year-round Economy

Achieve a Multimodal, Connected Transportation System



What would you change?

What's missing?

Chelan Land Use Workshop Small Group Discussion Questions

Topic: Adding workforce housing and ensuring sufficient industrial lands for year-round jobs

Key Issues:

- A. There are presently very low vacancy rates for rental housing, and high costs for both rental and owner-occupied housing, suggesting a need for more housing units for full-time residents.
- B. Local goals and studies illustrate a need to expand the City's economy to both strengthen the City's tourism economy during shoulder seasons and attract year-round family wage jobs.

Fall 2016 Vision Input:

- C. Results of the Vision survey and workshop identified the following desired housing types in Chelan in order of importance:
 - Housing for senior citizens or disabled
 - Single family detached homes – small lots
 - Multifamily-multiplex and townhomes
 - Single family detached homes – moderate to large lots
 - Multifamily-apartment style
- D. Results of the Vision survey and workshop showed the following desired job types in rank order:
 - Health
 - Manufacturing and light industry
 - Agriculture
 - Education
 - Tourism
- E. Most also thought that the best location for jobs was in the Apple Blossom area and Downtown.

Land Use Plan & Zoning Proposal: Expand the locations for workforce housing in the Apple Blossom area and eastern Chelan. This would mean rezoning land for Residential-Multifamily (R-M) and reducing Warehouse-Industrial (W-I) zoned land, or changing W-I use allowances.

Small Group Questions:

- **What are the pros and cons of the proposal?**
- **What areas would be best retained as W-I? What areas would be best changed to R-M?**
- **What are some other ideas?**

- ❖ What makes a good industrial site? Relatively flat land, good transportation access, a local skilled workforce, lack of conflict with other sensitive uses such as residential land.
- ❖ What makes a good site for attached housing? Location near services, shopping, schools, and parks, and access to good roads, transit, and other options for walking and biking.
- ❖ The City and its UGA has 920 acres of W-I zoned land. Most of it is used for residential, agriculture, or undeveloped uses. Only about 5% has been developed for businesses.
- ❖ The City and its UGA has about 242 acres of R-M zoned land. Most of it is developed. Just over 1 acre is undeveloped and about 49 acres are in agriculture per County Assessor information. A review of underutilized land shows capacity for about 341 dwellings. A mix of uses is found in R-M but most of it is single-family.
- ❖ The W-I area under review is about 650 acres in size and either has single family or resource production activities currently.

Topic: Opportunities for new housing and tourism while respecting natural features, hazards, and views

Key Issues:

- A. Development in the hillsides north and south of Lake Chelan is allowed. If not carefully considered, development density and grading can impact important views, geologic hazard and fire hazard areas, and the natural setting that the Chelan community values.

Fall 2016 Vision Input:

- B. Chelan's natural setting was identified one of the City's top strengths. The workshop identified that participants like Lake Chelan and the Butte and should protect them.
- C. In the vision workshop activity board for Hillside Development Type Preferences, participants liked the low profile, blending building massing with surrounding hillsides the best. Clustering was also a preferred development type.
- D. Protecting iconic views
- i. Key Vision Concepts for 2037: Protect Iconic views.
 - ii. In the workshop, the view from Don Morse Park looking towards the Butte received the most votes for very important view to protect.
 - iii. Visibility of development was highlighted as a challenge in the Workshop small group discussions.

Land Use Plan & Zoning Proposal:

Amend Single-Family Residential (R-L) and Tourist-Accommodation (T-A) to require clustering and special grading and building standards to address slopes and erosion, wildland urban interface (WUI) principles and codes, and views while allowing for housing opportunities.

Small Group Questions:

- What are the pros of the proposal?
- What are the cons of the proposal?
- What are some other ideas?

- ❖ The City must plan for at least 415 residents based on County growth targets, but is likely to add more than 1,250 residents between 2017 and 2037.
- ❖ Even when excluding steep slopes and other critical areas, the City has capacity for new permanent and seasonal housing in the R-L, R-M, SUD, and TA zones well beyond the 20-year growth estimates.
- ❖ Much of the land zoned R-L, R-M, SUD, and TA have steep slopes over 35% grade. While steep slopes are difficult to develop they often are altered by grading to create buildable areas and create improved access.
 - a. Much of the slopes are visible from Downtown, Don Morse, and Lakeside viewpoints.
 - b. Much of the steep slope area has moderate and high wildfire risk.
- ❖ Grading of slopes and ravines can result in water quality or stream impacts. Avoidance or mitigation may be required.

Topic: *Agri-tourism and lower densities in SUD at city gateways*

Key Issues:

- A. Chelan values agriculture as part of its heritage, character and economy. There is a need to promote and preserve agriculture in areas already in agricultural use and suitable for cultivation. These areas include land near two of the city's western gateways: south shore along Highway 971, and north shore along Highway 150 to Manson.

Fall 2016 Vision Input:

- B. Chelan's wineries and agriculture were highlighted as top assets in the public workshop.
- C. In the vision survey, agriculture was a top choice for job types the city should encourage.

Land Use Plan & Zoning Proposal:

Amend the Special Use District (SUD) to allow more agri-tourism and promote the character of gateways. Changes could require a lower density than the current SUD zoning designation.

Small Group Questions:

- **What are the pros of the proposal?**
- **What are the cons of the proposal?**
- **What are some other ideas?**

What is agri-tourism?

UC Davis Small Farm Program indicates: Agricultural tourism is a commercial enterprise at a working farm or ranch conducted for the enjoyment and education of visitors, and that generates supplemental income for the owner or operator. Agri-tourism can include farm stands or shops, U-pick, farm stays, tours, on-farm classes, fairs, festivals, pumpkin patches, corn mazes, Christmas tree farms, winery weddings, orchard dinners, youth camps, barn dances, hunting or fishing, guest ranches, and more.

The Chelan Municipal Code (CMC 17.47) regulates agricultural tourism in order to "diversify the agricultural industry through agri-tourism, wineries and other value-added agricultural products, and produce stands; and enhancing and expanding tourism in the Chelan Valley."

- ❖ Citywide about 440 acres (over 10%) remains in agricultural use. Much of it lies at the gateways to the city on the north and south shores as well as in Lord Acres and eastern Chelan.
- ❖ The Chelan area is well known for orchards.
- ❖ Designated as an official American Viticulture Area (AVA) in 2009, the Lake Chelan Wine Valley offers wine tasting at over 20 wineries near Lake Chelan.
- ❖ A purpose of the SUD zone is to "allow the transition in an orderly fashion from agriculture uses to mixed uses of commercial planned unit development and residential homes while protecting ongoing agricultural practices."
- ❖ Based on interviews of tourists, residents, and business owners, the Chamber of Commerce hear "Local residents hope that these economic development strategies will bring in more tourists during the shoulder season, build more sophisticated tourist settings, more activities focused on wine and food, additional festivals."

Topic: Greater compatibility by replacing Residential Multifamily with Downtown Mixed Residential

Key Issues:

- A. Fall 2016 outreach highlighted a need to focus on infill residential development within the downtown area and to provide a variety of housing options including both multifamily and single family residential housing types.

Fall 2016 Vision Input:

- B. Infill development and providing sufficient, affordable housing in downtown were identified as opportunities during the vision workshop. It was seen as a measure to redirect growth from sensitive slopes too.
- C. Chelan's small town feel is a key strength and should be retained.
- D. Protecting single family homes in the downtown core was another challenge for the city.

Land Use Plan & Zoning Proposal:

- Review the current Multi-Family Residential (R-M) zone north of Downtown, and consider Downtown Mixed Residential (DMR) and Downtown Single Family (DSF) instead to maintain existing development character.
- Address lower heights in some areas of Downtown to avoid blocking views.
- Consider DMR in places of R-M elsewhere in the city to address heights and consistent design standards.

Small Group Questions:

- **What are the pros of the proposal?**
- **What are the cons of the proposal?**
- **What are some other ideas?**

Downtown

- ❖ Very little Downtown land is considered redevelopable (6 acres of DMR, 3 acres of DMU, and effectively 0 acres of DSF).
- ❖ Some homes in the DMR zone or R-M zone abutting Downtown are single family and could convert over time to higher density attached housing.
- ❖ There is a potential for view impacts from 4-story development along the Manson Highway. Two or three story development would likely also block views, but less so for the hillsides on the north and south side of the lake. These properties are attractive for tourist accommodations because of the views, particularly from upper stories. Changes to the building heights should be based on community values and trade-offs between view protection and economic development associated with increasing tourist accommodations in the City.

R-M in South/East Chelan

- ❖ The City and its UGA has about 242 acres of R-M zoned land. Most of it is developed. Just over 1 acre is undeveloped and about 49 acres are in agriculture per County Assessor information.
- ❖ With more potential for multi-family in the R-M zone compared to Downtown, consolidating the DMR and R-M zones could mean a more consistent character of new development with design and standards. There are less rules about density in the DMR given an emphasis on the design and form of the building.



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February 25, 2017

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Land use gets addressed at comp plan workshop



Zach Johnson
 Staff writer



CHELAN - The residents of the Lake Chelan Valley took another step in forming the Lake Chelan Comprehensive Plan at a land use workshop on Wednesday, Feb. 15. The finished comp plan is set to be completed by the end of June.

Over 50 Manson and Chelan residents filled the Chelan Council Chambers on Feb. 15, to voice their opinion of potential land use changes that were proposed on zoning maps. Photo By Zach Johnson

Similar to the previous meeting last November, residents filled the Chelan Council Chambers and were then split into five groups to do a mapping exercise. During the exercise, groups looked at potential zones the Planning Commission, with the help of Berk Consulting who are partnering on the task, drew up within the urban growth boundary (UGA) and marked with green dots and red dots for changes they liked and disliked.

Overall, the room was generally happy with most of the different zoning changes, but had a few reservations and suggestions on retaining downtown businesses, increased housing and addressing the warehouse industrial zone that has only been 5 percent developed.

"Our group looked at hillside developments in regards to putting in further standards, there was some concern that will increase the cost of housing and there was a feeling that hillsides are better for development," Berk Consultant Jeff Arango summarized after his group's discussion. "They wanted to protect the views because once they're gone, they are gone. We also talked about affordable housing. The city needs more incentives, there was also some discussion around apartments downtown, but it is hard to build housing that is affordable without incentives."

Another group was in favor of removing the proposed areas that are on the outskirts of town along the Southern and Northern shore out of the UGA because the cost to service those areas is too expensive and are not yet developed.

"We also talked about the tourist accommodation zones along the south shore and whether they wanted to do less," Linda from the Planning Commission said. "Some of the concerns were with meeting the design standards and it driving the cost of the land up. We were in favor of more worker housing, but most comments were there was too much warehouse industrial zones and it needs to be put into a different use."

The next group reiterated the other groups statements on the need for housing both affordable and senior, but also saw some concern with commercial use being expanded to Lakeside because it creates an opportunity for another big marina to take lakeside front property.

"We thought it was a good idea to have housing on-site, and there was a guy from Chelan Fruit that said he has over 70 job openings all because of the lack of housing," one resident from Lisa Grueters' table suggested. "It would also be nice to have more multi family zoning for apartments."

One other aspect that residents would like to see is to promote more agro-tourism.

"We want to promote agriculture on the Butte, and it is a great way to connect with a trail system,"

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Planning Director Craig Gildroy stated, "We like ag-tourism and what we were able to do with Benson Winery and allowing them to have cabins for overnight stays was really good. So allowing those things not to be on sewer would be good, but to extend that out to other areas also. We should allow larger lots without sewer and support the packing shed and their worker housing needs. We also thought there is a need for more active recreation uses. We are a tourist based industry but do we have enough activities for people to do. More ball fields would be a good economic driver of having tournaments, so do we have enough land for designating those areas for entertainment."

The Planning Commission and consultants will now review the information they gathered from the workshop and draft new zones from the communities input. Another workshop is scheduled to happen in March and then a public hearing will be held in April or May before the plan is adopted this summer.

More information regarding the timeline or a summary of the previous workshop is on cityofchelan.us/departments/building-planning-department/planning-department/2017-comprehensive-plan/.

Zach Johnson can be reached at lcmeditor@gmail.com or (509) 682-2213

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