

CHELAN COMPREHENSIVE PLAN AND MUNICIPAL CODE UPDATE

Draft Evaluation of:

Comprehensive Plan Vision, Goals, and Policies
Future Land Use and Zoning Map Amendments
Municipal Code Amendments

May 2, 2017

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City of Chelan



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1.0 INTRODUCTION

1.1 Purpose

The City of Chelan is updating its Comprehensive Plan and development regulations per the Growth Management Act (GMA). The update is an opportunity not only to meet GMA requirements, but also to refresh the plan vision, analyze key conditions and trends, create a reader-friendly format with updated policies, and prepare new implementing codes to make Chelan's Comprehensive Plan more usable and fulfil its community vision.

Beginning in fall 2016, the City has engaged the community in a Visioning and Land Use Planning process to chart Chelan's best future. Several important themes emerged from community input and an existing conditions analysis: the shared value of Chelan's high quality of life, importance of the lake water quality, the need for affordable and diverse housing, a desire to conserve iconic views and agricultural vistas, the need to promote year-round jobs, and a connected road system.

The City is weaving the vision theme into a new Vision Statement, Future Land Use Map, goals and policies and regulations.

This document presents a summary of the key changes and concepts to the Comprehensive Plan for the Planning Commission hearing on March 15, 2017. A complete draft of the Comprehensive Plan Update is available separately. This document also presents concepts for development regulation updates that would support the Comprehensive Plan Update including zoning and critical areas. These concepts will be part of a study session on March 15, 2017, but a complete set of development regulations amendments would be prepared after the study session for hearing in mid-April 2017.

1.2 Public Engagement

The 2017 Comprehensive Plan Update engaged Chelan's community with the following input opportunities:

- **Stakeholder Committee.** This ad-hoc body made up of community members and appointed and elected officials met as a sounding board identifying key issues and providing early input on the community engagement efforts, vision, land use options, and potential code changes.
- **How should Chelan grow?** To update the 1998 Comprehensive Plan intent statement – or Vision – that guides the Comprehensive Plan, the City invited residents, business and property owners, and visitors to participate in an online survey and interactive Vision Workshop in November 2016. Advertisements were made on the radio, in local print and online media and utility billing flyers. Overall, 227 people responded to the survey over a three-week period. About 50 people attended the workshop on November 16, 2016. Results are described under “Vision” below.
- **What's your plan for Chelan?** About 50 people attended a workshop on February 15, 2017, designed to engage the community on potential land use changes. The workshop included informational and interactive boards, including the draft Vision statement, a short presentation, and small group mapping exercises. Results are reflected in the proposed Future Land Use Plan in the Land Use Element.
- **Hillside Development – Developer and Contractor Forum.** At a meeting with construction contractors and developers on February 16, 2017, City staff and consultants discussed key issues and questions about hillside development, erosion, streams and ravines, and potential

approaches to improving grading and development standards to address water quality and public views. Comments included keeping rules simple and streamlined, enforcing rules already in place, providing standards and fees that allowed for infill and affordable housing, and balancing approaches to clustering and suburban single-family development were discussed.

- **Our draft plan is ready what do you think?** In spring 2017, the City offered a variety of opportunities to share their ideas and comments on the Draft Comprehensive Plan:
 - Youth Outreach at Chelan High School (March 7, 2017)
 - Planning Office Hours (March 7, 2017)
 - Draft Plan Open House and Hearing (March 2017, pending)
 - Draft Map Changes and Code Amendments Open House and Hearing (April 2017)
 - Continued Draft Comprehensive Plan Hearing and Municipal Code Amendments Hearing (May 2017)
- **City Council Workshops, Hearing, and Action 2017** (May through July 2017, pending)

Results of outreach can be found at the City's project web page:

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

1.3 Evaluation Process

The Planning Commission's role will be to hold a hearing and make recommendations on the Comprehensive Plan Update and Regulations. The City Council will consider Planning Commission recommendations and make the final decision on amendments and adoption.

The schedule to date includes:

- Planning Commission
 - Comprehensive Plan Update Hearing – March 2017
 - Development Regulation Update Hearing – May 2017
 - Deliberation and Recommendation – May 2017
- City Council
 - Workshop on Comprehensive Plan Update and Regulations – April 2017
 - Hearing on Planning Commission Recommendations – June 2017
 - Deliberation and Action – July 2017

The City's municipal code identifies a process of review for annual Comprehensive Plan and development regulation amendments in Chapter 19.40 CMC. The present Comprehensive Plan Update and associated municipal code regulations are undertaken in response to a periodic review every eight years; as such, consistency with GMA, public engagement¹, and hearings are required, but the proposal is not necessarily subject to Chapter 19.40 CMC.

However, to provide some consistency in evaluation, at the appropriate time, the Planning Commission and City Council will consider findings indicating the consistency of proposed

Comprehensive Plan Future Land Use (FLU)/ Zoning Map changes and municipal code changes and these would be similar to findings under criteria in CMC 19.40.080:

CMC 19.40.080 Planning commission review and recommendation of the comprehensive plan amendment package for adoption.

The comprehensive plan amendment package will be reviewed and evaluated by planning commission through public workshop(s) and meeting(s). The planning commission shall hold at least one public hearing on the comprehensive plan amendment package and shall subsequently forward to the city council for adoption with the appropriate findings and conclusions thereon, based on the following criteria:

- A. The amendment is necessary to resolve inconsistencies in the provisions of the comprehensive plan and/or development regulations or to address state or federal mandates;*
- B. The amendment is consistent with the requirements of the Growth Management Act and the county-wide planning policies;*
- C. The amendment is consistent with the overall intent of the existing comprehensive plan and the other documents incorporated therein;*
- D. The amendment is consistent with the assumptions and/or other factors such as population, employment, land use, housing, transportation, capital facilities, economic conditions, etc., contained in the comprehensive plan;*
- E. The amendment is consistent with and does not adversely affect the supply of land for various purposes which is available to accommodate projected growth over a twenty-year period;*
- F. Where applicable, conditions have changed such that assumptions and/or other factors such as population, employment, land use, housing, transportation, capital facilities, economic conditions, etc., contained in the comprehensive plan have been revised and/or enhanced to reflect said conditions;*
- G. Amendments to the comprehensive plan land use designation map(s) are either consistent and/or compatible with, or do not adversely affect, adjacent land uses and surrounding environment;*
- H. The amendment is consistent with and does not negatively impact public facilities, utilities and infrastructure, including transportation systems, and any adopted levels of service;*
- I. The amendment does not adversely affect lands designated as resource lands of long-term commercial significance or critical areas.*

1.4 Organization of Document

This document presents the Comprehensive Plan Update proposals including broader vision and goals, Future Land Use (FLU) and Zoning Map proposals to regulatory proposals:

- I. Introduction
- II. Vision, Goals, and Policies
- III. Future Land Use Plan
- IV. Map Amendments: Urban Growth Area (UGA) Removal Areas
- V. Map Amendments: Reclassifications
- VI. Map Amendments: T-A Zone Overlay
- VII. Zoning Code Amendments
- VIII. Critical Areas and Grading
- IX. Hillside Development and Design Standards

- X. Wildland Interface
- XI. Adequate Public Facilities
- XII. Rural to Urban Transition Standards

2.0 VISION, GOALS, AND POLICIES

2.1 Vision Statement

A vision statement conveys the community's hopes and dreams of how things would be in an ideal future. The vision statement also guides the Comprehensive Plan goals and policies that help the community reach its goal.

The Comprehensive Plan in place has a statement of intent, that has served the community well for about 20 years:

Chelan Planning Area: Statement of Intent

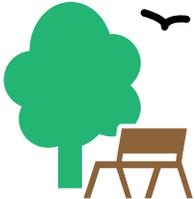
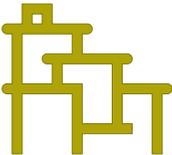
The intent of this comprehensive plan is to provide a guide for the development of the Chelan Planning Area. The plan strives to maintain and enhance the existing quality of life that includes: culture, customs, economy, agricultural economy, sense of community, water quality, and recreational opportunities. This is a plan to promote the development of a 12 month economy utilizing the abundant natural resources of the area. This plan should provide for expansion of these opportunities, while maintaining an adequate infrastructure to accommodate this growth. Continuous public participation is warranted, with decision making and implementation at the local level. This plan will ensure the protection of individual property rights, and provide for the right to farm according to historic and recommended practices.

Based on community outreach in November 2016, the Comprehensive Plan Update includes a draft vision statement that retains some consistent themes from the past and folds in the vision of current residents for the year 2037:

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. [Agricultural heritage is protected with right to farm policies and codes, and agri-tourism opportunities support ongoing agriculture and the economic base.](#) Chelan encourages a spectrum of housing choices to meet all needs.

Additionally, the plan identifies measurable objectives that support the vision, including:

Exhibit 1-1. Measurable Objectives

<p>Maintain and Enhance Water Quality</p>  <p>Measure: Water quality.</p>	<p>Conserve the Landscape and Public Views</p>  <p>Measure: Conservation of public view corridors, priority ravine retention.</p>
<p>Create an Environment for Healthy Active Living</p>  <p>Measure: Acres and access to parks and trails.</p>	<p>Support A Thriving Downtown</p>  <p>Measure: Taxable retail sales, business starts, infill residential units added.</p>
<p>Balance Growth</p>  <p>Measure: Growth capacity, land conserved.</p>	<p>Build a Diverse Year-round Economy</p>  <p>Measure: Increase in job diversity, shoulder season tourism, and family wage jobs.</p>
<p>Promote Affordable and Diverse Housing</p>  <p>Measure: Housing capacity, percentage of cost-burdened households, units with long-term affordability agreements.</p>	<p>Achieve a Multimodal, Connected Transportation System</p>  <p>Measure: Multimodal network extent and investments, and transportation level of service.</p>

2.2 Goals and Policies

The City is updating its Comprehensive Plan consistent with the Growth Management Act (GMA) (RCW 36.70A), as part of the required 8-year review and evaluation. Under GMA, the Comprehensive Plan (Plan) is a generalized coordinated land use policy statement. Required elements include: land use, housing, capital facilities, utilities, rural (counties only), and transportation. Economic development and parks and recreation elements are required only when the state provides funding for them; however, most agencies included these to address key community issues and to be eligible for grants and other funding. Shoreline Master Program goals and policies are also considered an element of the Comprehensive Plan by GMA and the Shoreline Management Act. Optional elements include subarea plans or other topics.

Currently the City's Comprehensive Plan contains the following elements: Introduction, Definitions, Land Use, Economic Development, Housing, Capital Facilities Plan Element, Utilities, and Transportation Element. The document incorporates by reference system plans such as the Parks, Recreation, and Open Space Plan and Water and Sewer Plans.

The document also includes a series of appendices:

- Appendix A: County Wide Planning Policies
- Appendix B: Inventory-Existing Land Use
- Appendix C: Residential Land Capacity Analysis
- Appendix D: Amendment Procedure
- Appendix E: Proposed Capital Expenditures
- Appendix F: City Buildings Inventory
- Appendix G: Residential Buildout for the City of Chelan
- Appendix H: Population Projections
- Appendix I: Economic Development Information
- Appendix J: City of Chelan Roadways Level of Service (LOS)
- Appendix K: 2007 Urban Growth Boundary Expansion Analysis

The Comprehensive Plan Update proposes a structure as follows:

Elements

1. Overview and Vision
2. Land Use
3. Downtown
4. Economic Development
5. Housing
6. Capital Facilities
7. Utilities
8. Transportation

Appendices

- A. Capital Facilities Plan
- B. Definitions

Related plans are incorporated by reference including the Shoreline Master Program goals and policies, Downtown Master Plan, and a series of Parks, Recreation and Open Space plans, and utility plans.

An Existing Conditions Report (2017) has been prepared and provides supporting inventories and analysis referenced in this Comprehensive Plan. As an informational document, it may be updated without formal amendment.

For each Element, the following general changes were made:

- Updated inventory and analysis. The bulk of the inventory and analysis is included in the Existing Conditions Report, and a streamlined version included in the body of each Element.

- Refreshed goals and policies, that are streamlined and augmented. Streamlining measures include removing rationale statements, and combining repetitious policies. Augmented measures include added or amended policies where GMA has been updated, other state laws need to be reflected, or local trends warrant a policy.
- Action plan. A brief action plan is included to identify measures desired to be implemented over the next 8 years.

Each Element largely retains existing policies and implementation strategies. New or significantly amended goals and policies are noted in parentheses. Highlights of changes are listed below.

Exhibit 1-2. Element Updates – Highlights

Element	Highlights of Updates
Overview and Vision	<ul style="list-style-type: none"> • New Vision Statement • Measurable Objectives
Land Use	<ul style="list-style-type: none"> • Updated population and land use pattern analysis • Updated FLU/Zoning Designations (see Section 3 and below) • Amended critical area policies addressing conservation and referencing GMA guidance • Added policies on wildlife risk • Address short-term rentals • Address workforce housing • Amend policies on densities
Downtown	<ul style="list-style-type: none"> • Pull in plan maps and goals and policies
Economic Development	<ul style="list-style-type: none"> • Updated trends included. • Add policies based on trends, 2012 Council Strategic Plan, others
Housing	<ul style="list-style-type: none"> • Address updated trends • Current policies evaluated and carried forward
Capital Facilities	<ul style="list-style-type: none"> • Supporting inventory and level of service analysis • New policies on fiscal position, land use reassessment • New appendix with detailed 20-year revenue projections
Utilities	<ul style="list-style-type: none"> • New analysis of utilities in coordination with PUD staff • Refreshed policies.
Transportation	<ul style="list-style-type: none"> • New analysis based on City growth assumptions • Development of project list – motorized and nonmotorized • New policies, focus on multimodal concepts

3.0 FUTURE LAND USE PLAN

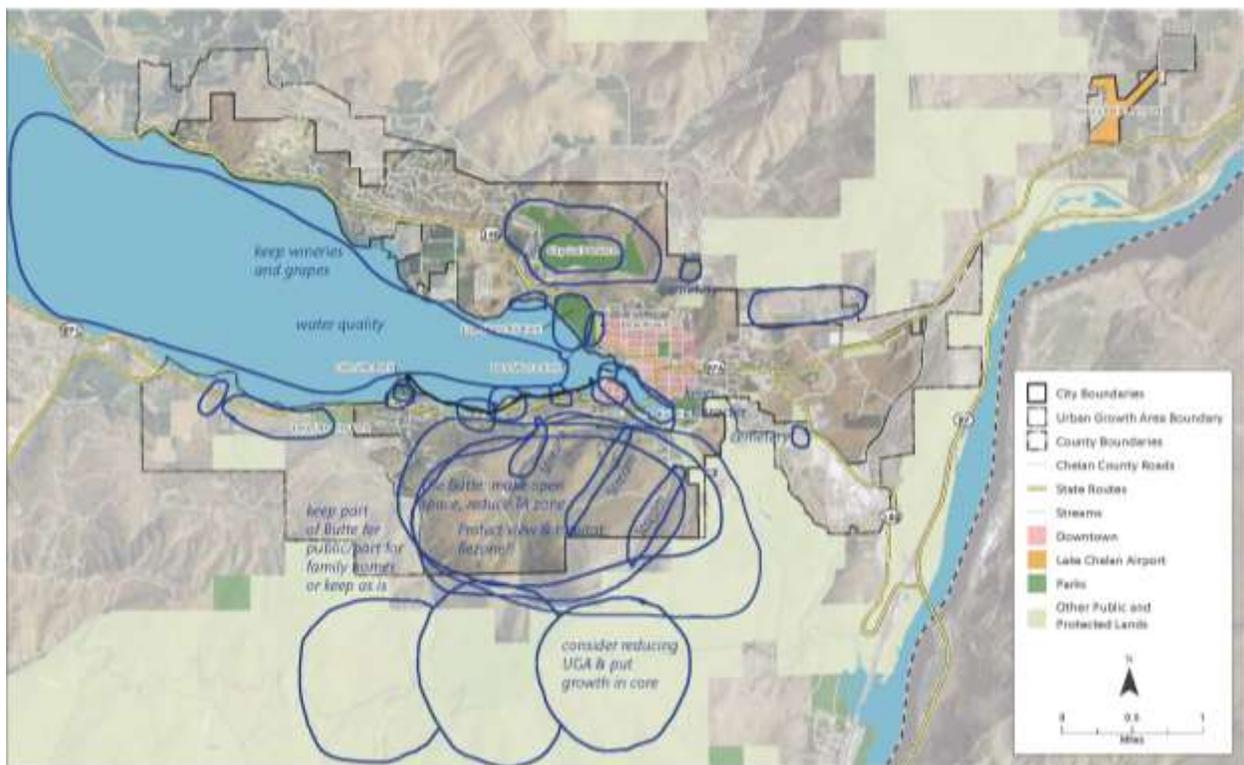
A Future Land Use Plan (FLU) is a central organizing feature of the Comprehensive Plan and guides the physical development of the city. The FLU is to accommodate the projected growth allocated to the City and to provide for a range of land uses.

The Future Land Use Plan is unified with the City's zoning districts. Meaning there is a 1:1 correlation between the land use designations and the implementing zoning districts. Zoning district regulations provide more specific guidance on building uses, height, landscaping and other development design considerations.

Participants in the Visioning process identified community assets, challenges, and connections. These ideas were considered in developing Comprehensive Plan Amendments, including to the Future Land Use Plan. Key assets to protect or enhance included Lake Chelan and the Butte as well as other shoreline and park locations.

Exhibit 3-1. Chelan Assets

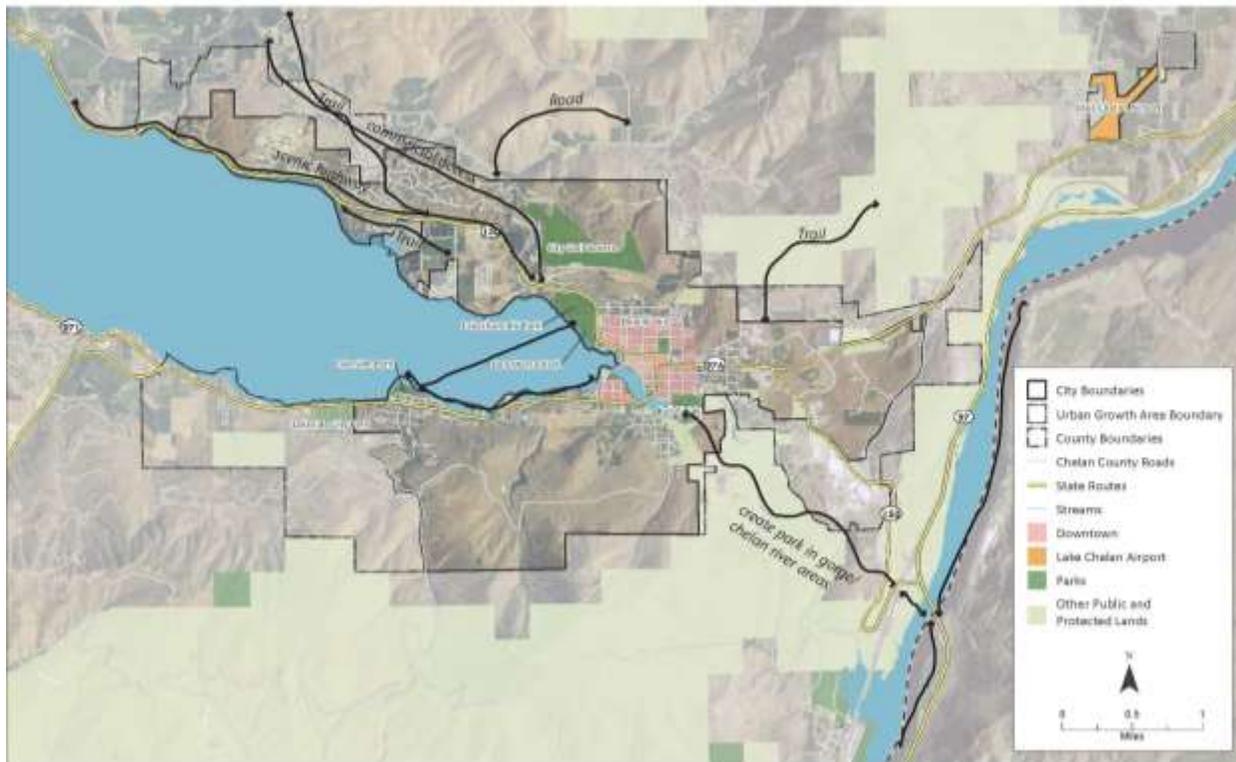
ASSETS: Places to protect or enhance



Challenges included hillside development, encouraging downtown infill development, promoting year-round industry, and affordable housing. See Exhibit 3-2.

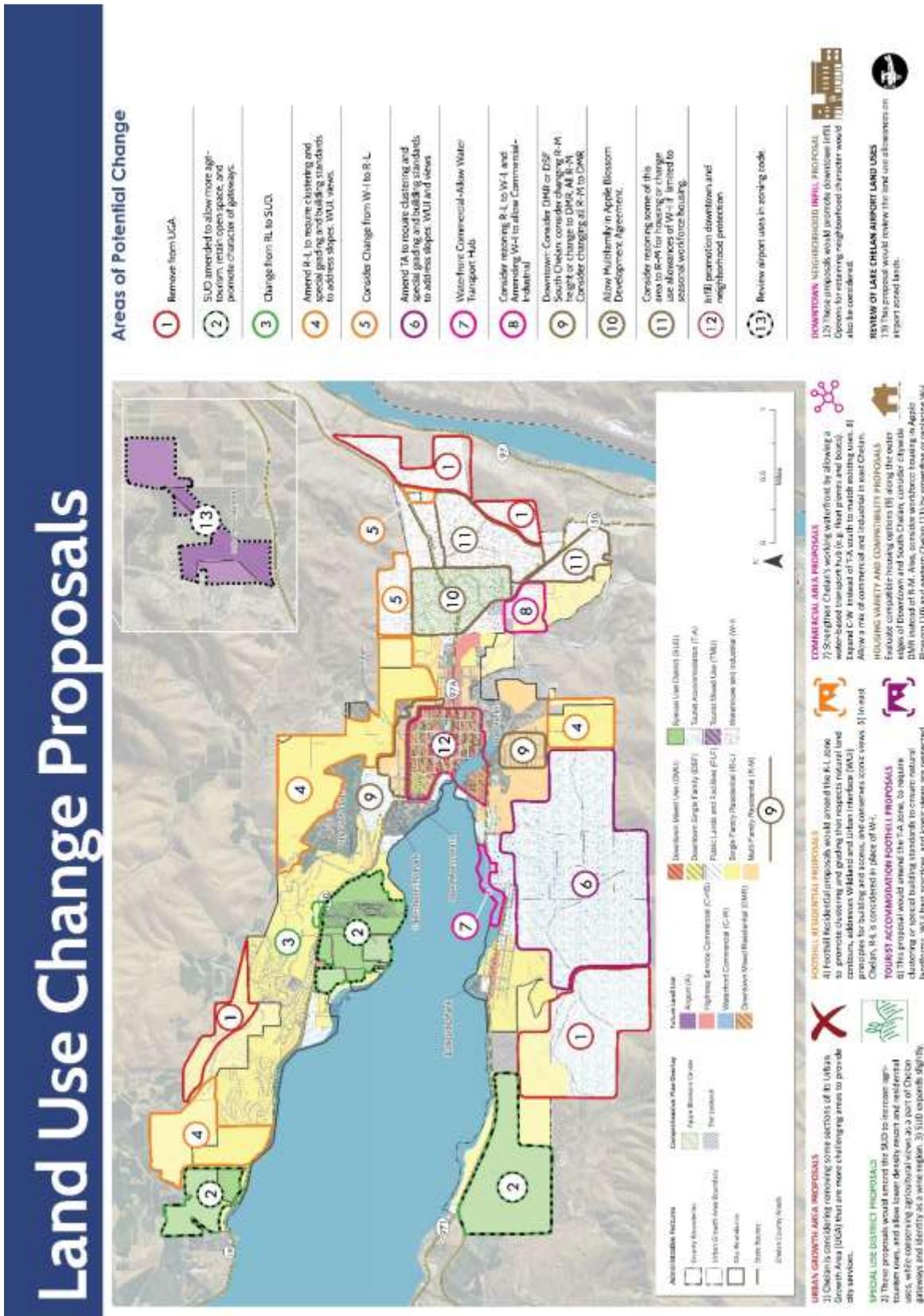
Exhibit 3-3. Chelan Connections

CONNECTIONS: Routes to add or improve



Following from the Vision statement and assets, challenges, and connections ideas, and existing conditions and trends, Exhibit 3-4 shows a conceptual Future Land Use Plan. Exhibit 3-5 shows a table identifying the key Future Land Use and Zoning proposals and the direction pursued in the Draft March 2017 map.

Exhibit 3-4. Future Land Use Plan 2016 with Change Proposals 2017



Source: City of Chelan, BERK 2017

Exhibit 3-5. 2017 Change Proposals and Plan and Code Integration

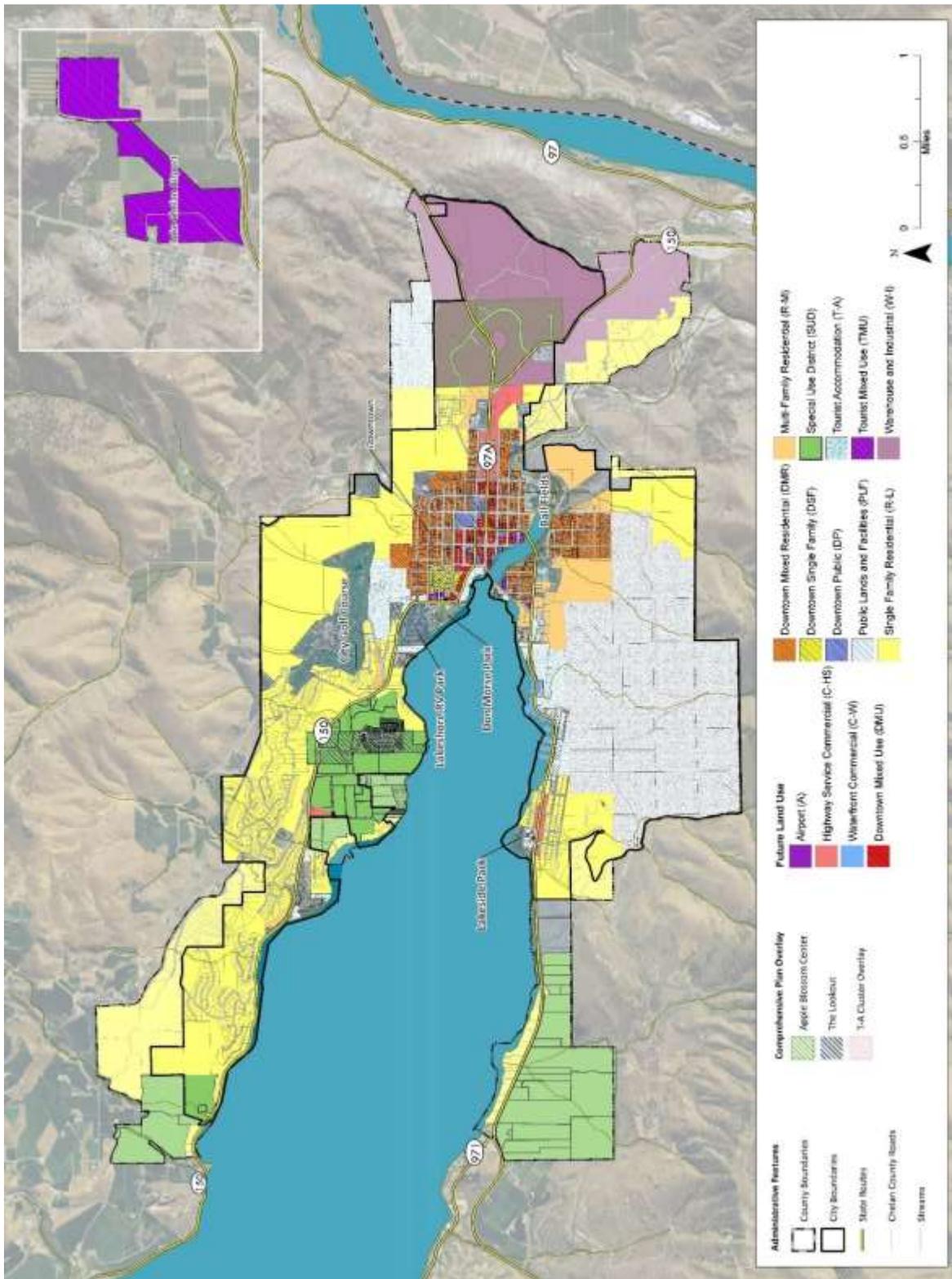
Areas of Potential Change	Draft Proposals	Recommendations
 URBAN GROWTH AREA PROPOSALS 1) Chelan is considering removing some sections of its Urban Growth Area (UGA) that are more challenging areas to provide city services.	1 Remove from UGA.	Remove #1 from proposed Future Land Use and Zoning Map.
 SPECIAL 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.	2 SUD amended to allow more agri-tourism, retain open space, and promote character of gateways. 3 Change from RL to SUD.	Address #2 in policies and zoning code. Include on #3 proposed Future Land Use and Zoning Map.
 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.	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.	Address #4 in policies and zoning code. Include on #5 proposed Future Land Use and Zoning Map. Based on community and property owner input consider T-A and R-M.
 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.	6 Amend TA to require clustering and special grading and building standards to address slopes, WUI and views.	Address #6 in policies and zoning code. Address clustering in proposed Future Land Use and Zoning Map as an overlay.
 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.	7 Waterfront Commercial-Allow Water Transport Hub. 8 Consider rezoning R-L to W-I, and Amending W-I to allow Commercial-Industrial	Address #7 in Zoning Code. Also add a small property with heavy commercial uses as W-C instead of T-A. Partially include #8 by amending W-I to allow Commercial-Industrial.
 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.	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.	#9: Change R-M to DMR north of Downtown, along E Woodin Avenue, and South Chelan small blocks. All R-M, reduce heights by 1 story. #10: Allow multifamily in Apple Blossom. #11 Amend W-I to allow workforce housing.
 DOWNTOWN NEIGHBORHOOD INFILL PROPOSAL 12) These proposals would promote downtown infill. Options for retaining neighborhood character would also be considered.	12 Infill promotion downtown and neighborhood protection.	In Downtown, consider retaining 4 stories or reducing to 3 stories an area along the Manson Highway. Evaluate infill code to see if improvements can be made to promote infill.
 REVIEW OF LAKE CHELAN AIRPORT LAND USES 13) This proposal would review the land use allowances on airport zoned lands.	13 Review airport uses in zoning code.	Address allowing private non-airport employment uses in zoning code.



Source: City of Chelan, BERK 2017

Exhibit 3-6 provides a draft March 2017 Future Land Use Plan/Zoning integrating draft map changes. It was evaluated and revised following the March 2017 hearing (see following pages).

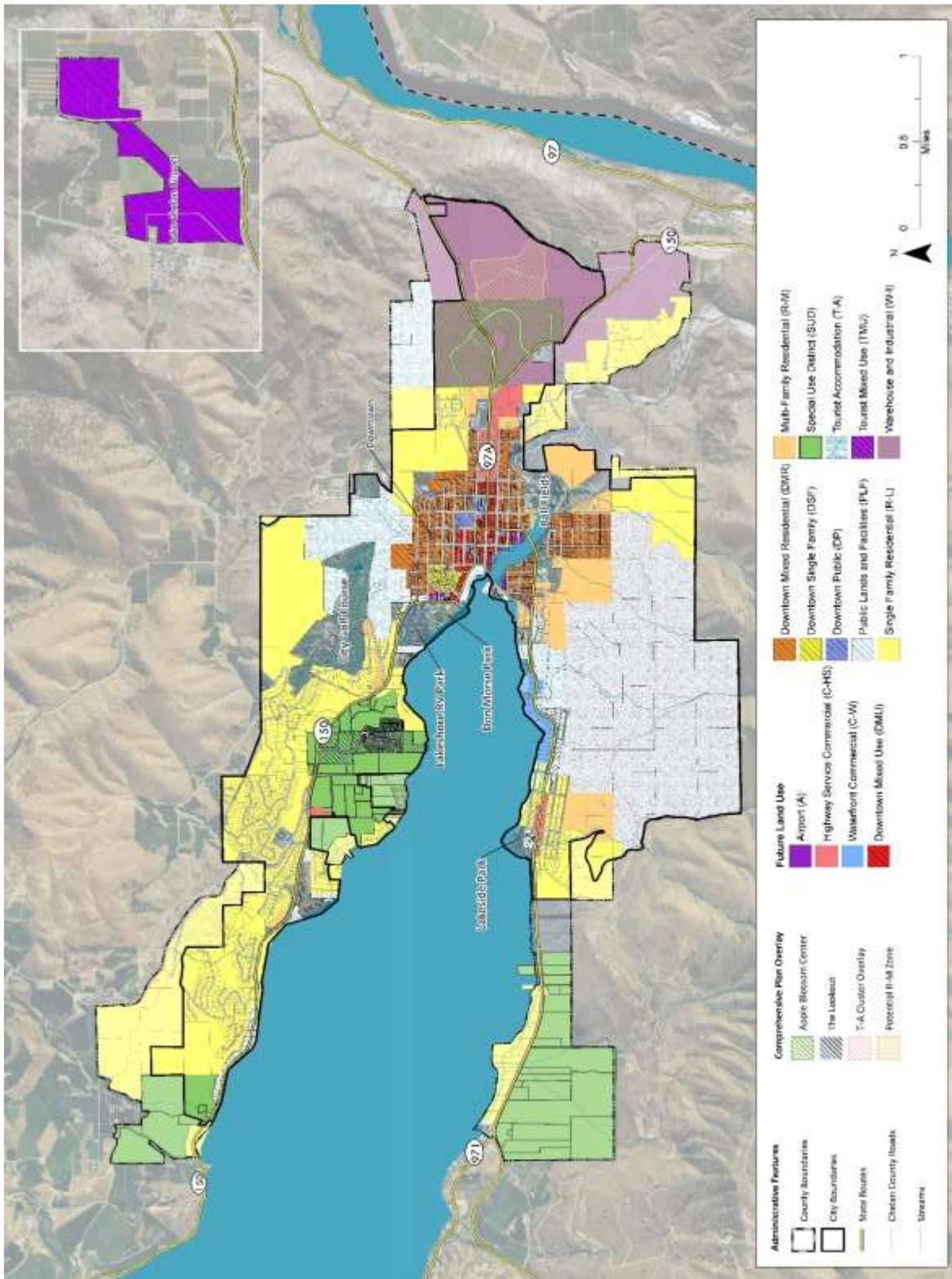
Exhibit 3-6. Draft Proposed Future Land Use Plan and Zoning March 2017 Hearing Draft



Source: City of Chelan, BERK 2017

Exhibit 3-7 presents modified land use and zoning changes per amendments presented in Sections 4 through 6 of this report. It is the subject of the May 2017 Planning Commission hearing.

Exhibit 3-7. Draft Proposed Future Land Use Plan and Zoning May 2017 Hearing Draft



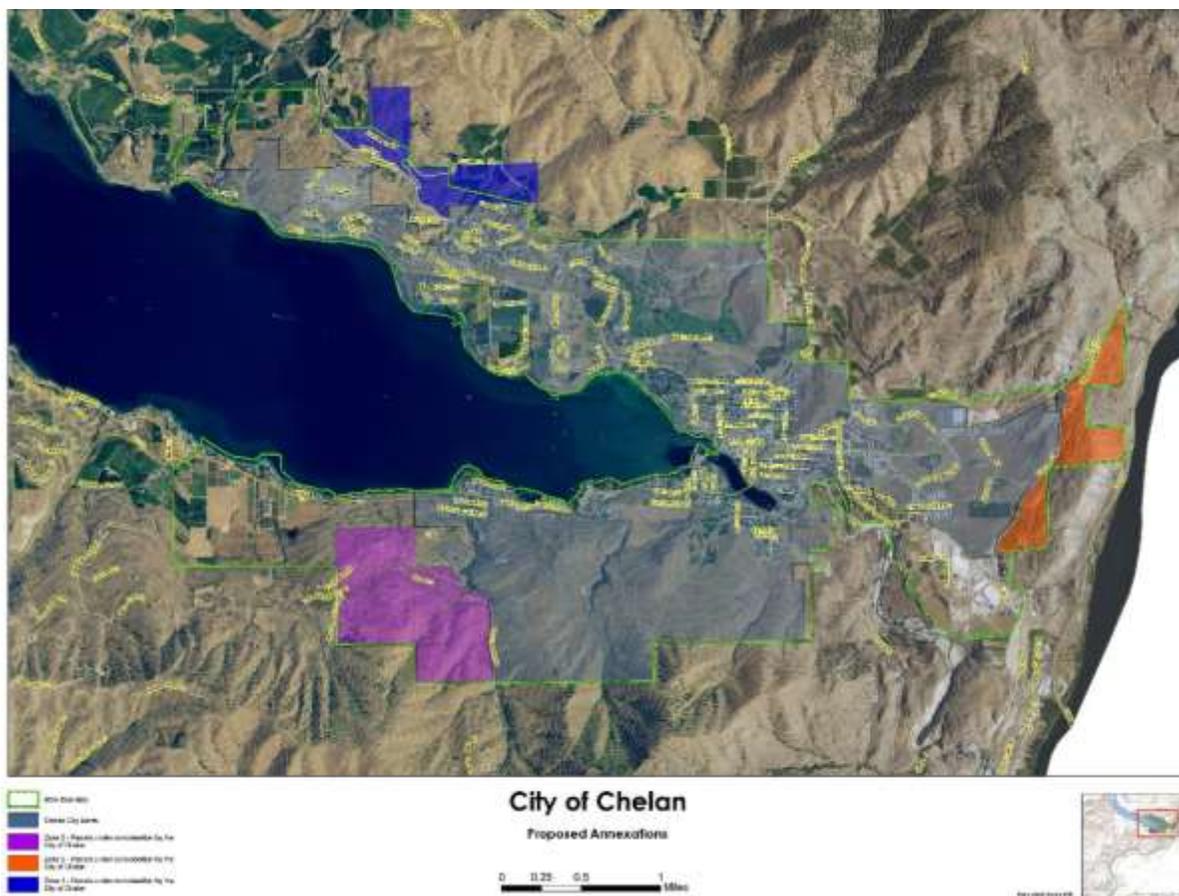
Source: City of Chelan, BERK 2017

4.0 MAP AMENDMENTS: UGA REMOVAL AREAS

4.1 Summary

The City of Chelan and Chelan County are considering changes to the Urban Growth Area (UGA) boundary with the 2017 Comprehensive Plan Update. Areas proposed for exclusion are identified in the map below. If the three areas are excluded, UGA acres would be reduced by about 1.1 square miles (the northern boundary includes parcels split across UGA/rural boundary).

Exhibit 4-1. Chelan Planning Area Map: 2017



Source: City of Chelan, Chelan County Assessor, BERK Consulting 2017

4.2 Recommendations

It is recommended the City work with the County to exclude all three UGA reduction areas.

4.3 Analysis

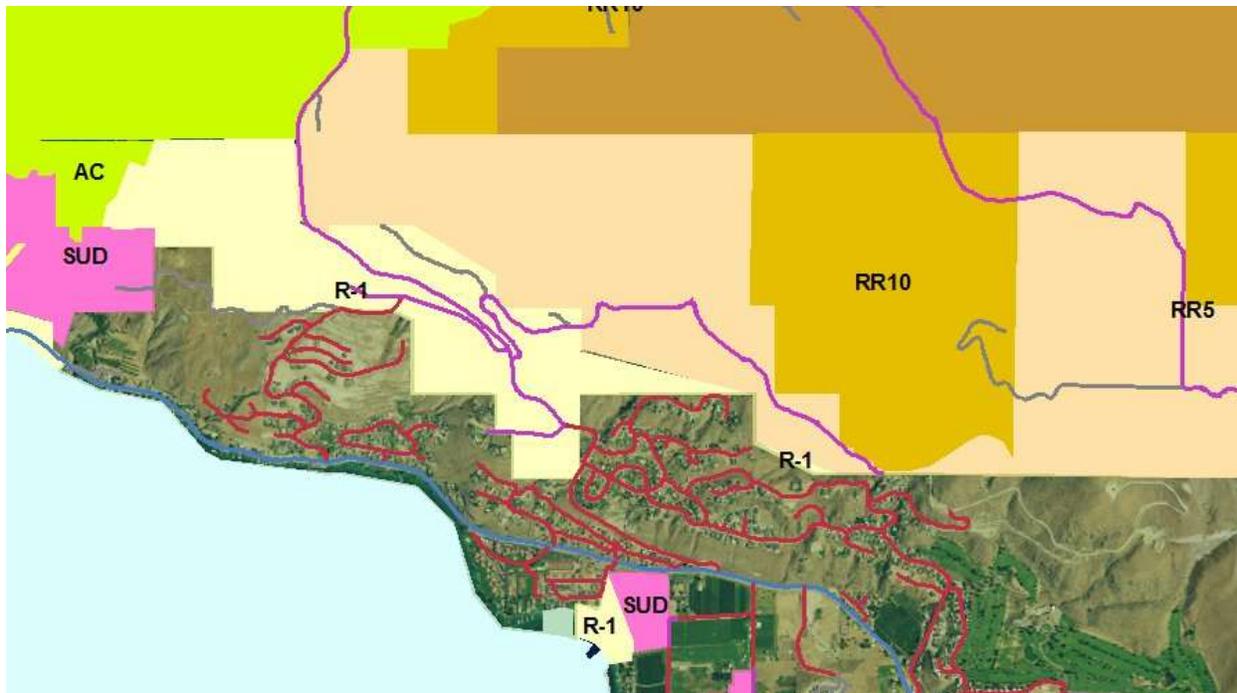
Issues

Land Use Compatibility

Each exclusion area primarily abuts Rural designated lands. Reverting the UGA exclusion areas to a Rural classification under County zoning would result in a compatible land use pattern.

The northern UGA exclusion area is presently designated and zoned R-L (also known as R-1) under City FLU/Zoning, abuts lands of long-term commercial significance for agriculture (AC), as well as Rural Residential 10 (RR10) and Rural Residential 5 (RR5) categories; a rural designation would be compatible. Other UGA exclusion areas abut only rural classifications.

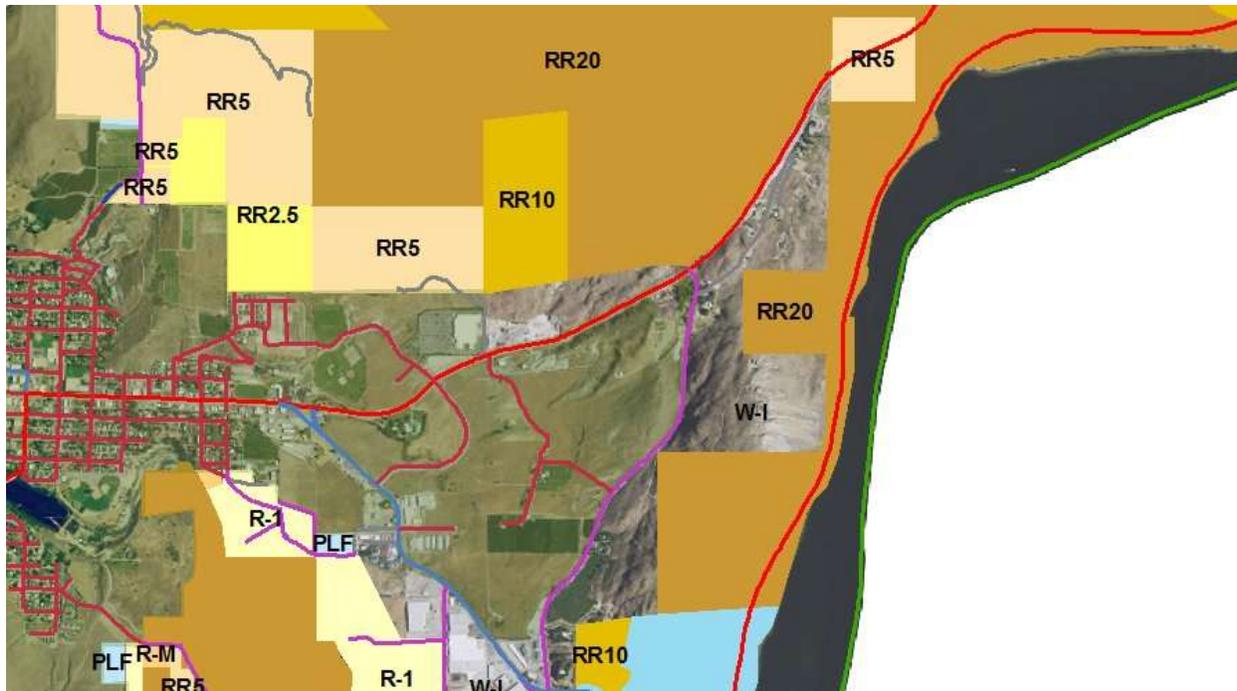
Exhibit 4-2. Northern UGA Area: Adjacent Chelan County Future Land Use Designations



Source: Chelan County Assessor, 2017

The eastern UGA is presently designated and zoned Warehouse-Industrial (W-I) and abuts RR20 and RR5 zones, as well as Public Lands and Facilities (PLF) an urban category.

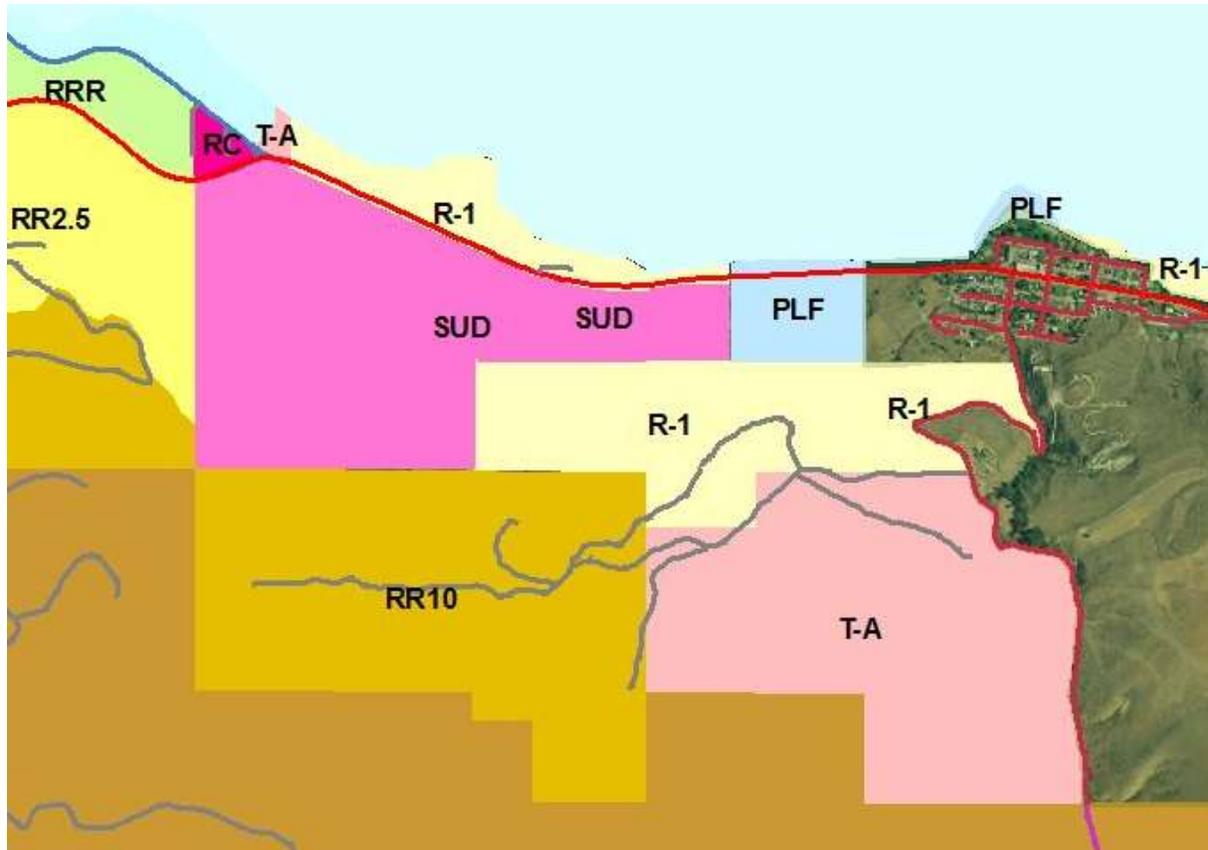
Exhibit 4-3. Eastern UGA Area: Adjacent Chelan County Future Land Use Designations



Source: Chelan County Assessor 2017

The southern UGA abuts RR20 lands to the south and RR10 lands to the west.

Exhibit 4-4. Southern UGA Area: Adjacent Chelan County Future Land Use Designations



Source: Chelan County Assessor 2017

Land Capacity

The City has more than sufficient land capacity to meet its 2017-2037 population growth allocation of 415 new persons in permanent population and its own planning assumption of 1,254 new persons. This conclusion holds with or without the proposed UGA exclusion areas. See the Existing Conditions Report, and the Draft Land Use Element for additional information. Results show:

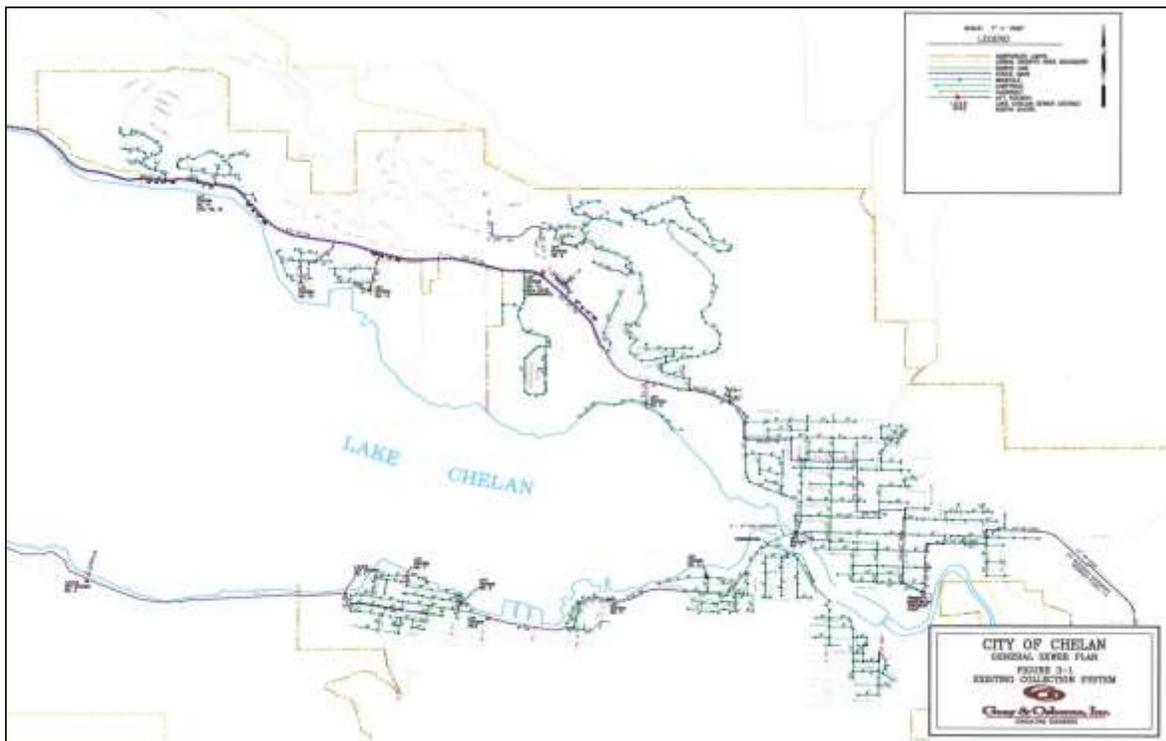
- Based on the City's 2016 Comprehensive Plan and Zoning, the city limits and UGA can accommodate a net new population of 3,970. This is greater than the 415-person growth target, leaving a surplus capacity of 3,108 persons.
- Based on the Draft Future Land Use and Zoning Map (Exhibit 3-6) and proposed policies and code, there would be a reduced population capacity. Net new persons would equal about 3,172 instead of 3,970, but ample still to meet the City's growth planning assumptions of a net new 1,254 persons. The growth capacity is also greater than the County's allocated target of 415 persons.

Regarding seasonal housing, with UGA reductions and with lower proposed densities with the Draft Plan, there is a projected capacity for 680 seasonal units instead of 1,316 units with current designations.

Sewer Service

The UGA reduction areas do not presently receive urban services such as sewer.

Exhibit 4-5. Sewer Collection System 2008

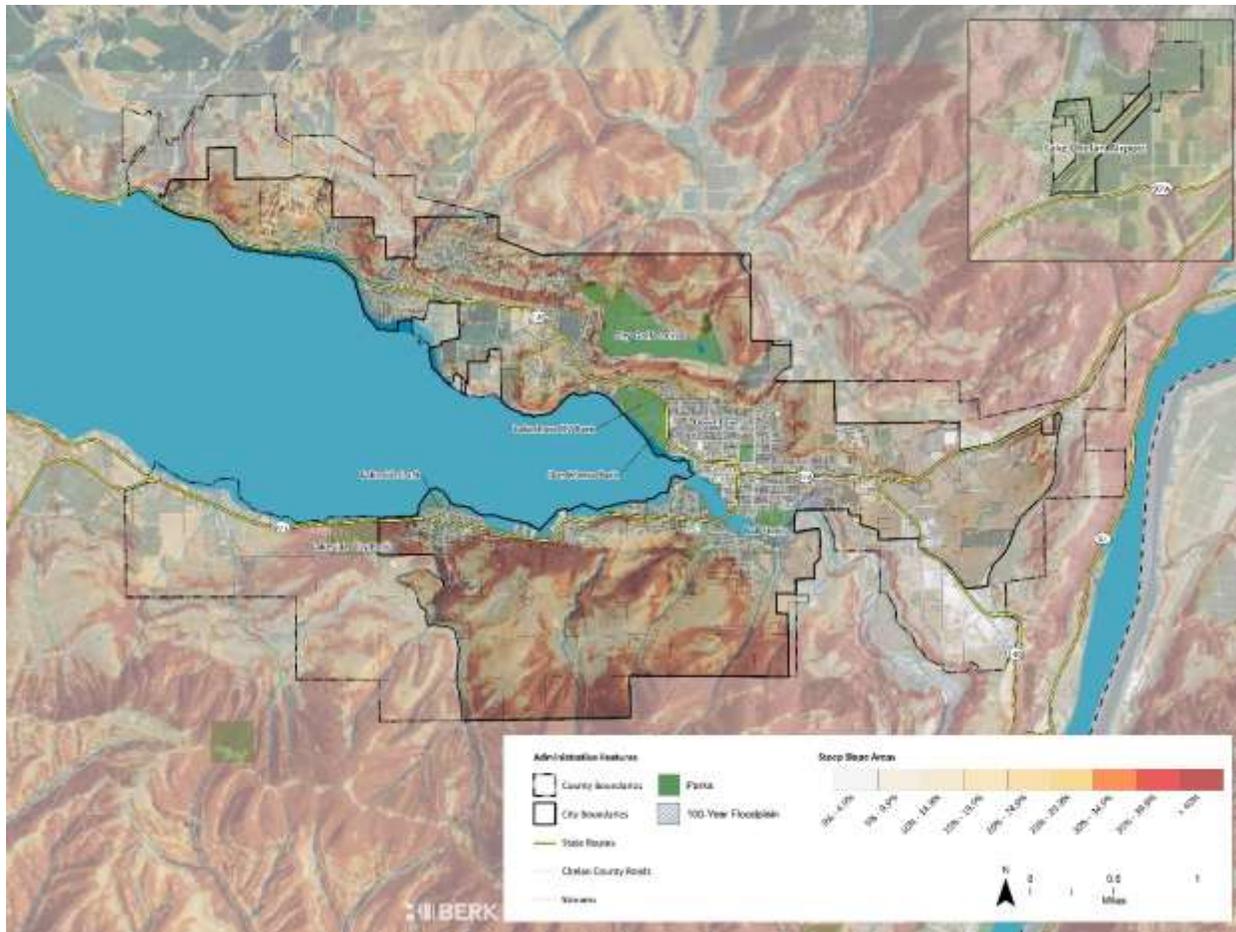


Source: Gray and Osborne, Inc. 2008

Critical Areas

The topography for the northern and southern UGA reduction areas, and distance to existing services in the eastern UGA reduction area makes future sewer extension challenging or costly.

Exhibit 4-6. Steep Slopes

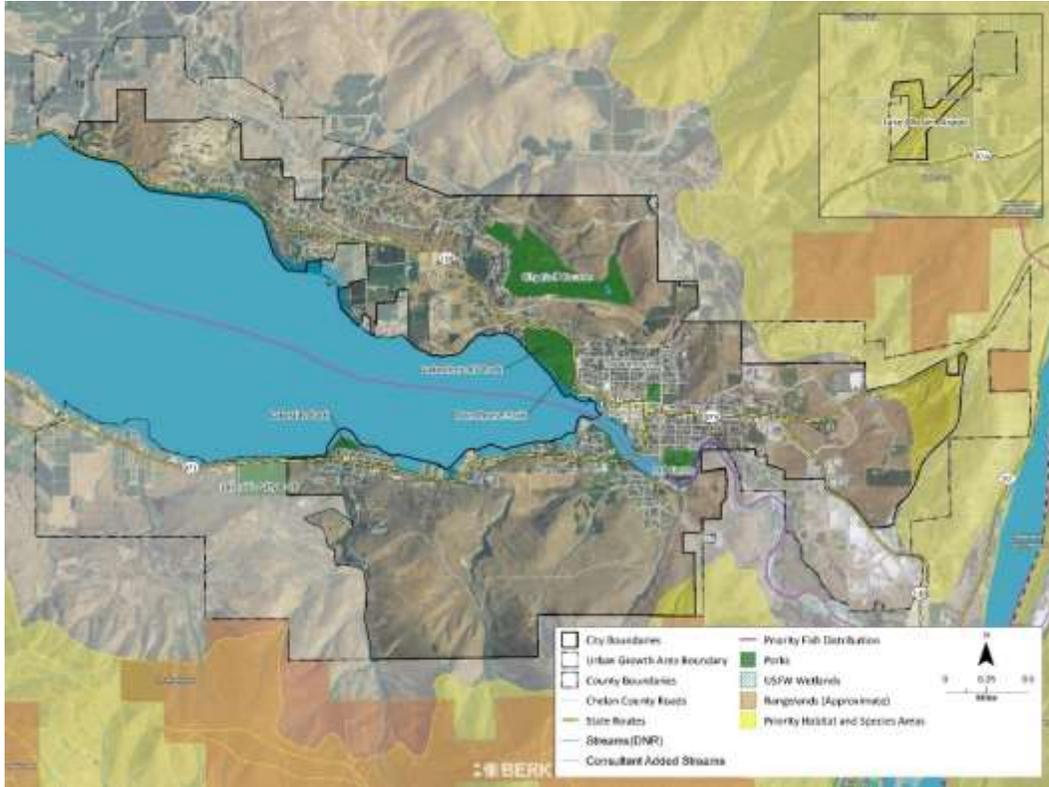


Source: University of Washington, BERK Consulting 2017

Note: The steep slopes shown were generated by using geographic information system software to convert a digital elevation model (DEM). The DEM was created from satellite imagery of the area and was taken in 10-meter resolution.

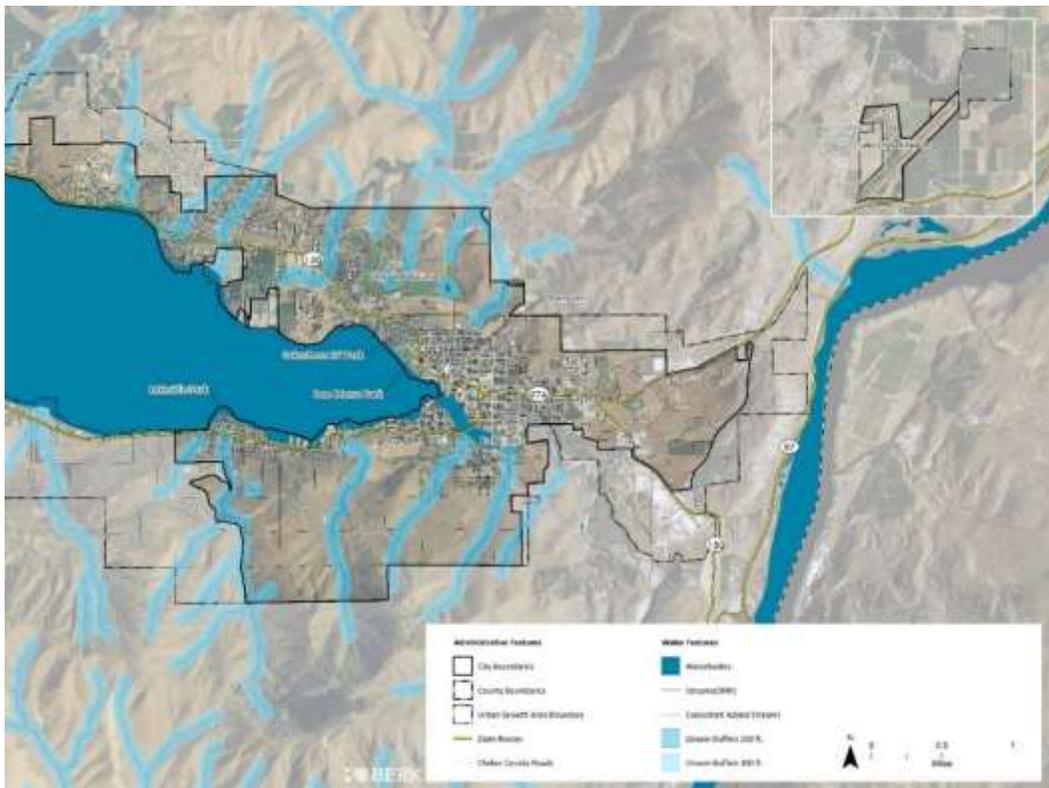
The eastern UGA exclusion area encompasses mapped priority habitat area and the northern and southern UGA areas have mapped streams and ravines.

Exhibit 4-7. Fish and Wildlife Habitat



Source: Washington Department of Fish and Wildlife (WDFW),2014); BERK, 2014 and 2017.

Exhibit 4-8. Streams and Ravines



Sources: Washington Department of Natural Resources 2014, RH2 2017

Public Comment to Date

Based on outreach conducted by the County and City in fall 2016, property owners in the areas generally prefer to be outside the UGA boundary and designated Rural.

Proposed Amendments

Amend the Future Land Use Map and Zoning Code to remove the three UGA reduction proposals, based on the following information and analysis

- The UGA reduction areas abut other Rural FLU/Zoning designations administered by Chelan County, and reverting the lands to a Rural designation would be compatible with adjacent unincorporated lands outside the UGA.
- The UGA reduction areas are not necessary to achieve sufficient land capacity to meet the City's allocated population growth targets.
- The UGA reduction areas contain critical areas; a rural designation for these areas would be consistent with steep slope, stream, and habitat mapped on the subject sites.
- The UGA reduction areas are not served by Urban services such as sewer. The lands would be difficult or costly to serve.
- Public comment has been solicited at workshop with the City and County on November 9, 2016 and property owners generally support a Rural designation. The Planning Commission public hearing is another opportunity to consider the amendments and public comment.

5.0 MAP AMENDMENTS: RECLASSIFICATIONS

5.1 Summary

Based on Exhibit 3-4 (and associated proposal numbering) and Exhibit 3-6 showing the resulting Draft FLU/Zoning, the following map amendments are proposed:

- #3: Change from R-L to SUD
- #5 (west): Change from W-I to T-A
- #7: Change small area on south from T-A to W-C
- #9 North of Downtown: Change from R-M to DMR
- #9 East of Downtown: Change R-M to DMR north and south of East Woodin Ave
- #9 South Chelan: Change from R-M to DMR

5.2 Recommendations

Integrate the proposed FLU and Zoning changes described in Section 5.1.

5.3 Analysis

Issues

Land Use Compatibility

The table below identifies each proposed FLU/Zoning change and current and adjacent land uses.

Exhibit 5-1. Onsite and Adjacent Land Uses

Proposal and Acres	Location Information	Onsite Land Uses	Adjacent Land Uses
Map notation #3: Change from R-L to SUD 7 acres	Parcel 272211240101 142 SR 150 CHELAN, WA 98816	Single Family Dwelling	North: Single Family East: Vacant and Single Family South: Vacant. Future Residential Village - Lookout West: Vacant
Map notation #5 (west): Change from W-I to T-A 90 acres	272307440050, 172 Godfrey Springs Ln 272307440060, Godfrey Springs Ln 272307440000, 280 Godfrey Springs Ln 272307430000, 452 Godfrey Springs Ln	Single Family Residential Other Resource Lands (Assessor category) Undeveloped (properties with no address)	North: Vacant, Bureau of Land Management East: Vacant South: Apple Blossom Center West: Single Family
Map notation #7: Change small area on south from T-A to W-C 1.5 acres	272214494050, 1237 W Woodin Av 272214410650, 1217 W Woodin Ave	Petroleum refining/ related ind, retail trade- trans/accessories	North: Commercial uses, docks East: Vacant South: Residential and Vacant West: Commercial
Map notation #9 north of Downtown: Change from R-M to DMR 43.2 Acres	R-M Properties north of West and East Highland Avenue.	Single family Household 2-4 units Misc. services Residential hotels- condominium Agriculture	North: Orchards East: Hospital South: Downtown single family and multifamily uses West: Residential and hospitality
#9 East of Downtown: Change R-M to DMR 16.8 acres	Small lots north and south of East Woodin Ave	Single family Public assembly Misc. services Undeveloped	North: Single family, resource production East: Commercial, public South: Public West: Commercial, single-family and multifamily
Map notation #9 South Chelan: Change from R-M to DMR 45.3 acres	R-M Properties south of Downtown in South Chelan with historic block pattern	Single family Household 2-4 units Misc. services	North: Park and public East: Residential and vacant South: Vacant

Proposal and Acres	Location Information	Onsite Land Uses	Adjacent Land Uses
		Residential hotels- condominium Agriculture	West: Agriculture

Source: BERK Consulting, 2017

Land Capacity

There would be a small increase in residential capacity for the area changing from W-I to T-A. T-A allows for single-family residential uses. T-A also allows for multifamily and hospitality uses. The SUD allows single-family uses, as well as agri-tourism uses; there may be a minor reduction in potential residential capacity due to lower densities under SUD than R-L (as proposed with the FLU/Zoning update described later in this report).

There is anticipated to be no change to the overall population capacity associated with the following reclassifications:

- R-M would change to DMR, both of which allow a similar range of multifamily and single family uses.
- The W-C addition is already developed.

Critical Areas

Some critical areas are found in areas of change as follows:

- Change #3 has steep slopes on the northern boundary, but much of the property is flat along the roadway and where the single-family home lies.
- Change #5 (west) that would reclassify W-I to R-L has mapped priority habitat, per Exhibit 4-7.
- Change #7 has a small area of steep slope to the southeast, but much of the property is developed in flat areas where there is road frontage.
- Change #9 north of the Downtown has some areas of slopes greater than 15% but appear to be less than 30%.
- Change from #9 south of Downtown: There are some areas of steep slopes and a ravine in the southern part of the proposed reclassification area.

Transportation and Infrastructure

All areas of change are in the City's sewer service area and most areas are served with a collection system, except for Change #5 (west) proposing T-A and the southern end of Change #9 (south) proposing DMR. The sewer plan was developed with a higher rate of population change and addresses the Chelan city limits and planning area. It is anticipated that during the 20-year planning period service will extend to undeveloped and underutilized land, and City requirements for connection will apply.

The City's water system plan is under update and will address water supply and connection for the addition of 1,254 persons as well as additional jobs and seasonal units.

City transportation modeling indicates that the City's level of service can largely be met through the year 2037 considering planned growth and implementation of planned improvements. While there are rights of way are set aside in the southern end of Change #9 (south) the streets are not improved. However, City street frontage standards would apply.

Public Comment

Site #3 is proposed based on a citizen request by the property owner during the Vision engagement process. See request under separate cover.

Other sites are proposed based on growth and land use trends and community input through the Visioning process. During the Land Use Plan engagement efforts, small groups reviewed the proposed changes representing the thoughts of 50 persons to proposals in mid-February. Property owners met with a planner in early March and provided some input on their future plans. The outreach results are summarized broadly below.

- #3, Change from R-L to SUD: Mixed opinions with some February small groups in support, others not in support, and some not reporting a result.
- #5 (west), Change from W-I to R-L: Support by all February small groups; one group suggested R-M instead of R-L. Property owners who came to the early March planning office hours were open to residential and hospitality uses instead of W-I since it would avoid issues with non-conforming residences in the W-I. They liked the flexibility of T-A to meet housing and tourism needs.
- #7, Change small area on south from T-A to W-C: Support by all February small groups, except one group did not report an opinion.
- #9, Change from R-M to DMR: Three of the five groups had mixed opinions; one group was in favor and one group was not in favor.

Results of community engagement are available at the City's project website:

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

Proposed Amendments

All reclassifications listed in are proposed for approval:

- Map #3: Change from R-L to SUD
- Map #5 (west): Change from W-I to T-A
- Map #7: Change small area on south from T-A to W-C
- Map #9 North of Downtown: Change from R-M to DMR
- Map #9 East of Downtown: Change from R-M to DMR
- Map notation #9 South Chelan: Change from R-M to DMR

These changes are recommended for several reasons:

- The changes would improve compatibility with current land uses on the properties and allow application of appropriate development and design standards.
- The sites are served or could be served by urban services during the 20-year planning period.
- The sites do not alter the overall capacity for growth and the City can meet its growth allocation.
- The sites have been considered as part of the overall Comprehensive Plan Update community engagement process. Additional opportunities for public comment include the Planning Commission public hearing.

5.4 Other Property Owner Requests

Summary and Discussion

Property owners made several requests for map edits. Each is summarized in the table below. Full letters are provided under separate cover. For purposes of the May 2017 hearing, the requests are included as described on the May 2017 Draft Future Land Use/Zoning Map.

Exhibit 5-2. Property Owner Map Requests

#	Name / Date	Request	Location/Parcels	Discussion
a.	Campbell, Clint NoSeeUm Orchard 3/31/17	For six parcels change from R-L to T-A, generally abutting Golf Course and north of Downtown. Three parcels change from R-L to R-M.	T-A: 272212420050, 272212330000, 272212430060, 272212330000, 272212130050, 272212240050 R-M: 2722123201001, 272212310110, 272212310100	T-A: Consider desired balance of opportunities for single-family housing for year-round residents and housing for seasonal residents and tourists, and location of assets including Golf course and Downtown. R-M: Consider desired approach to housing variety and compatibility.
b.	Eberle, Jon 4/26/17	Rezone W-I land to allow live/work or mix residential and commercial or residential and industrial.	See map with letter. East of Apple Blossom.	Consider long-term vision for manufacturing and industrial center including boundaries that reflect current manufacturing and industrial uses and suitable lands abutting them. See May 2017 Code Amendment Report regarding proposed allowances for live-work. Also, see draft Future Land Use Map for potential map change (W-I with live-work preferred; R-M as an option).
c.	Edgewater Residents 4/26/2017	Rezone C-W to T-A	1102 W Woodin Ave	Property covenants do not allow vacation rentals. This would need to be enforced since the T-A zone would allow vacation rentals while the C-W zone requires a conditional use permit. See draft May 2017 Future Land Use Map for potential map change.

#	Name / Date	Request	Location/Parcels	Discussion
d.	Evans, Mitch 2/22/17	Portion C-HS, Portion R-M.	272318240255, 272318240250, 272318240400	Consider commercial proposal and boundary in relation to housing compatibility and variety. Other parcels about the site and should be considered for R-M for a compatible pattern if carrying forward the request. See April 2017 Discussion Map.
e.	Fifer, Robert 3/15/17 3/16/17	Retain T-A as is with no changes.	272213330200	T-A Overlay is updated in May 2017 draft. Provides density to achieve property owner plans for about 25 homes with incentives towards clustering.
f.	Lafferty, Charlie 4/19/17	Zoning is R-L. Need best combination of zoning that allows single family and multifamily, including clustering.	272215440050 272214330100	Consider balance of designations allowing year-round and seasonal housing. R-M is proposed on the May 2017 Future Land Use/Zoning Map.
g.	Schell, Kara 3/20/17, 3/8/17	Support for change from W-I to R-M or T-A.	272307430000	The May 2017 Draft Future Land Use Map proposes T-A for the property.
h.	Singh Gill, Harbans 3/13/17	Residential use instead of W-I. Property owner also met with City staff and mentioned W-I was workable.	70 Isenhardt Road	Consider location of property at eastern border of city limits and W-I zone and surrounding W-I zone. W-I is retained on May 2017 map See concepts for live-work in proposed code for W-I zone.
i.	Sterling, Merry 4/13/17	Change the zoning from R-L to T-A	Lots fronting SR 150 from Crystal View Drive to Lenore Court (see map markup in letter)	Consider desired balance of opportunities for single-family housing for year-round residents and housing for seasonal residents and tourists, historic uses, and location of properties at western gateway area. Proposal is included on May 2017 map.
j.	Talley, Darren 11/16/16	Request for SUD instead of R-L.	272211240101	The May 2017 Draft Future Land Use Map proposes SUD for the property.
k.	Wall, John T	Request multifamily zone instead of DSF.	272212590510	See May 2017 Map illustrating request.

6.0 MAP AMENDMENTS: T-A ZONE OVERLAY

6.1 Summary

Consistent with Proposal #6 on Exhibit 3-4 and Exhibit 3-6 an overlay is proposed for the T-A lands on the Butte.

6.2 Recommendations

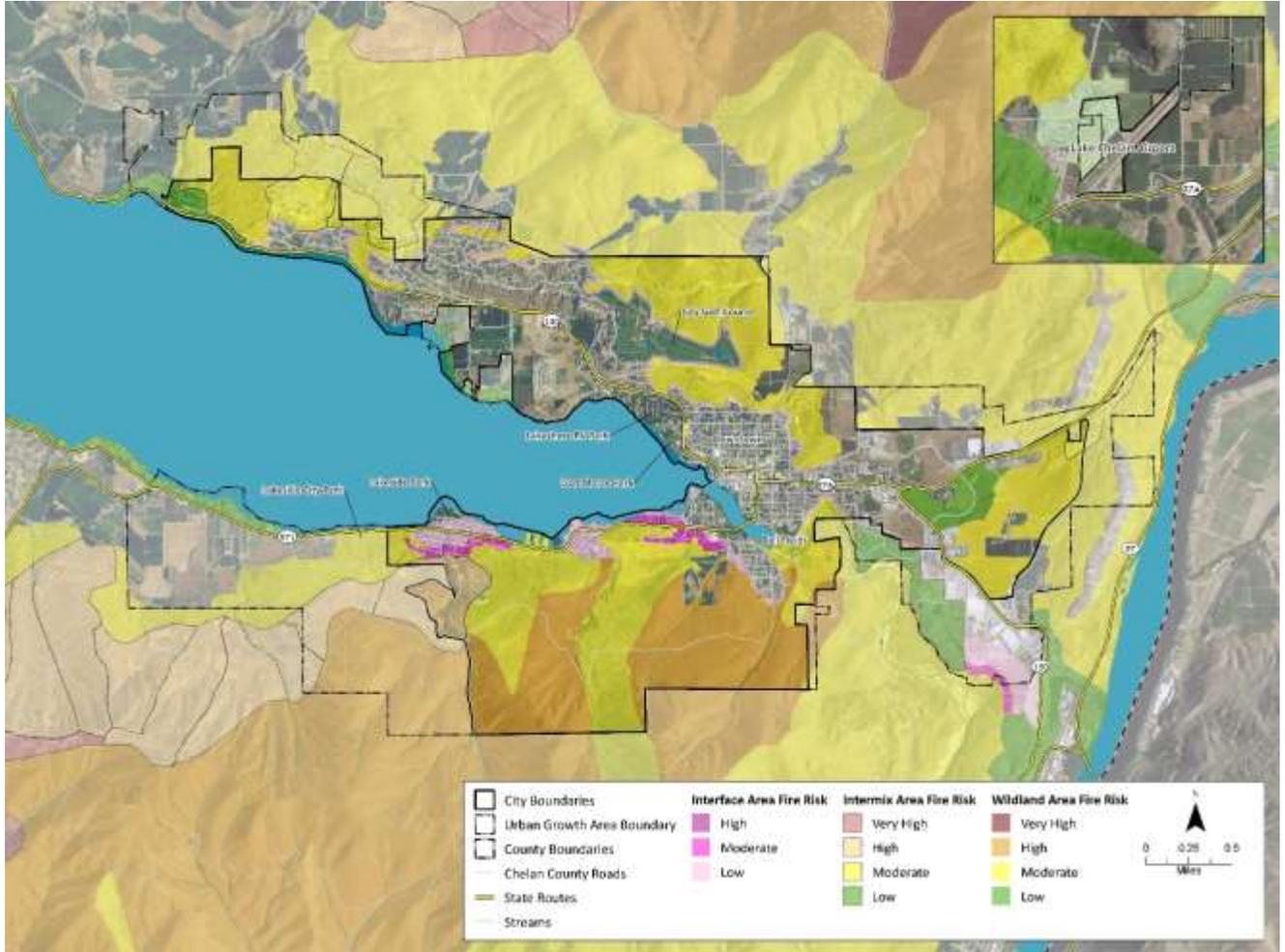
Approve an overlay designation on the Future Land Use / Zoning map together with Comprehensive Plan policy and text amendments in the Land Use Element to identify areas of clustering and areas of open space to protect critical areas, reduce erosion and impacts to water quality, and address public views found to be important during the community visioning process.

6.3 Analysis

Issues

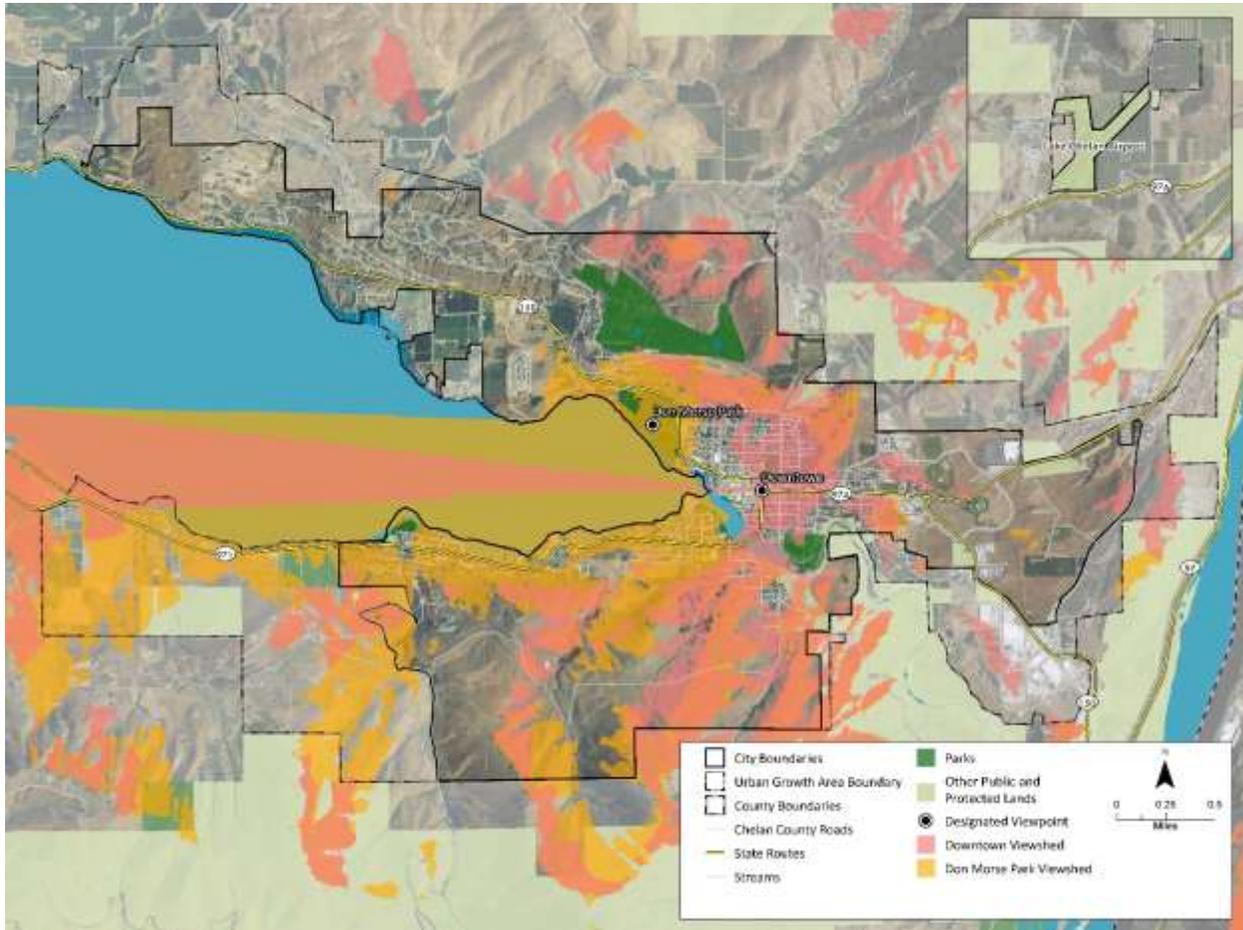
The T-A Butte overlay area is about 868 acres in extent, and has extensive steep slopes that are subject to erosion. See Exhibit 6-6. It has a network of streams/ravines. See Exhibit 6-6. It abuts the Chelan Butte State Wildlife Area though mapped habitat occurs in the southeast corner of the overlay. See Exhibit 4-7. Much of the site has a moderate or high risk of wildfire. See Exhibit 6-1.

Exhibit 6-1. Wildfire Risk in Chelan



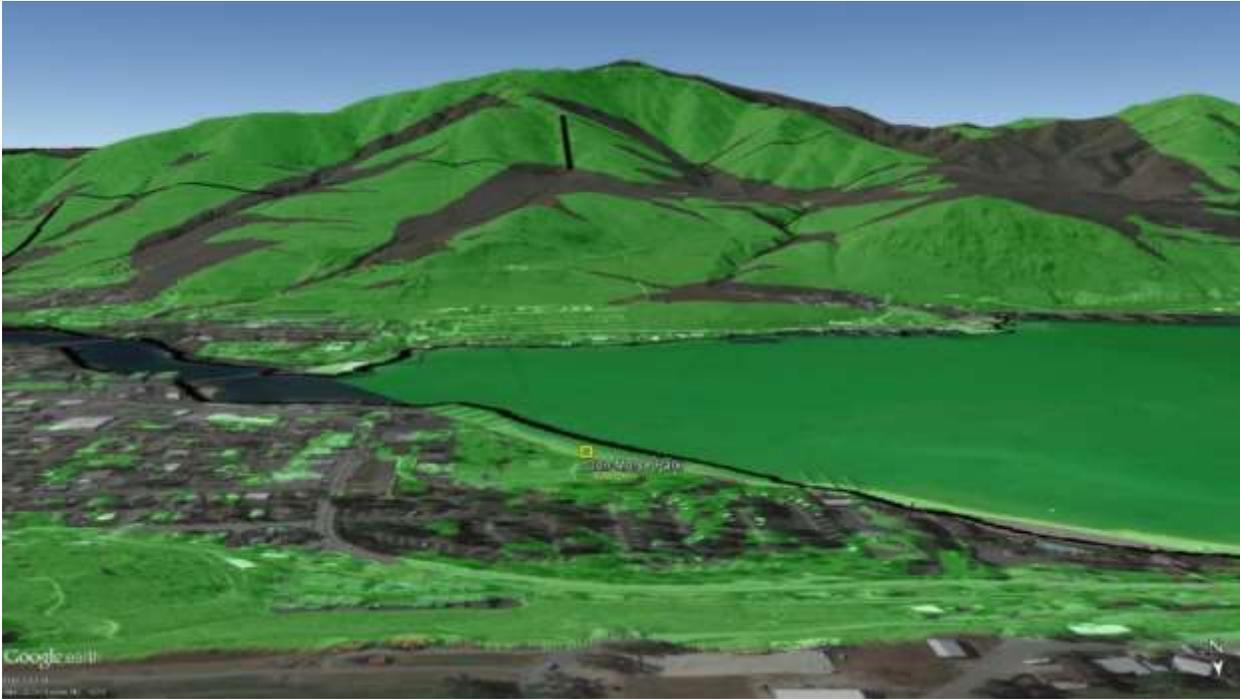
Source: Anchorpoint, National Hazard and Risk Model (No-HARM), 2016; BERK 2017

The Butte is largely undeveloped and abuts public lands to the south. Development on the Butte could impact views, but design standards addressing grading and fill, site design, architecture, and landscape design could minimize view impacts.

Exhibit 6-2. Viewshed Analysis from Downtown and Don Morse Park towards the Lake

Source: Google Earth, BERK Consulting 2017

Don Morris Park is a large waterfront community park in Downtown that is busy used particularly in the summer. The Park has sweeping views of the lake and surrounding hillsides, but the largely undeveloped Butte is the highly visible on the south side of the lake. Exhibit 6-3 shows the areas visible from Don Morris Park highlighted in green. Further consideration of future development on the Butte is an opportunity to minimize impacts from this location towards the Butte.

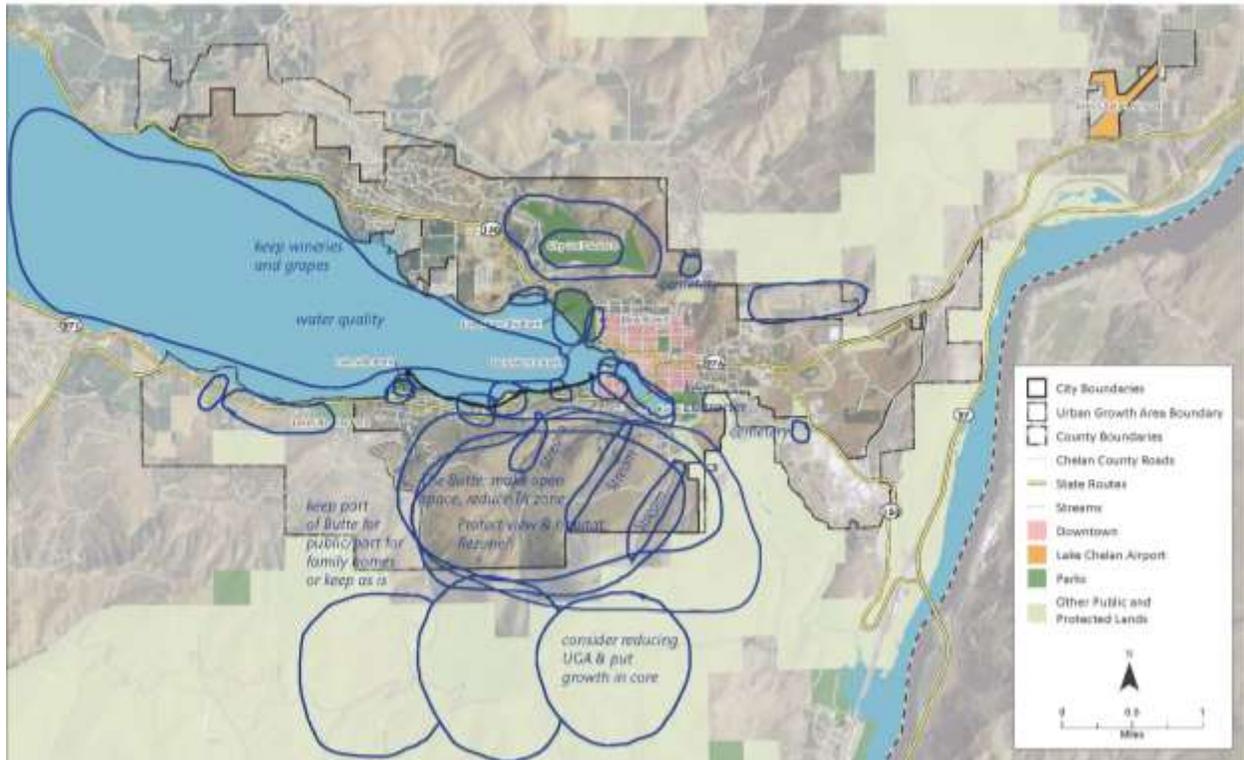
Exhibit 6-3. Viewshed Analysis from Don Morris Park towards the Butte

Source: BERK, 2016; Google Earth, 2016

Exhibit 6-3 above shows the areas on the north slope that are visible from Don Morris Park in orange. The areas at higher elevation are not as visible from this location. Some visible areas are already developed, but there are undeveloped areas that could impact views if developed.

Public Comments

Some key results of the visioning effort include identifying assets of the community including the lake water quality, Butte, ridges and views, parks, downtown, and wineries/vineyards. These ideas have informed the changes in the Comprehensive Plan and development regulation amendments.

Exhibit 6-4. Community Vision Workshop – Chelan Assets**ASSETS: Places to protect or enhance**

Source: BERK, 2017.

At the Land Use Workshop in February participants considered the idea of “Amending TA to require clustering and special grading and building standards to address slopes, WUI, views.” The five small groups showed concern over developing the Butte and the best way to do so:

- Keep open space butte as #2. Promote agriculture. Trails-connect these areas to the lake.
- Keep open space and cluster towards bottom of TA area.

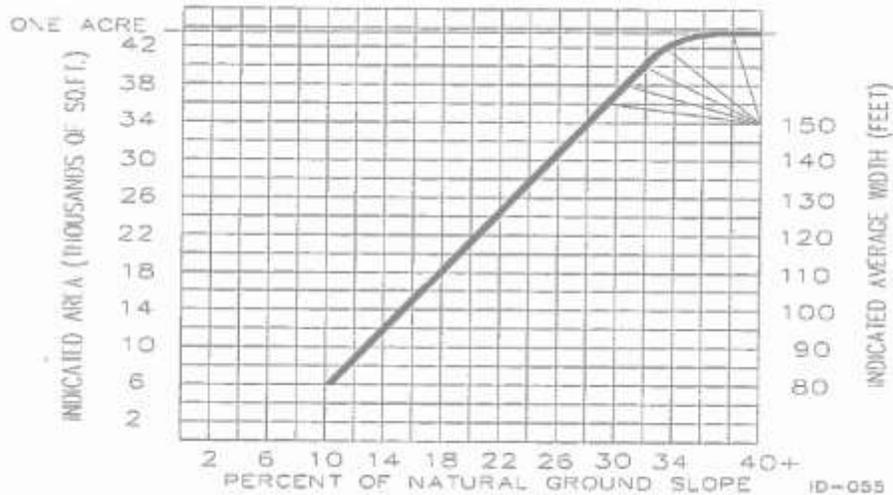
Some individuals supported the concept and some were concerned where and how the development would occur. At the March “meet a planner” opportunity, property owners were interested in the concept in general, and would want to see how the proposal shapes up.

Some property owners have expressed concerns about whether they can achieve their desired development plans if the overlay were instituted.

Example Zones

Currently, the T-A zone allows lots as small as 5,000 square feet or a density of 8.7 units per acre. The T-A zone also allows uses in the R-L and R-M zone which could mean additional density. There is no density standard in the Comprehensive Plan.

The City also applies a slope-density standard that requires larger lots as the slope increases.

Exhibit 6-5. Chelan Development Standards: Slope Density Diagram

Source: City of Chelan Development Standards, CMC 25.05.

Depending on the slope, lot sizes increase up to 1-acre in area.

The current Comprehensive Plan identified a potential planned development called “Snowcreek”, also known as “Daybreak”: *The Tourist Accommodation land use designation has an area known as Chelan Butte which contains a potential planned development previously known as Snowcreek. This planned development is still in the land use process and is located on approximately 800 acres and proposes over 80% of seasonal housing and amenities. This type of development could fill a growing demand for seasonal housing units in the City of Chelan. The potential planned development would have allowed about 800 units across the site.*²

Some communities have adopted lower densities inside cities and UGAs typically when there are sensitive areas (extensive slopes, flood hazards, or high rank order streams and habitat).

Some examples include:

- City of Bainbridge Island Residential 0.4 (R-0.4). The purpose of the R-0.4 zone is to provide low-density housing in an environment with special Island character consistent with other land uses, such as agriculture and forestry, and the preservation of natural systems and open space. The low density of housing does not require the full range of urban services and facilities. Density: 1 du/ 2.5 acres. Maximum Lot Coverage 10%.
- City of Bainbridge Island Gateway Overlay District. The purpose of the gateway overlay district is to protect the ravine. The district permits low-intensity, tourist-oriented, commercial, multifamily and agricultural uses that will have limited parking and minimum traffic impact. Impervious surface coverage is limited. If critical areas are identified on a property, additional buffer requirements pursuant to Chapter 16.20 BIMC may be required. Density: Measured in Floor Area Ratio of 0.5. Maximum Lot Coverage: 35%.
 - This area is applied in a geologic hazard area with steep slopes where some development potential is possible at the foot of the slope along a highway. Buffers from the top of the slope are 50 feet.

² GoLakeChelan. July 20, 2016. <http://www.golakechelan.com/city-discusses-real-estate-development-considering-rewriting-the-comprehensive-plan/> By Richard Uhlhorn.

- City of Sammamish R-1: The R-1 zone on or adjacent to lands with area-wide environmental constraints where development is required to cluster away from sensitive areas, on lands designated urban separators or wildlife habitat network where development is required to cluster away from the axis of the corridor, or in well-established subdivisions of the same density, which are served at the time of development by public or private facilities and services adequate to support planned densities. Density: One dwelling unit per acre.
 - This designation is applied in areas of steep slopes with erosive slopes, sensitive streams and extensive tree cover. Critical area regulations require No-Disturbance Area Development Standards that have require stormwater management techniques such as infiltration, 65% retention of open space and other standards for single family proposing more than 2,000 square feet of impervious area.
- City of Sumner, Residential-Protection: The purpose of this district is to act as a buffer between lands in resource production or sensitive critical areas and higher density/ intensity uses, as well as function as an urban reserve designation for areas with the absence of full city services. The designation is applied to help ensure that previous land use patterns will not hinder future choices. Density 1 du/20 acres.
 - This designation is applied on hillslopes in a manner to buffer higher densities upslope and downslope on a commercial mine site that will be reclaimed.

State and County Goals on Open Space

GMA goals indicate a community should balance the need to accommodate urban growth with sprawl reduction, provide efficient services, and retention of open space, and protection of water quality. GMA promotes use of innovative techniques to protect sensitive areas and to create open space and urban separators:

RCW 36.70A.020 Planning goals

(1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

(2) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

(9) Open space and recreation. Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.

(10) Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

(12) Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

RCW 36.70A.160 Identification of open space corridors—Purchase authorized. Each county and city that is required or chooses to prepare a comprehensive land use plan under RCW 36.70A.040 shall identify open space corridors within and between urban growth areas. They shall include lands useful for recreation, wildlife habitat, trails, and connection of critical areas as defined in RCW

36.70A.030. Identification of a corridor under this section by a county or city shall not restrict the use or management of lands within the corridor for agricultural or forest purposes....

Countywide Planning Policies promote innovative techniques like clustering:

POLICY #6: Policies for joint County and City planning within urban growth areas and policies providing for innovative land use management techniques that may include use of flexible developments, transfer of development rights, cluster development, density bonus, etc.

Proposed Amendments

The March 2017 Draft Comprehensive Plan proposed the following text for the T-A Overlay. Based on a review with the public and property owners, the text is revised as showing in ~~strikeout~~ and underline to better accommodate proposed development while retaining clustering concepts. The base density with utilities and clustering is 1 unit per acre, higher than the March 2017 proposal of 1 unit per 2.5 acres. There are density bonus options permitted up to 1.5 unit per acre (with three options to achieve the bonus), and a process to achieve 4-8.7 units per acre by conditional use permit. (See Density Analysis below.)

Tourist Accommodation (T-A) Cluster Overlay – May 2017

This overlay conserves valuable resources and environmentally sensitive lands such as steep slopes, erosion hazard areas, streams and ravines, and considers wildfire potential, yet allows for recreation and seasonal residential or hospitality development where appropriate to site conditions and designed to protect public views of the Butte’s natural landforms and vistas that are visible from Downtown and Don Morse Park. Structures are encouraged to be concentrated~~concentrate~~ on a portion of the site with the remaining reserved in open space or agricultural use such as vineyards, and traversed with sensitively designed recreational features such as trails.

Clusters would occur primarily on slopes less than 30 percent. Lowrise clusters would generally have ~~one-story~~ up to two-story buildings, and midrise clusters would have ~~two-story~~ up to three-story buildings.

On the Butte, densities vary by whether there is clustering. Without clustering, densities would be 1 unit per 5 acres. With clustering, gross densities would equal 1 unit per acre, and most the site would be retained in resource or open space use. Where public trail connections or public amenities open to the public are provided, a 25% density bonus is offered. Affordable housing would also allow a 25% density bonus. Net densities in a cluster would be urban in nature at above 3 units per acre and more depending on site conditions.

A Resort Plan that meets performance standards offers additional density and may be allowed by Conditional Use Permit. Performance standards would require optimal resort design including orientation around a unique recreational amenity, provision of affordable housing, habitat conservation beyond critical area regulations, supporting transportation and capital facilities, design that promotes a cohesive architectural character and that is sensitive to the natural terrain and landscape, protection of public views, among others.

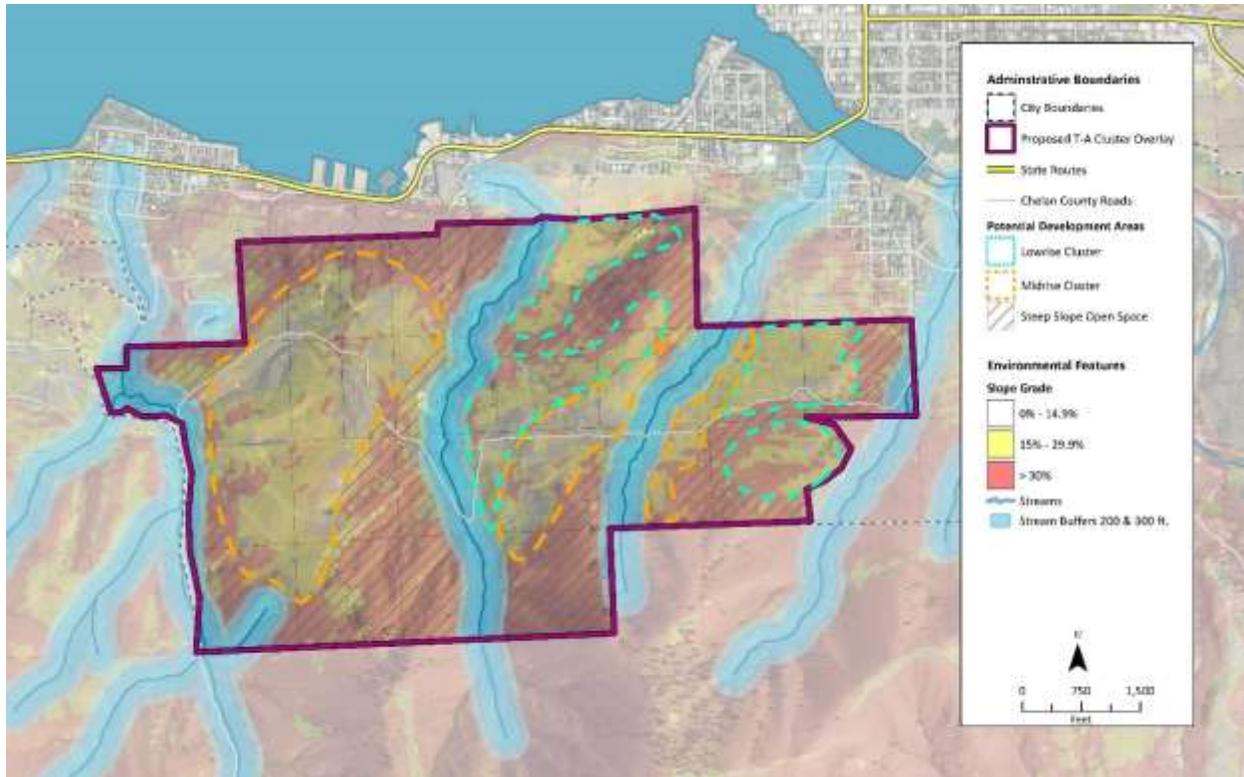
T-A Overlay Density Range

Scenario	Gross Density Units Per Acre
Utilities, No Clustering	0.20
Utilities, Clustering	1.00
With Clustering and Density Bonuses	Up to 1.5
Public trail system or public amenities open to general public and offering scenic views or contributing to active lifestyle	Add 0.25
Increased open space or agricultural retention ten (10) percent above minimum required	Add 0.25
Affordable housing or employee workforce housing is included (at least 10 percent of total units)	Add 0.25
Resort Plan for property with minimum of 20 acres, subject to performance standards	4 to 8.7 by Conditional Use Permit

On the Butte, densities would equal about 1 dwelling unit per 10 acres, but if clustered density may be reduced to 1 dwelling unit per 2.5 acres and lot sizes would be correspondingly smaller (e.g. quarter acre). A majority of the site would be retained in resource or open space use.

The final boundaries of the cluster areas would be determined through site planning and subdivision processes, but should be consistent with the overall intent of the overlay to retain the majority of area in open space with development arranged to protect streams and ravines, minimize changes to the natural slope, protect future site users from wildland fire, and protect public views.

Exhibit 6-6. T-A Cluster Overlay



Source: City of Chelan, RH2, BERK 2017

The Overlay concept is recommended for several reasons:

- The T-A Overlay responds to steep slope and erosion hazard areas combined with more recent information on priority ravines, wildfire risk, and public views.
- The T-A Overlay promotes a more efficient development pattern that is more easily served with roads and other infrastructure.
- The T-A Overlay, as amended in May 2017, allows for growth that is equivalent to current regulations. Together with the rest of the FLU/Zoning proposals, there continues to be capacity for more than the City's population allocation to the year 2037.
- The T-A Overlay is consistent with GMA goals to balance urban growth, reduce sprawl, provide efficient urban services, provide for open space and urban separators, and protect water quality.
- The T-A Overlay is consistent with Countywide Planning Policies that promote innovative techniques such as clustering to protect open space and direct growth in UGAs.

Density Analysis

The Comprehensive Plan does not identify T-A densities or lot sizes, but has several policies about respecting natural land forms and ensuring water quality among others. The Comprehensive Plan noted a preliminary PDD called SnowCreek/Daybreak Preliminary PDD considered for the Butte that was proposed at about 800 dwelling units. The current T-A zone does not apply a density but includes a lot size intended for single family uses at 5,000 square feet. The City's development standards identify lot sizes that increase as slopes increase up to 1-acre in size. Given the wide range of policies and code provisions, the Comprehensive Plan Update and Municipal Code Amendments consider a more direct statement of density standards and incentives to achieve residential and hospitality development that respects slopes, fire hazards, ravines, views and other factors.

The areas where clustering could occur appear to be extensive, and would mean some freedom to design either standard lots or alternative lot layouts. Availability of utilities, street grades, and unique site conditions would continue to dictate density and design.

The T-A Overlay would continue to allow the full range of dwellings and tourist / seasonal accommodations allowed today. With the range of densities identified in the T-A Overlay as proposed in May 2017, there would be a similar range of development allowed as under current regulations based on the planning level analysis shown in the table below. The regulations would allow for development proposals under consideration by property owners. See additional analysis in the Appendix.

Exhibit 6-7. T-A Overlay Density Preliminary Analysis – May 2017

Site	Acres	Current Regs Potential Dwellings		Proposed Regulations - T-A Overlay: Potential Dwellings					Property Owner Proposals
		Low Range	High Range	0.2 du/ac	1.0 du/ac	1.25 du/ac	1.5 du/ac	4 du/ac	
Fifer	21.2	11.2	42.4	4.2	21.2	26.5	31.9	84.9	25
Palisade	69.6	44.1	175.5	10.4	52.2	65.3	78.3	208.8	6
Morris	32.1	11.8	44.0	4.9	24.3	30.4	36.5	97.2	unknown
Golden Gate Ventures	769.1	736.8	2,965.4	153.8	769.1	961.4	1,153.7	3,076.5	800
Total	892.1	803.9	3,227.3	173.4	866.9	1,083.6	1,300.3	3,467.5	831

Notes:

Most sites have extensive slopes over 30 or 40%

Low Range: If developable area has more slopes 15-30%

High Range: If developable area has more slopes <10%

Does not address the maximum grade and length of road which may further reduce lots

The T-A Overlay focuses on the Butte as it is largely undeveloped and lacks services. However, citywide, other zones would be subject to similar standards for hillside development and incentives for clustering. Other zones that would allow clustering include R-L and SUD per Section 7. Proposed citywide Municipal Code amendments would remove the slope-density chart and rely on hillside development and design standards, as well as ravine protection standards and other critical area regulations. See Sections 8 and 9 for more information on hillside and critical area code changes.

7.0 ZONING CODE AMENDMENTS

7.1 Density, Dimensional, and Performance Standards

Summary

Based on the Comprehensive Plan Update FLU/Zoning Map changes, some density, dimensional, and performance standards would be adjusted in the Zoning Code.

Recommendations

Amend zoning standards to reflect the Draft Comprehensive Plan Land Use Element, particularly, the following:

- Special Use District Amendments: Allow lower density resort and residential uses, and wineries and distilleries, while conserving agricultural views as a part of Chelan's gateways and identity as a wine region.
- Single Family Residential (R-L): Require hillside development standards and modify lot standards to address slopes, ravines, and public views.
- Tourist-Accommodation (T-A) Zone Amendments. Amend densities on T-A Overlay area. Require clustering and hillside development standards to address slopes, ravines, and public views.
- Multi-Family Residential (R-M) Zone Amendments: Reduce height and refine standards for townhomes.
- Downtown Zones Amendments: Where 4 stories are allowed, consider 3 stories instead to address public views balanced with promoting tourism economic base.

Analysis

Issues

To better match densities moderated in Exhibit 7-1, some of the related lot coverage and lot widths should be adjusted like Exhibit 7-2. The larger lots proposed for the T-A Overlay and SUD gateway areas would have larger lot widths and lower lot coverage limits. The R-M zone that allows for townhouses presently but some standards around width/depth/access could be examined more closely.

Several public comments were received during the Visioning process regarding building heights, particularly in public view points from Downtown and Don Morse to the Lake, Butte, and Lord Acres areas. Thus, Exhibit 7-2 proposes the following adjustments:

- Building heights of five stories could be subject to additional 3-D model analysis by future development in Downtown Tourist Mixed Use (TMU) along the Manson Highway based on the view analysis in the Existing Conditions Report (2017) appendices. This is considered as an alternative to lowering heights in order to achieve a marketable number of units, and the cost to develop the site (e.g. parking).
- The R-M zone height is reduced by one story from 50 to 40 feet to improve compatibility with the mixed residential character of the R-M zone which has single family and attached homes.

- Heights in the SUD in agritourism focused area vary based on view corridors, and would promote agri-tourism uses and conservation of agricultural vistas.

Public Comments

See Section 1.0.

Example Zones

The proposed standards in Exhibit 7-1 and Exhibit 7-2 were developed based on the range of standards in the City's code and development agreements as well as Chelan County's standards and example zones.

Proposed Amendments

The following table identifies the current and proposed densities and associated zoning code density amendments.

Exhibit 7-1. Future Land Use Map Designations and Densities

FLU Designation Name	Current Comp Plan Density	Current Zoning Code Density	Proposed FLU Maximum Density	Proposed Zoning Density
Residential Designations				
Single Family Residential (R-L)	2-4 du/ac	6,000 SF per lot	4 du/ac max Policy indicates range of 3-4 du/ac	Recommend adding density limit in code, with a standard lot size of 8,500 SF and 6,000 SF through clustering or affordable housing density bonus.
Downtown Single Family (DSF)	DMP – 5,000 SF per lot	6,000 SF per lot	7.26 du/ac	No change
Downtown Mixed Residential (DMR)	None	None, limited by height	No limit. Density effectively limited by height and other development standards.	No change.
Multi-Family Residential (R-M)	2-18 du/ac	1,500 Per DU, or 5,000 SF minimum lot area whichever is greater	Residential density shall not exceed 18 residential dwelling units per acre. Policy 5 to 18 du/ac Clarify 5,000 s.f. is for single family. Use area 1,500 per dwelling unit for other uses, with a minimum parcel of 8,500 sf.	Establish a density maximum in the code of 18 du/ac. Distinguish between lot area for single-family units and for attached units.

FLU Designation Name	Current Comp Plan Density	Current Zoning Code Density	Proposed FLU Maximum Density	Proposed Zoning Density
Mixed Use and Commercial Designations				
Special Use District (SUD)	None. Lord Acres Subarea Plan includes Code Appendix of 6 du/ac.	Zoning code identifies max 6 du/acre, with density bonuses allowed.	Gateways: 1 du/5 acres; 1 du/1 acre if clustered with majority of land conserved in open space. Offer a density bonus for affordable housing. Lord Acres: 1 du/5 acres; 3 du/acre if clustered with majority of land conserved in open space. Retain a density bonus where more open space is provided. Also, offer a density bonus for affordable housing.	Add density into code by subarea. Allow a minimum lot size of 12,000 sf. Except where clustered, minimum lot size can be 8,500 SF.
Downtown Mixed Use (DMU)	None	None, limited by height	No limit. Density effectively limited by height and other development standards.	No change.
Tourist Mixed Use (TMU)	None	None, limited by height	No limit. Density effectively limited by height and other development standards.	No change.
Tourist Accommodations (T-A)	None	5,000 SF minimum lot area	8.7 du/ac on T-A lands fronting state highways. See Overlay for clustering on Butte.	Add density into code. Retain minimum lot area.
Highway Service Commercial (C-HS)	None	5,000 SF minimum lot area	8.7 du/acre	Add density into code. Retain minimum lot area.
Waterfront Commercial (C-W)	None	5,000 SF minimum lot area	8.7 units per acre for vertical or horizontal mixed uses.	Retain minimum lot size for subdivisions. Mixed use residential allowed with water dependent and public access uses.
Industrial and Airport Designations				
Warehousing and Industrial District (W-I)	None	10,000 SF minimum lot area	8.7 du/acre	Add density into code. Retain minimum lot area.
Airport (A)	None	40,000 SF minimum lot area	Not applicable	No change.
Public Designations				
Public Lands and Facilities (PLF)	None	None	Not applicable	No change.
Downtown Public	None	None	Not applicable	No change.

FLU Designation Name	Current Comp Plan Density	Current Zoning Code Density	Proposed FLU Maximum Density	Proposed Zoning Density
Overlay Designations				
Apple Blossom	None	None	8.7 du/ac	Amend W-I zone to allow residential per density max. in Apple Blossom.
The Lookout	None	Dev Ag: 487 units on 89 gross acres – 5.47 acres	6 du/ac	No change.
T-A Cluster Overlay	Does not exist	Does not exist	1 du/5 acres with utilities and no clustering on Butte. If clustered, density may be increased to 1 dwelling unit per 1 acre with majority of property in steep slope open space use. Density bonuses allowed for trail and open space and affordable housing achieving 1.5 du/ac. Resort Plan permitted as Conditional Use to achieve 4-8.7 units per acre.	Add density limits to code. 8,500 to 12,000 in cluster; subject to density limit. Lot of 5,000 square feet allowed with Resort Plan.
Shoreline Environment Designations	Density is same as base designation.	Density is same as base designation.	Density is same as base designation.	Density is same as base designation.

Matching amended densities and reflecting community input regarding conservation of public views, building heights, lot coverages and lot widths are amended in the table below.

Exhibit 7-2. Height, Lot Coverage, and Lot Width Standards

FLU Designation Name	Current Height Max (feet)	Proposed Height Max (feet)	Current Lot Coverage Max (%)	Proposed Lot Coverage	Current Lot Width Min (feet)	Proposed Lot Width Min (feet)	Other Performance Standards
Residential Designations							
Single Family Residential (R-L)	30	No change	30	30-8500 sf lot 35-6000 sf lot	60	60 – 6000 sf lot 70 – 8500 sf lot	Allow clustering. Require hillside development standards.
Downtown Single Family (DSF)	2 stories	No change	30	No change	60	No change	Amend non-conformity standards.
Downtown Mixed Residential (DMR)	2-3 stories	No change	No standard	No change	No standard	No change	Amend non-conformity standards.

FLU Designation Name	Current Height Max (feet)	Proposed Height Max (feet)	Current Lot Coverage Max (%)	Proposed Lot Coverage	Current Lot Width Min (feet)	Proposed Lot Width Min (feet)	Other Performance Standards
Multi-Family Residential (R-M)	30 – townhouses 50 – other uses	30 – SF and townhouses 40 – other	40	60- Townhouses 40-other	17- Townhouse 50	17- Townhouse 40-Other	Require hillside development standards for South Chelan. Review lot width, depth, and access standards for townhomes. Currently lot depth is 80 feet for all units; consider 60 feet for townhomes.
Mixed Use and Commercial Designations							
Special Use District (SUD)	35	25 public view corridors 35 other	35	5-5 acre lots 15-1 acre lots 30-12,000 sf lot 35-8,500 sf lot	50	80-12,000 sf lot 100-1 acre 100-5 acres	Allow clustering. Require hillside development standards. Allow interim sewer and water standards to promote agri-tourism and conserve open space.
Downtown Mixed Use (DMU)	2-4 stories	No change	No standard	No change	No standard	No change	Amend non-conformity standards.
Tourist Mixed Use (TMU)	2-4 stories	2-4 stories; require additional study and conditions ³	No standard	No change	No standard	No change	Amend non-conformity standards.
Tourist Accommodations (T-A)	50	Consider requiring analysis of view corridors.	75	No change	50	No change	
Highway Service Commercial (C-HS)	50	No change	65	No change	50	No change	
Waterfront Commercial (C-W)	35	No change	65	No change	50	No change	

³ Consider Downtown Master Plan proforma analysis regarding the reduction of 4 to 3 stories.

FLU Designation Name	Current Height Max (feet)	Proposed Height Max (feet)	Current Lot Coverage Max (%)	Proposed Lot Coverage	Current Lot Width Min (feet)	Proposed Lot Width Min (feet)	Other Performance Standards
Industrial and Airport Designations							
Warehousing and Industrial District (W-I)	No limit	Workforce Housing – 40 Other – No limit	No standard	No change	65	No change	Standards like R-M for workforce housing.
Airport (A)	Consistent with Part 77 plan or 35 feet	Consistent with Part 77 plan or 35 feet	No standard	No change	No standard	No change	
Public Designations							
Public Lands and Facilities (PLF)	35	35	35	35	No standard	No standard	
Downtown Public	2-4 stories	No change	No standard	No change	No standard	No change	
Overlay Designations							
Apple Blossom	Per base zone	No change	55-com 100-other	No change	Per base zone	No change	Standards like R-M for multifamily uses added to Apple Blossom.
The Lookout	35- General 35- Lakeside Townhouse 50- Lakeside Other	No change	75- General 40- Lakeside	No change	40- General 17- Townhouse Lakeside 50-Other Lakeside	No change	
T-A Cluster Overlay	Not applicable	25 feet low rise 30 feet mid rise	Not applicable	5-5-acre lot 15 – 1-acre lot 30-12,000 sf lot 35 – 8,500 sf lot	Not applicable	50-8,500 80-12,000 sf lot 100-1 acre or more	Require clustering. Require hillside development standards.
Shoreline Environment Designations	30-35	No change	Not applicable	No change	50-60	No change	

7.2 Agriculture / Agricultural-Tourism / Production

Summary

The City's economic base is driving by both agricultural and recreation tourism. The purpose of the code amendments is to ensure that agriculture can continue until it converts to the priority uses of a zone such as through right to farm, and to ensure the allowances for agricultural tourism uses such as craft beverages and wineries or related uses such as distilleries are appropriately addressed given the City's experience in implementing its recent Agricultural Tourism regulations.

Recommendations

Adjust agricultural allowances to promote the right-to-farm, ensure that there are clear definitions of agricultural tourism uses and appropriate allowances to support on-going agriculture, and allow some uses conditionally in some zones (e.g. R-M) to support operations until such time as they decide to change to other primary uses of the zone.

Analysis

Issues

The City allows agricultural activities in the SUD, R-L, RM and W-I zones. The City adopted Agricultural Tourism regulations and allows certain activities regarding craft beverage production, and low, moderate, and high intensity agricultural and tourism uses in the SUD and W-I Zones. Some issues of the currently regulatory framework include:

- Applicants tend to request coverage as a craft beverage. The definition of winery by production size may be problematic.
 - A beverage production use defined as a small-scale craft beverage production use or a winery. A cottage winery is defined as producing onsite less than 10,000 cases of wine per year. A craft distillery is defined as producing less than 25,000 gallons of spirits per year. A microbrewery is defined as producing less than 15,000 US barrels of beer per year. Though there are the distinctions of cottage wineries, craft distilleries, and microbreweries, the definition of beverage production use is unclear as to whether it includes these specific terms.
 - The maximum size for new structures related to an agricultural tourism use is ten thousand square feet. Existing buildings may be used for agricultural tourism uses regardless of size.
 - It appears that a craft beverage production use is allowed in the SUD and W-I zones as permitted use.
 - A winery is considered a high-intensity agricultural tourism use in CMC 17.47.060 and is defined as greater than 10,000 cases and may exceed 10,000 square feet in size. Wineries of this size are allowed in the SUD and W-I zones by Conditional Use Permit.
 - Distilleries are only allowed in the W-I zone.
- There are no clear allowances for distilleries – a craft distillery is allowed as part of a small-scale beverage production use. Some have proposed cider production operations and it is not clear how they are allowed.

- In South Chelan in the R-M zone there are existing agricultural activities. To maintain a viable operation, it may be appropriate to allow small-scale value added operations or agri-tourism uses where it would not be incompatible with abutting residential areas.
- In the City in general, the City seeks to promote existing agriculture until they convert to other uses. It may be appropriate to recognize this through right-to-farm provisions. Many operations follow market-based sustainability initiatives such as Global GAP and Vinewise, which means they demonstrate stewardship of the land and use of natural pest management among other activities.

Example Zones

WINERIES, BREWERIES, AND DISTILLERIES

The State licenses wineries, distilleries, and breweries based on size limits with fees based on the production.

- Wineries: up to 250,000 liters per year (RCW 66.24.170) taxed at about one-fourth the rate of wineries producing more than that.
- Breweries: up to 60,000 barrels per year (RCW 66.24.244) are considered microbreweries and taxed at 5% of the rate of a brewery producing more than that amount.
- Distilleries: up to 150,000 gallons or less of spirits (RCW 66.24.140) are considered craft distilleries and pay 5% of the fee that a larger operation pays.

Hard cider is taxed like a wine in Washington State law. (RCW 66.24.210)

Wineries with total taxable sales in Washington per calendar year more than 6,000 gallons must submit their tax report each month including months with no activity, whereas smaller operations than that can submit annually.

Walla Walla County regulates wineries based on building size as follows:

- Winery, Type I. On a legal lot of record, the total cumulative building area of structure or structures housing a winery must be less than twelve thousand square feet and be served by fewer than forty parking spaces.
- Winery, Type II. Any winery on a legal lot of record exceeding the size requirements of a Type I winery, or that exceeds the number of events in Section 17.22.040(B), or that is located on a legal lot of record with another winery.

A Type I winery is permitted in nearly all resource and rural zones as well as the Rural Development-Commercial/Industrial (RD-CI) and Rural Activity Center zones. A Type II winery is conditionally permitted in nearly all resource and rural zones and permitted in the RD-CI zone.

The City of Walla Walla permits wineries, breweries, and distilleries by type as to whether they involve pedestrian-oriented retail sales and services and on-site tasting or processing. Generally, the more retail and pedestrian oriented versions that involve no or little fruit processing or bulk fermentation are allowed in commercial zones and those that emphasize production are allowed in industrial and commercial-industrial zones. Distilleries are defined based on State licensing law definitions.

The City of Woodinville applies the Tourist District Overlay in the south part of the city where there are wineries and mixed uses. They address wineries, breweries, and distilleries. The intent of the overlay is as follows:

The purpose of the Tourist District Overlay is to provide for tourist-oriented retail and commercial uses in the Sammamish Valley. These uses are additional to the uses permitted in the underlying zoning, are visually compatible with surrounding uses, complement the agricultural and recreational activities in the valley, and are planned and conducted in an environmentally sensitive manner.

Permitted uses in the Tourist District Overlay and development standards are established to ensure that uses and development within the overlay area fit harmoniously and compatibly and inappropriate intrusion is minimized.

Woodinville permits by right wineries, breweries and distilleries as defined by NAICS codes (31212 31213 and 31214) in its Tourist Business District and Industrial District and by conditional use permit in its General Business and CBD zones. While there is a use table note that references the State size limits for licensing as the maximum size for permitted uses (uses in excess would require a conditional use permit), the use table note is not applied to the uses listed in the table. The table note may be in error though it was included in a 2016 ordinance update.

The City of Tacoma regulates craft wineries, breweries and distilleries based on the following size

- Alcoholic beverages including craft wineries, craft breweries, and craft distilleries shall be limited to no more than 5,000 gallons of product per year

The following regulations also apply to the craft production of alcoholic beverage:

- An occupancy that is below an “H” Hazard as defined by the current version of the adopted International Building Code (IBC) shall be maintained and not exceeded. Accessory “H” uses may be allowed provided the accessory use does not exceed 10 percent of the site’s floor area.
- Retail sale and onsite tasting of beverages and/or the ability for producers to act as wholesaler of its own production for offsite consumption are subject to the appropriate state and local licenses.
- Individual tenant spaces or units within a building may constitute the site.

In Tacoma, craft production is permitted in most commercial zones provided there is a retail eating/drinking/tasting component. Craft production is permitted outright without condition in industrial zones.

A wine industry database defines sizes of wineries based on their annual cases of wines produced.

Exhibit 7-3. U.S Wineries - By Winery Size: January 2017

Winery Size	Winery Count	Percent (%)
Large (500,000+)	65	1%
Medium (50,000 - 499,999)	261	3%
Small (5,000 - 49,999)	1,575	17%
Very Small (1,000 - 4,999)	3,671	40%
Limited Production (< 1,000)	3,519	39%
Total U.S. Wineries	9,091	100%

source: Wines Vines Analytics

A case of 12 bottles contains 9 liters, or 2.378 gallons. The conversions are shown in the table below.

Exhibit 7-4. Approximate Winery Sizes by Liters and Gallons

Winery Size	Maximum Cases	Liters	Gallons
Large		No limit	
Medium	499,999	4,499,991	1,188,998
Small	49,999	449,991	118,898
Very Small	4,999	44,991	11,888
Limited Production	999	8,991	2,376

It appears that Woodinville’s current regulations are designed to allow for very small wineries in the SUD zone and larger ones in the W-I zone. Small wineries would be housed in buildings that are like the sizes of type I wineries in the Walla Walla County rural and resource lands regulations.

RIGHT TO FARM

Some jurisdictions implement right-to-farm legislation. These include:

- Benton County Code [Ch. 14.05](#) - Right to Farm
- Pierce County Code Ch. 18I.35 - Right to Farm Protections, in [Title 18I](#) - Development Regulations - Natural Resource Lands
- Stanwood Municipal Code, Chapter 17.102, Right-To-Farm Registration
- Davis, CA Municipal Code [Ch. 40A](#) - Right to Farm and Farmland Preservation - Davis is known for its strong local farmland preservation program

Proposed Amendments

The code amendments:

- Review the allowance for agricultural uses and the potential to add right-to-farm provisions.
- Consider allowing agri-tourism uses in the R-M zone, such as by conditional use permit.
- Review the regulation of wineries in the Agricultural-Tourism and W-I zones based on production versus other measures. Since Distilleries are allowed as a permitted use in W-I consider allowing larger wineries as permitted uses.
- Include allowances for cider production like cottage wineries in appropriate zones.

7.3 Waterfront-Commercial and Shoreline Master Program

Summary

The City’s Waterfront-Commercial zone is intended to “provide areas on lakefront property for heavy waterfront commercial uses, such as boat fueling and servicing, industrial docks, and other uses incidental to commercial water transportation.”

Currently the zone allows for these referenced uses but does not explicitly allow for water-based aircraft operations though such as use has recently occurred on the shoreline.

Given the desirability of waterfront area for residential uses and the zones’ allowance for residential uses, some dwellings have been developed. However, the zone area is about 23.5 acres on the southshore and limiting uses to non-residential purposes would help preserve the zone for its primary intent of waterfront commercial uses.

Recommendations

- Allow a water transport hub consistent with the W-C zone intent for “commercial-water transportation.”
- Limit residential uses to those already developed or permitted and do not allow new single-purpose residential uses. Allow mixed-use residential like the Shoreline Master Program (SMP).

Analysis

Issues

Allowable uses in the W-C zone include residential commercial boat-building, commercial water transportation, docks, transient businesses, marinas, and boat sales. Conditional uses include motels and trailer plazas. Commercial water transportation facilities are not defined in the zoning code.

Exhibit 7-5. W-C Zone Allowed Uses – Summary

Permitted Uses	Accessory Uses	Conditional Uses
<ul style="list-style-type: none"> ● Any use permitted in the R-1 Residential District, the R-M Residential District, and the C-L Commercial District; ● Boat building; ● Service stations; ● Commercial water transportation facilities; ● Industrial docks with appertaining machinery; ● Boat servicing and fueling facilities; ● Radio and TV studios; ● Transient businesses; ● Marina facilities; ● Adult entertainment facilities; ● Boat sales 	<ul style="list-style-type: none"> ● On-site hazardous waste facilities; ● Fences; ● Protected aboveground tank for fuel or other flammable products. 	<ul style="list-style-type: none"> ● Telephone exchanges, electric substations and similar uses; ● Municipal buildings; ● Motels; ● Trailer plazas; ● Home occupations; ● Historical site or structure; ● Marijuana retail outlets.

Source: Chapter 17.40 CMC

Future development and uses in this area of the Lakefront must be consistent with both the W-C zone and Chelan’s Shoreline Master Program (SMP) shoreline environment designations. The SMP designates the W-C uplands as High Intensity and waterward areas as Aquatic. The High Intensity environment designation is intended to “provide for high-intensity water-oriented commercial, transportation, and industrial uses while protecting existing ecological functions and restoring ecological functions in areas that have been previously degraded.” The Aquatic Environment’s purpose is to “protect, restore, and manage the unique characteristics and resources of the areas waterward of the OHWM.” Water-dependent uses such as water-based air or boating facilities

are preferred over other shoreline uses as noted Section 3.3 Shoreline Use Preferences, Section 3.4 Shorelines of Statewide Significance, and commercial and industrial standards in Sections 5.7 and 5.11 respectively.

The High-Intensity environment designation permits local transportation and parking facilities and water transportation facilities. Regional transportation and parking facilities that are new require shoreline conditional use permits. The Aquatic designation permits water transportation facilities and conditionally permits local and regional transportation and parking facilities. Existing transportation and parking facilities are permitted including maintenance, improvement, and expansion.

The definition of transportation includes roads and bridges, trails, terminals, ship terminals, as well as air fields and other facilities:

TRANSPORTATION FACILITIES. Roads and railways, including their related bridges and culverts, transportation structures, public transit and bus facilities, pedestrian transportation including foot bridges over rivers/streams and trails, fills, embankments, causeways, truck terminals and rail switchyards, sidings, spurs, air fields and other associated minor facilities. Not included are, highway rest areas, ship terminals, nor logging roads. Local transportation refers to facilities provide direct access to abutting land and to higher order roads. Regional transportation refers to facilities serving more than one city or community or major destinations.

Water-based transportation is not specifically defined. However, the SMP does permit water-based transportation uses.

There are no specific development standards for water-based transportation facilities or for airports, though there are standards for roads, bridges, driveways, and parking facilities.

Example Zones

Kenmore Air offers commercial air service via seaplanes from Lake Washington in Kenmore. The City of Kenmore has a Waterfront Commercial Zone that conditionally permits air transportation in the zone. Air transportation service is defined as “a helipad, private landing field, or other similar facility for personal or business-related air transportation. Air transportation service does not include an airport, which is classified as a regional land use.”

Per Kenmore’s SMP, Airport uses require a shoreline conditional use permit in the Downtown Waterfront environment designation (where the Kenmore Air Terminal is located) and the Aquatic environment. Airport is not defined, and neither is transportation. There are no specific development standards for airports and the focus is on roads and parking areas.

Kenmore Air offers seaplane services from Lake Union in Seattle. The City’s C-2 zone where the seaplane uses are allowed permits water-based airports by special use permit. Similarly, the Conservation Waterway SMP designation on Lake Union requires a shoreline conditional use permit (identified as special use permit).

Proposed Amendments

Proposed W-C zone amendments would include:

1. Continue to allow water transportation facilities in the C-W zone as a permitted use. Add a definition of water- transportation facilities to zoning code.
2. Amend permitted uses to allow existing legal residential developments but prohibit new residential developments, except as mixed-use residential like the SMP.

Proposed SMP amendments are not required. The SMP permits water-based transportation uses and the definition of transportation includes air fields. Optionally, for greater clarity it would be appropriate to:

- Amend the definition of transportation facilities for clarity regarding seaplanes.
- Correct use matrix table note numbering and to ensure SD (shoreline development permits) is listed as “P” for permitted under Transportation and Parking facilities.

7.4 Warehouse-Industrial Zone and Apple Blossom Center Amendments

Summary

The City is considering increasing the diversity of commercial and residential uses allowed in the Warehouse-Industrial Zone and Apple Blossom Center Overlay while protecting the primary uses of the zone for manufacturing, industrial, and warehousing uses.

Staff Recommendations

Amend the Zoning Code to increase the diversity of uses allowed in the W-I zone:

- Amend the Warehouse-Industrial zone to allow commercial-industrial uses reflecting an existing array of such uses especially in the SR 150 and East Shop Street vicinity.
- Allow accessory seasonal workforce housing in the W-I zone, based on housing trends information developed for the Comprehensive Plan Update and a request by Chelan Fruit Cooperative.
- Allow live-work as a conditional use recognizing some portions of the W-I zone may not be suited for large-scale industrial uses but still can serve as an employment center and a place for start-up businesses.
- Allow multifamily uses as a primary use in the Apple Blossom area, based on housing trends information developed for the Comprehensive Plan Update, and that the Development Agreement allows for a reconsideration of residential uses with zoning and agreement amendments.
- Consider adjusting uses to support a wine-cluster concept and ensure agricultural production facilities allowances are clear (see also Agricultural Tourism discussion above).

Analysis

Commercial-Industrial and Agricultural Production Uses

ISSUES

The purpose of the W-I zone presently focuses on industrial uses:

W-I – Warehousing and Industrial District. This district classification is intended to be applied in areas suitable for industrial use which are or will be developed by industries not detrimental to agriculture or recreation in the Lake Chelan area. The regulations of this district will supply the necessary open level space needed for such development.

The proposed Comprehensive Plan Update would amend the W-I intent and description of principal uses. The Update continues to focus on warehouse and industrial uses but also references the inclusion of compatible commercial uses.

Purpose: The W-I designation provides appropriately located areas for various warehouse and industrial uses that enhance the city’s economic base, and provide jobs for residents of the area, while

at the same time ensuring a high quality of life free from excessive dust, noise, odors, smoke, heavy traffic congestion, and air and water pollution.

Designation Criteria: The W-I is applied in areas suitable for warehouse and industrial uses which are or will be developed by industries that are not detrimental to agriculture or recreation in the Lake Chelan area and that are located outside the Downtown Master Plan area. Apply W-I to larger land holdings that are topographically level, with arterial transportation access, and where such developments can be designed in a compatible manner.

Principal Uses: Allow agricultural production, manufacturing enterprises, warehousing, industrial establishments, and compatible commercial services.

Conditionally allow workforce housing that is accessory to principal uses. Design and locate workforce housing to promote the health and safety of the workforce, and ensure adequate access to commercial, educational, and recreational services. Ensure location and design of workforce housing that supports long-term industrial employment uses both onsite and offsite on adjacent W-I zone properties.

County Assessor records identify business services, contractor/construction services, personal services, repair services, and retail trade are found in the W-I zone, including properties in the Apple Blossom Center Overlay. See Exhibit 7-6.

Exhibit 7-6. Current Land Uses in W-I Zone

Zone and Current Assessor Use Category	City	UGA	Grand Total
W-I	420.4	499.2	919.6
AGRIC IN OPEN SPACE RCW 84.34	19.8	33.7	53.5
AGRICULTURE RELATED ACTIVITIES	13.4	74.5	87.9
AGRICULTURE-NOT IN OPEN SPACE		8.6	8.6
BUSINESS SERVICES		1.6	1.6
CONTRACT CONST SERVICES		0.4	0.4
EDUCATIONAL SERVICES	14.3		14.3
GOVERNMENTAL SERVICES	6.7	10.7	17.4
MISCELLANEOUS SERVICES	5.9	0.8	6.8
MOTOR VEHICLE TRANSPORTATION		3.4	3.4
OTHER RESOURCE PRODUCTION	13.6	25.4	39.0
PERSONAL SERVICES		5.0	5.0
REPAIR SERVICES	0.7	3.9	4.6
RETAIL TRADE-BLD MAT,FARM EQPT		3.9	3.9
RETAIL TRADE-GEN MERCHANDISE		0.4	0.4
RETAIL TRADE-TRANS/ACCESSORIES	1.5		1.5
SINGLE FAMILY UNITS	325.5	177.7	503.3
STONE, CLAY & GLASS PRODUCTS		5.8	5.8
UNDEVELOPED LAND	15.1	142.0	157.1
WHOLESALE TRADE	3.9	1.2	5.1

Source: Chelan County Assessor, 2016; BERK 2017

Heavy commercial and business-oriented commercial uses are concentrated in the W-I Zone west of SR 150 from SR 97 Alt to East Shop Avenue/Miller Place, with some extending south on the east side (e.g. building supply). Existing uses include the following Assessor Use categories:

- Agriculture Related Activities
- Single Family Unit

- Contractor Construction Services
- Miscellaneous Services
- Personal Services
- Repair Services
- Retail Trade-General Merchandise
- Retail Trade-Transportation/Accessories
- Wholesale Trade

Business names in this area include identified on Google Earth include but are not limited to:

- Chelan Glass and Door: Sales and installation for home and auto, and locksmith
- Chelan Valley Marine: boat repair, maintenance, and restoration
- Green Petroleum: Local petroleum supplier
- Lake Interiors, Carpets and Flooring

The permitted, accessory, and conditional uses allowed in the W-I zone include those on Exhibit 7-7. Several existing uses are not specifically permitted in the W-I zone, or may be allowed but the terms W-I zone are ambiguous and not defined in municipal development regulations such as “retail” or “wholesale”. Related terms are also not defined such as “commercial”.

Exhibit 7-7. W-I Zone Allowed Uses

Permitted	Accessory	Conditional
<ul style="list-style-type: none"> • Retail Sales and Wholesaling • Manufacturing, assembling, storing, repairing, fabricating or other handling of products and equipment conducted entirely within a building or solid fence six feet high. (subject to standards to avoid dust, smoke, gas, noise, vibrations, etc.) • Dwelling units only to accommodate watchmen, or caretakers on the premises • Telephone exchanges, electric substations and similar uses of public service corporations • Off-site hazardous waste facilities; provided, that such facilities meet the siting criteria adopted in Chapter 70.105 RCW • Distilleries • Small-scale craft beverage production (with some potential limits to production uses not defined in code) 	<ul style="list-style-type: none"> • On-site hazardous waste facilities • Fences permitted under the same conditions as listed in Section 17.32.020(D) • Low and moderate impact agricultural tourism uses, subject to standards in Chapter 17.47 	<ul style="list-style-type: none"> • Sanitary landfill provided such use shall meet all of the requirements of the State Board of Public Health • Municipal buildings under conditions set forth in Chapter 17.56 • Historical site or structure under conditions set out in Section 17.56.200 • Gasoline service stations under conditions set forth in Section 17.56.220 • Single-family, agricultural uses (includes “truck farms”), nurseries, vineyards and wineries • High impact agricultural tourism uses, subject to standards in Chapter 17.47 • Campground or recreational vehicle parks

Source: Chelan Municipal Code, Chapter 17.44

EXAMPLE ZONES

Industrial zones for the Cities of Leavenworth, Moses Lake, Richland, and Wenatchee were considered, and examples of commercial/service/wholesale uses allowed are listed below:

- Agricultural retail, sales, services: Uses that serve the agricultural industry, such as feed and seed stores, farm equipment repair and sales, and agricultural services (Moses Lake)
- Auto-oriented retail, auto services, and auto or vehicular sales (Leavenworth, Richland, Wenatchee)
- Boat sales and rentals, repair, storage (Richland, Wenatchee)
- Building materials, garden and farm supplies (Wenatchee, Moses Lake)
- Commercial and service uses that are permitted in the C-2 Zone allowed within 1,000' of West Broadway or Marina (Moses Lake)
- Contractors yards (Leavenworth, Moses Lake)
- Equipment rental services, commercial (Wenatchee)
- Heavy equipment sales and repair (Richland)
- Mini-storage (Leavenworth, Moses Lake, Wenatchee)
- Offices (Leavenworth, Richland)
- Offices, accessory (Wenatchee)
- Printing, industrial (Wenatchee)
- Restaurants (Richland)
- Retail and wholesale sales of goods or products manufactured on site, or utilized in manufacturing, repairing, or servicing activities which are permitted in the zone – accessory uses (Moses Lake)
- Sales or service use, which primarily serve the needs of the industrial district or its employees subject to limitations in type and scope of uses and sizes detailed in code (Moses Lake)
- Veterinary clinic with boarding facilities and/or kennels (Leavenworth)
- Welding and fabrication (Wenatchee)
- Wholesale Use, Wholesale Facilities and Operations (Richland)
- Wholesale sales (Wenatchee)
- Wholesale trade establishments and storage of durable and nondurable goods including automobile parts and supplies, tires and tubes; furniture and home furnishing, lumber, manufactured homes, RVs, boats and campers and construction materials (Leavenworth)
- Wineries (Richland)

Additionally, allowed commercial and industrial uses in the Apple Blossom Center Development Agreement were reviewed. Many of the commercial related uses identified above are also allowed in the Apple Blossom Center.

PROPOSED AMENDMENTS

1. Define a heavy-commercial sub-area of the W-I zone as follows:
 - Heavy Commercial Sub-area: W-I zoned properties fronting SR-150, and less than 2 acres in size as of the effective date of the regulations.
2. Permit the following uses within the heavy-commercial sub-area:

- Appliance repair and rental (Allowed in Apple Blossom)
 - Building materials, hardware, garden and farm supplies (Apple Blossom allows Nursery/Landscape materials)
 - Contractor's storage yards (Allowed in Apple Blossom)
 - Fuel/chemical distribution and bulk storage (Allowed in Apple Blossom)
 - Lumber, basic construction materials, fuels and feeds sales (Allowed in Apple Blossom)
 - Machinery and equipment sales and service (Allowed in Apple Blossom)
 - Motor vehicle and boat sales and repairs (see example zones, auto sales and repairs allowed in Apple Blossom)
 - Personal and professional services (Allowed in Apple Blossom)
 - Printers, publishers, newspapers (Allowed in Apple Blossom)
 - Commercial uses determined by the Planning Director to be like the permitted uses that are oriented towards serving other commercial businesses or industrial uses allowed in the W-I zone.
3. Remove the following use from permitted uses – Retail Sales and Wholesaling – and replace with the following permitted uses allowed zone-wide:
 - Wholesale trade (Allowed in Apple Blossom)
 - Retail trade serving industrial uses (Allowed in Apple Blossom)
 4. Ensure production-oriented agricultural uses are permitted and coordinated with agricultural-tourism regulations.
 5. Add to allowed accessory uses zone-wide:
 - Retail and wholesale sales of goods or products manufactured on site, or utilized in manufacturing, repairing, or servicing activities which are permitted in the zone (like Moses Lake)
 6. Add definitions to CMC 19.10.040:
 - Wholesale Trade: Establishments or places of business primarily engaged in selling merchandise to retailers; to industrial, commercial, institutional, or professional business users; to other wholesalers; or acting as agents or brokers and buying merchandise for, or selling merchandise to, such individuals or companies. (Apple Blossom Definition)
 - Retail Trade Serving Industrial Uses: Establishments engaged in selling goods or merchandise to industrial businesses or employees.
 - Consider adding other definitions from the Apple Blossom Development Agreement, including:
 - Fuel/Chemical Distribution and Bulk Storage
 - Personal and Professional Services
 - Retail
 - Warehouse

Seasonal Workforce Housing

ISSUES

Housing variety and affordability are key concerns highlighted in the Comprehensive Plan Update. There is a low vacancy rate of dwellings both owner and rental, and a number of cost-burdened households in the community. See the Housing Element Update and Existing Conditions Report (2017).

There is a request from the Chelan Fruit Cooperative to allow for migrant farmworker housing for domestic or foreign guest workers to provide for a stable workforce for Chelan area growers. The request letter is available under separate cover.

EXAMPLE ZONES

The Town of Jackson and Teton County in Wyoming allow residential uses in industrial zones. A County Comprehensive Plan district description indicates “The construction of workforce housing accessory to light industrial use has been successful in the providing a number of housing units. These units may not be appropriate for families, but should continue to be encouraged as a part of the workforce housing solution.”

The Town of Jackson and Teton County allow residential uses as permitted uses with administrative review including attached single family and apartments. Employers are required to provide for employee housing, with on-site housing the preferred and primary method. Per 1,000 square feet of floor area, 8 square feet of employee housing is to be provided for industrial uses. There are greater square footage requirements for hospitality and other retail/service uses.

Employee housing development standards include:

1. *Rent. Rents charged for any on-site residential unit produced to satisfy the standards of this Division may not exceed 30% of the seasonal employee’s gross wages, in accordance with Jackson/Teton County Housing Rules and Regulations.*
2. *Maintenance. All employee units shall be regularly maintained, and kept in a safe, sanitary, livable, and rentable condition.*
3. *Location. Employee Housing units may be located within the Town limits.*
4. *Minimum Size. No employee-housing unit shall be less than 400 square feet. Developments that generate an employee-housing requirement of less than 400 square feet may pay the fee in lieu.*
5. *Deed Restrictions. All employee-housing units shall be subject to deed restrictions to ensure long-term use and affordability to employees. All deed restrictions are subject to review and recommendation by the Jackson/Teton County Affordable Housing Department and final approval by Town Council. Such deed restriction shall be recorded prior to issuance of a certificate of occupancy for the subject property.*

Leavenworth, Washington, allows for “incubator planned site developments” in their Light Industrial Zone with industrial as a primary use but also attached residential uses that have one square foot of dwelling for one square foot of industrial use.

Incubator planned site development. For the purposes of this planned site development, incubator sites include:

- a. *Attached or on-site mixed occupancy to accommodate residential unit(s) and industrial uses;*
- b. *Dwellings, including rental apartments, multifamily, live-work units, single-family and condominiums, shall be a maximum gross floor area of one square foot of dwelling to one square foot of industrial use;*

- c. *Common areas may include: loading areas, storage yards, main entrance, restrooms, and other shared rooms (office and conference room(s)). Office and conference rooms shall not exceed 30 percent of the building area;*
- d. *The primary function is to accommodate the industrial uses. Site development shall include consideration of activities that may conflict with equipment/pedestrian or other travel, odors, noise, and vibration;*
- e. *Planned site development review shall be conducted pursuant to LMC 21.09.040, Full administrative review of applications. The city of Leavenworth development services manager may deviate from: the building height by 20 percent; yard setbacks to a minimum of five feet regardless of proximity to residential or recreational zone; and landscaping standards within LMC 14.12.190, Off-street parking landscaping requirements.*

In addition to Leavenworth, communities allowing live-work options tend to have larger industrial districts or adaptive re-use programs, such as Portland and Tacoma. Portland allows residential uses in some locations where “allowed residential uses will not dominate a site or area.” The amount of residential uses is limited to 50% of the total building space. Tacoma limits the size of dwellings and also requires both the living and commercial/industrial space to be rented together and that the business owner be occupying the residential space.

The Apple Blossom Development Agreement allows as part of the Industrial category uses “Temporary and permanent worker housing.” The agreement does not define that exact phrase but has a similar related definition: “Temporary Agricultural Worker Housing. A place, area, or piece of land where sleeping places or housing sites are provided for temporary or seasonal occupancy.”

PROPOSED AMENDMENTS

7. It is proposed that the W-I zone be amended to allow Temporary and Permanent Worker Housing as an accessory use or subject to a conditional use permit.
8. Development standards should include:
 - a. Residential development standards like the R-M zone in terms of height, coverage, design, and similar;
 - b. Densities no greater than 8.7 du/acre like that allowed for other commercial zones; alternatively allow to 18 units per acre like the R-M zone;
 - c. Parking standards like those required for multifamily dwellings or based on a parking demand study;
 - d. Size standards that ensure a dwelling unit is no smaller than the size of an allowed accessory dwelling unit (300 square feet), and contains bathrooms and kitchen facilities suitable for the designed occupancy;
 - e. Buffers from incompatible uses to ensure setbacks and plantings from other heavy industrial uses or other incompatible uses (like SUD zone buffer standards);
 - f. Demonstration that the primary use of the site is for warehouse and industrial uses (like Leavenworth);
 - g. Site development shall include consideration of activities that may conflict with equipment/pedestrian or other travel, odors, noise, and vibration (like Leavenworth);

- h. Long-term affordability requirements that meet the affordable housing incentive program standards identified in RCW 36.70A.540, generally affordable to households that earn 50 percent or less of the county median income (unless the City determines following a hearing that higher or lower income limits are appropriate) and where the rent does not exceed thirty percent of the income limit for the low-income housing unit (like those identified by the Town of Jackson);
 - i. Onsite amenity standards including onsite open space and recreation facilities;
 - j. A parking and access management plan including onsite pedestrian paths, methods that seasonal workers will have vehicular access to the Chelan community including shopping and services, and that if family housing is developed, that there is access to schools.
9. A definition of “Temporary and Permanent Worker Housing” should be added to CMC 19.10.040, similar to: A dwelling unit that is restricted to occupation by a person, and that person’s family, who is employed on-site on a temporary or permanent basis, and which unit is restricted to housing for employment purposes and has long-term affordability requirements.
10. Live-work unit definition like the following: “Live-work” means a mixed-use development in which the needs of the work component take precedence over the quiet enjoyment expectations of residents. The predominant use of a live-work unit or development is industrial or manufacturing activity; residential uses are a secondary use.

These allowances for accessory or mixed live-work housing are intended to maintain a long-term vision and predominant use of the W-I zone for industrial and manufacturing uses, while recognizing needs of the property owners.

Multifamily Uses in Apple Blossom Area

ISSUES

Additional opportunities for housing are desired in the community. The Apple Blossom Center contains retail, medical, and recreational uses as well as business park uses. Additional multifamily housing could be developed in the Center and benefit from access to retail and services.

Temporary and permanent worker housing is a permitted use in the Apple Blossom Development Agreement. However, the Development Agreement states the following about residential uses:

Section 11. Residential Densities. This Agreement prohibits residential use of the Property. In the event Naumes applies at any time in the future to modify zoning of any of the Property to include residential uses, then Naumes agrees to include provisions for affordable housing at that time and seek approval from the City to amend this Agreement accordingly. The City agrees that the donation of land for recreational facilities by Naumes will also be considered sufficient to waive any requirement that Naumes develop open space in the event any portion of the property is rezoned in the future to a residential use.

EXAMPLE ZONES

Not applicable. The Apple Blossom Center is subject to a development agreement approved by the City and Developer of the Apple Blossom Center and the agreement runs with the land.

PROPOSED AMENDMENTS

The Comprehensive Plan Update includes a proposed policy as follows:

Goal LU-IX. Allow affordable residential housing in the Apple Blossom Center. Reflect allowable multifamily housing types in the development agreement.

It is proposed that the W-I zone that underlies the Apple Blossom Overlay, be amended as follows:

1. Permit outright two-family, three-family, townhouses, and multi-family dwellings subject to standards in the Downtown Mixed Residential Zone.

7.5 Airport Zone

Summary

Amendments to the Airport Zone are under consideration to establish an overlay with airport land use compatibility requirements like the Chelan County Airport Overlay District and consistent with the WSDOT Airport and Compatible Land Use Guidebook (WSDOT 2011). Additionally, amendments would allow private commercial or industrial uses at the Airport rather than only airport related employment uses.

Recommendations

Amend the City's Airport Zone to:

- Include zoning to discourage the siting of incompatible uses adjacent to general aviation airports consistent with state law (RCW 36.70.547 and WAC 365-196-455) and WSDOT guidance. See <http://www.wsdot.wa.gov/aviation/LandUseCompatibilityOverview.htm>.
- Through the Comprehensive Plan Update process, consult with the Aviation Division of WSDOT consistent with state requirements.
- Allow private commercial or industrial uses at the Airport rather than only airport related employment uses, with an incentive for airport related uses as appropriate.

Analysis

Issues

The Lake Chelan airport is owned by the City of Chelan and the Port of Chelan County, and is located approximately 3 miles northeast of Chelan's city center. The airport is the primary air facility in the Lake Chelan Valley. It is used for firefighting, law enforcement, emergency medical transports, and agriculture, as well as providing business and recreation access to the region.

The airport occupies almost 80 acres on Howard Flats, about three miles northeast of the City's contiguous boundary. The bulk of the airport site was annexed to the City in 1995. In 2009, the City's UGA was expanded to encompass a planned runway expansion and an 18-acre parcel that was acquired in 2004 (not included in the 80-acre airport site). The airport has one runway, designed to accommodate small aircraft. The runway is 3,503 feet long and is paved and lighted. There are 32 hangars located on the airport, all privately owned.

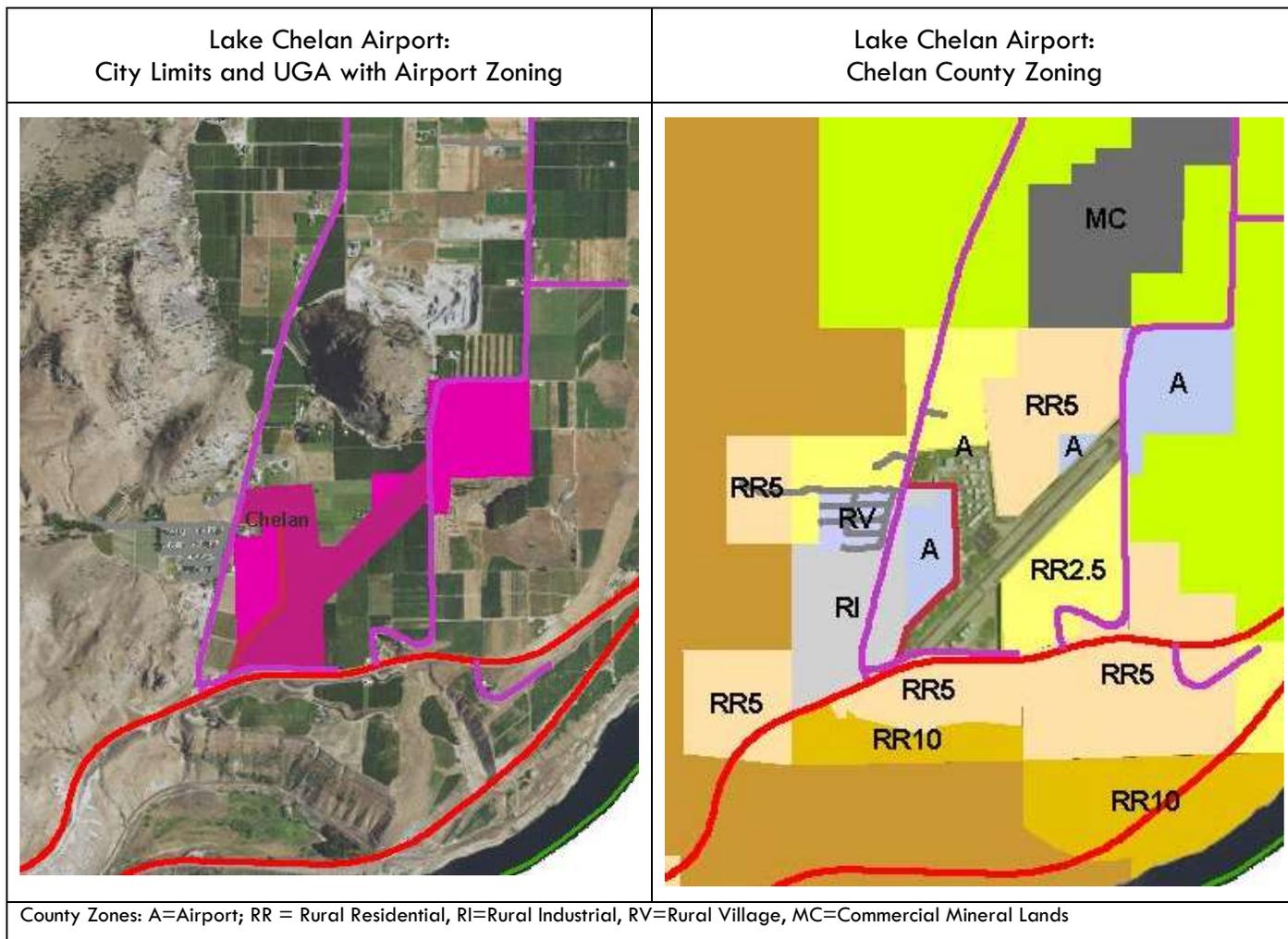
The Comprehensive Plan considers the Airport and essential public facility under GMA and policies promote land use compatibility and compliance with the City's Airport Layout Plan (2009) which is now pending an update:

- Ensure that the airport can continue operations for firefighting, law enforcement, emergency medical transports, agriculture, and commercial access to the region.
- Implement the 2009 Airport Layout Plan (ALP) update to guide airport planning, maintenance, and capital improvement budgeting.

- Work with Chelan County, the Port of Chelan County, WSDOT Aviation, and other relevant agencies to protect the Chelan Airport and implement the 2009 Airport Layout Plan (ALP) update.
- Ensure development on and near the airport is consistent with state guidelines regarding height, densities, and compatibility.
- Acquire the land within Runway Protection Zone 1.
- The Lake Chelan Airport is an Essential Public Facility, subject to the City’s process for siting essential public facilities.

The current Airport, city limits, and UGA boundaries are shown below, as well as County Zoning.

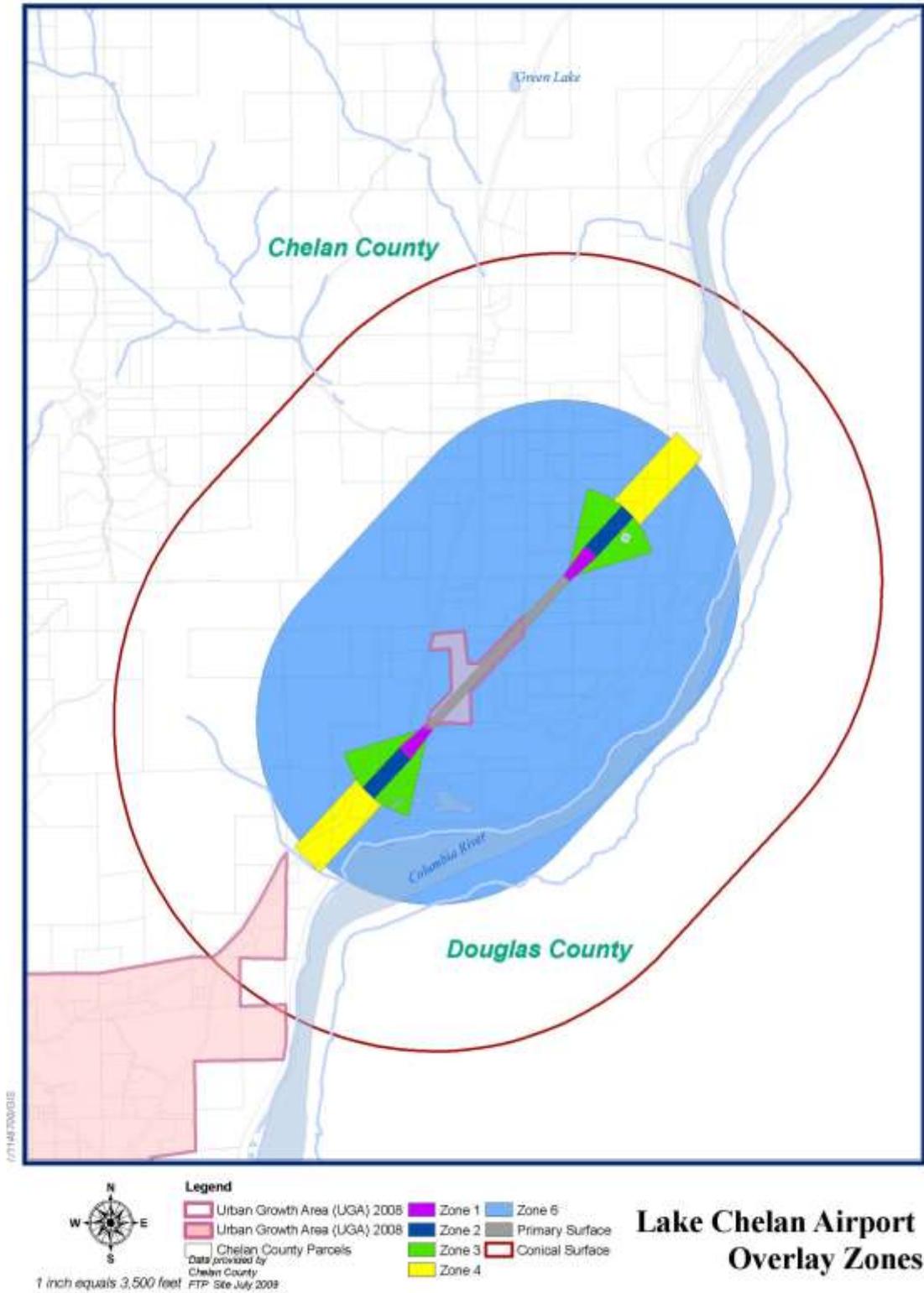
Airport Vicinity and Zoning



Source: Chelan County Assessor, 2017

The City’s 2009 Airport Layout Plan identified airport overlay zones. See Exhibit 7-8.

Exhibit 7-8. Lake Chelan Airport Overlay Zones



Source: City of Chelan Comprehensive Plan, 2011

Exhibit 7-9. Airport Overlay Zone Definitions State and County

Zone Definitions WSDOT	Zone Definitions Chelan County Code
<p>The zones are defined as follows based on WSDOT Aviation airport compatible land use guidance (WSDOT 2011):</p> <p>Compatibility Zone 1 – This zone encompasses the runway protection zone (RPZ) at each end of the runway and should use the RPZ dimensions established in accordance with FAA standards. Also included in the zone are the strips of land immediately adjacent to the runway where FAA standards preclude structures.</p> <p>Compatibility Zone 2 – This zone wraps around and extends beyond Zone 1 along the runway centerline. Next to the RPZ, it represents the area where the risk of aircraft accidents is the greatest. On departure, aircraft are typically at full power in the initial phase of climb. On approach, they are at low altitude as they prepare for landing.</p> <p>Compatibility Zone 3 – This zone is a wedge-shaped area lying along the sides of Zone 2. When operating visually, departing aircraft may begin turning over this area to fly toward their destination or to remain in the traffic pattern. Arriving aircraft often overfly this area as well, especially if they are flying a tight pattern.</p> <p>Compatibility Zone 4 – This area lies beyond Zone 3 along the extended runway centerline. Aircraft flying straight out or in overfly this area at low altitude. The zone is particularly significant on runways where much of the operations are on instrument procedures and at busy airports where elongated traffic patterns are common.</p> <p>Compatibility Zone 5 – Lying in narrow bands along each side of the runway, aircraft do not normally fly over the sideline zone. The principal risk is from aircraft that lose directional control while landing or just after takeoff.</p> <p>Compatibility Zone 6 – The final zone contains the remainder of the airport environment where aircraft fly as they approach and depart the airport or are engaged in flight training. In area, Zone 6 is typically larger than the other zones combined.</p>	<p>The aircraft accident safety zone, as shown on the Chelan County zoning maps, includes areas surrounding airports that encompasses potential accident areas based upon analysis of accident locations near airports, historically. The aircraft accident safety zone includes the following:</p> <p>(A) Runway Protection Zone 1. An area extending out from the end of the primary surface for one thousand feet with a width of four hundred fifty feet at the end away from the primary surface and centered on the extended runway centerline.</p> <p>(B) Inner Safety Zone 2. An area adjacent to the end of the runway protection zone four hundred fifty feet wide and one thousand five hundred feet in length, centered on the extended runway centerline.</p> <p>(C) Inner Turning Zone 3. An area composed of a sixty-degree sector centered on the end of the primary surface with an arc radius of two thousand five hundred feet.</p> <p>(D) Outer Safety Zone 4. An area adjacent to the end of the inner safety zone four hundred fifty feet wide and two thousand five hundred feet in length, centered on the extended runway centerline.</p> <p>(E) Sideline Safety Zone 5. An area adjacent to the primary surface extending five hundred feet perpendicular to the centerline of the runway and extending parallel to the primary surface and until the intersection with Runway Protection Zone 1 and Inner Turning Zone 3.</p>

Most of the compatibility zones are located outside the city limits and UGA. The Airport property with hangars is in Zone 6.

The City’s Airport zone allows the following types of uses in the city and UGA:

- Permitted: Aviation uses (for example: runways, aircraft parking, aircraft sales and repair, flight schools, hangars for aircraft storage, fuel storage, terminals, aircraft assembly, etc.), medical uses associated with airport such as air evacuation and staging, special events
- Accessory: Storage in leased spaces
- Conditional: Agricultural aircraft mixing/loading sites, and Public and semi-public buildings, structures and uses

Though all 32 aircraft hangars are privately owned, no private employment uses are allowed.

Example Zones

WSDOT MODEL ZONING

WSDOT Aviation’s land use compatibility guidelines limit densities of residential uses in rural areas and urban areas in Zones 1 through 6. Non-residential intensities are limited in rural areas, though not in urban areas.

Exhibit 7-10. Exhibit 7-11. WSDOT Aviation Compatibility Criteria

Table F-1

Maximum Residential Density						
Compatibility Zones	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6
Maximum Residential Density						
Average Number of Dwelling Units Per Gross Acre						
Agricultural (farmland/forest)	0	Maintain current comprehensive plan designation and zoning designation				
Rural (outside an urban growth boundary)	0	1 d.u. per 10 acres	1 d.u. per 10 acres ^A	1 d.u. per 5 acres ^A	1 d.u. per 10 acres ^A	1 d.u. per 5 acres
Urban (within the urban growth boundary)	0	0	B	C	B	C
Maximum Intensities for Nonresidential Uses (Commercial, Industrial, Offices, and Activities)						
Average Number of People Units Per Gross Acre						
Agricultural (farmland/forest)	1-5 ^E	D, E	D, E	D, E	D, F	D
Rural (outside an urban growth boundary)	1-5 ^E	10-25 ^E	10-25 ^E	40-60 ^E	100-150 ^E	100-150 ^G
Urban (within the urban growth boundary)	1-5 ^E	50-75 ^E	80-120 ^E	100-150 ^E	100-150 ^E	No Limit ^G

Notes:

- A Cluster to preserve open space to maintain open approach corridor at and near runway ends.
- B Infill development up to average of surrounding residential area is allowed, but is appropriate only if nonresidential uses are not feasible
- C Promote high density and intensity mixed use development (15 or more d.u. per acre)
- D Maintain current comprehensive plan designation and zoning designation.
- E Special Function Land uses should be prohibited.
- F 50-100 people per acre allowed if on airport and aviation-related.
- G Special Function Land uses should be avoided.

Source: WSDOT 2011

WSDOT Aviation Guidelines also include a detailed Airport Land Use Matrix: <https://www.wsdot.wa.gov/NR/rdonlyres/ABD4EF80-A01B-4BFF-8E0A-96AA4008A4F7/0/AppendixF.pdf>.

CHELAN COUNTY AIRPORT OVERLAY DISTRICT

Chelan County establishes Zones 1 through 5 in its Airport Overlay District; however, the code's dimensions do not necessarily match WSDOT guidelines for airports of different runway lengths.

Chelan County regulates uses and identifies performance standards in zones 1 through 5, but not Zone 6. Chelan County's regulations limit uses with concentrations of persons but do not otherwise limit density or intensity of uses.

(1) *With the exception of those necessary and incidental to airport operations, no uses shall be permitted that allow buildings, structures, vegetation or other development that penetrates the imaginary air surfaces described in Section 11.74.040(2).*

(2) *No uses shall be allowed that cause electrical interference with the operation of radio or electronic signals at the airport or between the airport and aircraft.*

(3) *No structure, device or other object shall be placed that makes it difficult for pilots to distinguish between airport lights and other lights, impairs visibility, or otherwise endangers the takeoff, landing or maneuvering of aircraft.*

(4) *No use, building or structure shall emit smoke, steam, ash, dust, vapor, gas or other emissions that may conflict with operations at the airports.*

(5) *No use shall be made of the land within Runway Protection Zone 1, Inner Safety Zone 2, Inner Turning Zone 3, Outer Safety Zone 4 or Sideline Safety Zone 5 that promotes areas of standing water one-half acre or larger in size.*

(6) *No use, building or structure shall be permitted within Runway Protection Zone*

1, Inner Safety Zone 2, Inner Turning Zone 3, Outer Safety Zone 4 or Sideline Safety Zone 5 that promotes large concentrations or bulk storage of hazardous or flammable materials.

(7) *Land uses that promote large assemblies of people such as multifamily housing, hospitals, churches, schools, etc., shall be prohibited within Runway Protection Zone 1, Inner Safety Zone 2, Inner Turning Zone 3, Outer Safety Zone 4 or Sideline Safety Zone 5.*

(8) *A note shall be recorded with the county auditor for each lot when subdivision, short subdivision, binding site plan, building permit or other development activity is located within the horizontal surface. Additionally the note shall specifically state when the properties are located within the approach surfaces of airport runways. The statement shall essentially read as follows:*

The subject property is located within an Airport Overlay District (AOD) in which a variety of aviation activities occur. Such activities may include but are not limited to noise, vibration, chemicals, odors, hours of operation and other associated activities.

DOUGLAS COUNTY AIRPORT ZONING

The Pangborn Airport is zoned General Industrial and an Overlay District guides uses in Zones 1 through 5. Douglas County has similar performance standards as Chelan County but more extensive, and regulates the intensity of non-residential uses. (Chapter 18.65 DCC)

A. *No use shall be made of any land that will cause electrical interference with navigational signals or radio communications at the airport or with radio or electronic communications between the airport and aircraft.*

B. *No use, building or structure shall emit emissions of fly ash, dust, vapor, gases or other forms of emissions that may conflict with any planned operations of the airport.*

C. No use shall be permitted that would foster an increase in bird population and thereby increase the likelihood of a bird-impact problem.

D. No structure, device or other object shall be placed or erected that makes it difficult for pilots to distinguish between airport lights and other lights, results in glare in the eyes of pilots using the airports, impairs visibility in the vicinity of the airport, or otherwise endangers the landing, taking off or maneuvering of aircraft.

E. Except as necessary and incidental to airport operations, no building, structure or object of natural growth shall be constructed, altered, maintained, or allowed to grow so as to project or otherwise penetrate the airspace surfaces.

F. No use, building or structure shall be permitted within Zones 1, 2, and 3 that promotes large concentrations (six thousand gallons or more) of bulk storage of flammable substances or materials.

G. The public assembly of people and other uses or activities that allow public concentration of people such as hospitals, nursing homes, schools, and large day care centers, etc., shall be prohibited within Zones 2 and 3.

H. No use, building, or structure shall be permitted or constructed within Zone 1, except accessory activities such as off-street parking facilities; stormwater detention facilities; low growing landscaping; mini-storage; agricultural storage buildings and/or other similar activities as approved by the review authority.

I. Family farm support divisions; Ag-to-Ag transfers having a remainder less than ten acres in size; or accessory agricultural housing shall be prohibited within Zones 1 and 2.

J. Single-family dwellings lawfully permitted and established within the AP-O district prior to the adoption of this chapter may be maintained, repaired or reconstructed in accordance with the

provisions of this chapter, provided the dwelling meets the applicable standards of the DCC. Permit applications under this subsection are not subject to the procedures of DCC Section 18.82.080.

K. Other uses or activities determined to be incompatible with aviation and aviation safety as determined by the review authority shall be prohibited.

L. A note shall be placed on a final plat, final short plat or final binding site plan and noted in the deed of record or on a notice to title for each lot when a subdivision, short subdivision, binding site plan or other development is located within the airport protection zones established pursuant to the Greater East Wenatchee Area ("GEWA") Comprehensive Plan and this chapter. ...

M. Nonresidential Land Usage Intensity Standards.

1. Nonresidential land uses shall not exceed the following intensity levels:

Zones 1 and 2: 0 – 5 people per acre

Zone 3: 25 people per acre

Zone 5: 50 people per acre ...

N. Structures shall be located away from the extended centerline of the runway to the greatest extent practicable.

Proposed Amendments

It is recommended that the City adopt airport compatibility regulations like those of Chelan County. The City should consider adding regulations addressing employment intensities by zone including those onsite in the Airport property and lands southwest including the City's W-I like Douglas County.

It is recommended that additional private industrial or commercial uses be allowed at the Airport to support the City's economic base. To ensure that there is a greater incentive for Airport uses, such non-airport uses could be allowed if not conflicting with the long-term use of the Airport for aviation related uses. The allowed uses could be the same as allowed in the W-I zone.

7.6 Planned Development District

Summary

The Planned Development District (PDD) allows for changes to uses, densities, and development standards and becomes a unique zone for a property when approved. The City has approved such districts for the Apple Blossom Center and The Lookout. Any changes to the PDD regulations would apply to future applications not existing ones.

Proposed amendments would change the PDD to become more like a master variance and avoid changes to uses and densities that should require an accompanying rezone.

Recommendations

Amend PDD regulations to allow it to serve as a master variance to dimensional standards, to require more robust public benefits, and to pair PDDs with a rezone when densities or uses are proposed that are substantially different than the intent of base zone (beyond what a reasonable density bonus might offer). Continue to allow it to be a tool to promote creative development and conserve open space.

Analysis

Issues

The PDD's purpose (CMC 17.52.010) focuses on flexibility, creativity, conservation, and meeting market demands:

The planned development district ("PDD") is a separate zoning classification that is intended to allow new development which is consistent with the comprehensive plan but would not be permitted in other zoning districts due to limitations in the dimensional standards, permitted uses or accessory uses. More specifically, the purposes of this chapter are to:

- A. Permit flexibility in development design and/or combination of uses that will result in more efficient and desirable uses of land;*
- B. Encourage creativity in design to produce a development that would be better than possible under one of the other zoning classifications;*
- C. Facilitate development adaptations to meet anticipated market demands and/or better utilize sites with special features such as environmentally sensitive areas or unusual shape or size;*
- D. Increase the amount of open space, preserve scenic view corridors and protect natural areas including environmentally sensitive areas;*

E. Produce innovative developments that implement the policies, spirit and intent of the comprehensive plan, shoreline management plan, zoning code, subdivision code, standards ordinance and other applicable city land use regulations.

While creativity is promoted there are no design standards to evaluate the proposed developments.

Key provisions of the code allow alteration of densities:

17.52.090 Densities. The hearing examiner may recommend approval of a population density for a PDD, even though such density may be greater than that specified in the general plan for the city for the area containing the PDD if, in the opinion of the hearing examiner, the design of the PDD will not result in inconvenience or unsafe access to the PDD, traffic congestion in the private or public streets which adjoin the PDD or excessive burden on parks, recreation areas, schools and other public facilities which serve or are proposed to serve the PDD.

The advantages of allowing different densities are to demonstrate new housing types and styles and create a unique character. The disadvantages are that the PDD serves to change the underlying zone purpose and intent and common character across the zone; such a difference could be reflected in a rezone rather than a PDD.

The code requires common open space as a public benefit though the common open space percentage is only 10% minimum:

17.52.130 Common open space requirements.

A. In residential PDDs there shall be a minimum of ten percent of the total area of the PDD dedicated or reserved as usable common open space land. Common open space in a PDD shall meet the following requirements:

- 1. The location, shape, size and character of the open space must be suitable for the PDD and consistent with the purposes of this chapter as set forth in Section 17.52.010;*
- 2. Common open space must be used for amenity or recreational purposes. The uses authorized for the common open space must be appropriate to the scale and character of the PDD, considering its size, density, expected population, topography and number and type of dwelling units to be provided;*
- 3. Common open space must be suitably improved for its intended use, but common open space containing natural features may be left unimproved. The buildings, structures and improvements are permitted in the common open space as long as they conserve and enhance the amenities of the common open space in regard to its topography and unimproved condition.*

B. The development time table, which is part of the final development plan, must coordinate improvement of common open space, construction of buildings, structures and improvements in the common open space and the construction of residential dwellings in the PDD.

The approval criteria reference a harmonious development that could not be permitted otherwise, but that is consistent with the Comprehensive Plan:

- 1. The proposal's harmony with the surrounding area;*
- 2. The adequacy of the size of the area to be included in the proposed overlay zone to accommodate the contemplated developments;*
- 3. Whether the land use proposed could be achieved without the proposed PDD;*
- 4. The ability to ensure that the land surrounding the proposed development can be planned in coordination with the proposed development and can be developed so as to be mutually compatible;*

5. A determination whether utility services and other improvements, existing and proposed, are adequate for the development and are to be completed by the estimated completion date of the PDD;
6. A determination whether each phase of the proposed development, as it is planned to be completed, contains adequate parking spaces, recreation spaces, open spaces, and landscaping necessary for creating and sustaining a desired and stable environment; and
7. The project substantially conforms with the purposes and standards prescribed in this chapter and the city's comprehensive plan, along with any other applicable plans and standards that have been adopted by the city pursuant to ordinance or resolution.

Given the 1:1 relationship of the Comprehensive Plan FLU/Zoning map it could be difficult to show conformity to the Comprehensive Plan if a development substantially alters allowed uses and densities.

Example Zones

The City of Renton allows any zoning dimensional standard to be altered, but permitted uses and densities are restricted from modification outside of a rezone. At least 10% common open space outside of critical areas must be provided with certain design parameters.

The City of Auburn amended its PUD regulations to become a more rigorous set of public benefits in exchange for density bonuses and flexible development standards. The regulations that can be altered for residential and mixed use developments include: lot dimensions, alternative parking rates and landscaping standards, alternative engineering design standards, expedited permitting, and density bonus. Mixed use developments can also request alternative standards for structured parking and can use hardscape for open space, and changes to maximum height. A point system for public benefits determines eligibility for altering requirements. A development must score 100 points by a combination of features and amenities that go beyond standard requirements. Categories of benefits include: sustainability, urban design, community cohesion and neighborhood safety, special needs housing and housing variety, open space and recreation, natural resources protection, cultural/historic features, transportation and mobility, and design innovation.

An examination of various planned unit developments by guest authors at the Municipal Research and Services Center provides additional examples – with some communities opting to integrate flexibility into individual zones rather than a PDD process (e.g. Ellensburg) while others amended features of the process to allow it to achieve desired ends: <http://mrsc.org/Home/Stay-Informed/MRSC-Insight/November-2012/Planned-Unit-Developments-Real-World-Experiences.aspx>.

Proposed Amendments

It is recommended that the City amend the PDD ordinance to limit the types of regulations that can be altered, primarily permitted uses and significant differences in densities, without a concurrent Comprehensive Plan amendment and rezone. It is also recommended that the City include site design principles and design review into approval of a PDD to ensure quality is achieved in exchange for the PDD flexibility. A density bonus in exchange for significant public benefits would be allowed, but the bonus would be designed to result in a development that is still compatible with the intent of the base zone.

7.7 Remove Unmapped Districts and Correct Zone Titles

Summary

Overtime, the City has amended its FLU/Zoning map to remove districts, particularly at the time the Downtown Master Plan was adopted with implementing zoning. Amendments would remove unused zoning districts from the Municipal code to stream line it. There is also a mis-match between zone names in the code versus the FLU/Zoning map. Amendments would correct zone abbreviations or names as appropriate. Last, the Comprehensive Plan Update amends purpose and intent statements of Future Land Use Classifications, and there should be some consistency amendments in the zoning code.

Recommendations

Remove unmapped zones, retitle zones, and amend purpose statements to match Comprehensive Plan Update and amended FLU/Zoning Map.

Analysis

Issues

The permitted uses in some zones cross-reference other zones. If some zones are deleted from the code, it could cause inconsistencies in other zones.

- C-HS references permitted uses in R-L, R-M, C-L, and T-A. The C-L zone is an unmapped zone. The equivalent uses should be transferred to the C-HS zone.
- C-W references permitted uses in the R-L, R-M, C-L, and T-A zones. The C-L zone is an unmapped zone. The equivalent uses should be transferred to the C-W zone. The C-2 zone should amend the cross reference to the R-L and R-M zones to be consistent with the change in allowable residential uses in the C-W zone (existing only) per Section 7.2.

Proposed Amendments

Remove unmapped zones, retitle zones, and amend purpose statements as follows.

Exhibit 7-12. Potential Changes to Zones that are Unmapped, Retitled, or Repurposed

Zone Intent (CMC 17.04.040)	Issue
A. A – Agricultural District. This district classification is intended to be applied in areas which are or will become devoted to agricultural pursuits. The regulations of this district are intended not only to protect the agriculture industry of the city, but also to limit urban development in these areas until the pressures of natural growth will bring about their most beneficial development.	Zone is not mapped any longer. Remove from code.
B. R-1 – Single-Family Residential District. This district classification is intended to be applied in areas suitable and desirable for residential use, which are or will become developed by one-family dwellings. The regulations of this district will supply the necessary protection for such development. Uses are limited to residential uses and, under specific conditions, public service uses which are necessary to serve residential areas.	Mapped name is Single-Family Residential (R-L) not R-1. Rename zone abbreviation to R-L. Update intent statement with amended statements in Land Use Element Update.

Zone Intent (CMC 17.04.040)	Issue
C. R-M – Multi-Family Residential District. This district classification is intended to be applied in areas suitable and desirable for residential use which are, or will become, developed by one, two, three and multi-family dwellings. Uses are limited to those which are residential in character, including motels under strict regulations and, under specific conditions, public service uses which are necessary to serve residential areas.	Update intent statement with that in the Comprehensive Plan Update.
D. C-L – Low Density Commercial District. This district classification is intended to be applied to provide for mall shopping areas outside the central business district with low structures, off-street parking and attractive appearance to cater to neighborhood convenience needs without being detrimental to adjoining residential properties.	Zone is not mapped any longer. Remove from code.
E. C-H – High Density Commercial District. This district classification is intended to be applied to provide areas of complete retail facilities necessary for community service and convenience in which high density development is encouraged for the convenience of the walking shopper, where off-street parking is provided, but not required as an accessory use to the individual retail structure.	Zone is not mapped any longer. Remove from code.
F. C-HS – Highway Service Commercial District. This district classification is intended to be applied to provide areas outside the central business district for necessary services to the traveling public and heavy commercial uses not oriented to walk-in convenience shopping.	Update intent statement with amended statements in Land Use Element Update.
G. C-W – Waterfront Commercial District. This district classification is intended to be applied to provide areas on lakefront property for heavy waterfront commercial uses, such as boat fueling and servicing, industrial docks, and other uses incidental to commercial water transportation.	Update intent statement with amended statements in Land Use Element Update.
H. W-I – Warehousing and Industrial District. This district classification is intended to be applied in areas suitable for industrial use which are or will be developed by industries not detrimental to agriculture or recreation in the Lake Chelan area. The regulations of this district will supply the necessary open level space needed for such development.	Update intent statement with amended statements in Land Use Element Update.
I. T-A – Tourist Accommodations District. This district classification is intended to be applied in areas near or adjacent to Lake Chelan which are uniquely suited for motels, hotels, lodges and similar uses in keeping with the importance of the recreation industry to the city. Recognizing the limited amount of land available for such development uses are limited in this district to those which provide tourist residency or are recreational in nature.	Update intent statement with amended statements in Land Use Element Update. Add T-A Overlay District per Section 0.
J. P-D – Planned Development. The purpose of this zoning district is as set forth in Section 17.52.010 of this code. [The planned development district (“PDD”) is a separate zoning classification that is intended to allow new development which is consistent with the comprehensive plan but would not be permitted in other zoning districts due to limitations in the dimensional standards, permitted uses or accessory uses.]	Amend per Section 7.6. Refer to the district as the PDD.

Zone Intent (CMC 17.04.040)	Issue
K. Zone AP – Chelan Municipal Airport District. This zone applies to the property within the boundary of the Chelan Municipal Airport.	The City maps this zone as “A”. Change code or map accordingly. Add Airport Overlay as described in Section 7.5.
L. SUD – Special Use District. This designation 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. The commercial use that would be allowed must comply with the requisites of the planned unit development section of this title.	Update intent statement with amended statements in Land Use Element Update.
M. P – Public Lands and Facilities. This designation is intended to provide areas for municipal use, related structures and facilities. The designation is also intended to allow for passive and active recreational opportunities. This designation is not intended to allow private commercial amusement enterprises, except traditional nine and eighteen hole golf courses.	Update intent statement with amended statements in Land Use Element Update. Refer to the District similar to the Zoning Map as PLF.

8.0 CRITICAL AREAS AND GRADING

8.1 Summary

"Critical areas" include the following areas and ecosystems: (a) Wetlands; (b) areas with a critical recharging effect on aquifers used for potable water; (c) fish and wildlife habitat conservation areas; (d) frequently flooded areas; and (e) geologically hazardous areas. (RCW 36.70a.030(5)). GMA requires a periodic review every eight years including consideration of critical area ordinance. A description of critical areas and maps pertaining to Chelan are included in the Existing Conditions Report (2017) and the Land Use Element Update.

Two areas are a focus of the City’s critical areas ordinance review:

- Geologically hazardous areas, which address erosion hazard, landslide hazard, and seismic hazards.
- Applying critical area regulations amendments regarding wetlands that were incorporated into the Shoreline Master Program (2016) into citywide regulations.

8.2 Recommendations

Amend code provisions regarding steep slopes and other geologic hazards as well as wetlands. Adopt hillside development guidelines (see following section) to improve the design of hillside development.

8.3 Analysis

Issues

The City defines steep slopes in its critical areas ordinance as: “any area in the city or its UGA in which slopes measure thirty percent or greater over a vertical distance of at least ten feet.” The City limits how much of a slope area may be disturbed.

- Slopes 30 – 40% (60% of the site or more): 0.60
- Slopes 40% + (also see landslide hazard area): 0.30

While the City protects slopes 30% and greater, its current mapping shows slopes of 35% (above and below).

Additionally, the code currently protects ravines with limitations on disturbance and setbacks. However, there is no map of ravines. Ravines have been filled in the past and it is not clear which ravines are important to protect and which may not be.

The related grade and fill language describes minimizing changes to natural slopes but does not define what that might mean. Geotechnical reports may identify what is feasible in terms of safety and suited to a development, but necessarily what is appropriate from the point of view of retaining the natural slope.

Proposed Amendments

Geologic Hazards

Draft amendments to geologic hazard regulations are summarized below:

DEFINITIONS

- Update definition of geotechnical report and hydrogeologic evaluation, and define qualifications of a geologist, hydrogeologist, civil engineer who may prepare it.
- Amend landslide hazard to include area affected by runout.
- Clarify definitions of ravine, and add definition of ravine channel to be the area 200 feet from the centerline of the stream, and where appropriate also from the top of bank plus 50 feet.

DESIGNATION AND CLASSIFICATION

- Include areas downslope of landslide hazard areas that could be affected by runout or debris torrents.

GENERAL PROVISIONS

- Amend type of information to be included in critical area study to include how plans could affect surface hydrology, groundwater infiltration, and slope stability.
- Improve criteria regarding when the City can waive a geotechnical report.
- Allow the City to require a geotechnical report if there are areas of unknown risk.

DEVELOPMENT STANDARDS

Amend ravine protection standards to improve protection. A ravine protection area would be established to protect functions of ravine including intermittent or perennial stream flow, stormwater conveyance, debris torrent pathways, streambanks susceptible to erosion, slope-stabilizing vegetation, and wildlife habitat. The ravine sidewall buffer – slopes >15% within 100 feet of ravine – would be established to reduce nearby development effects on adjacent ravine and to accommodate natural expansion of ravine edge.

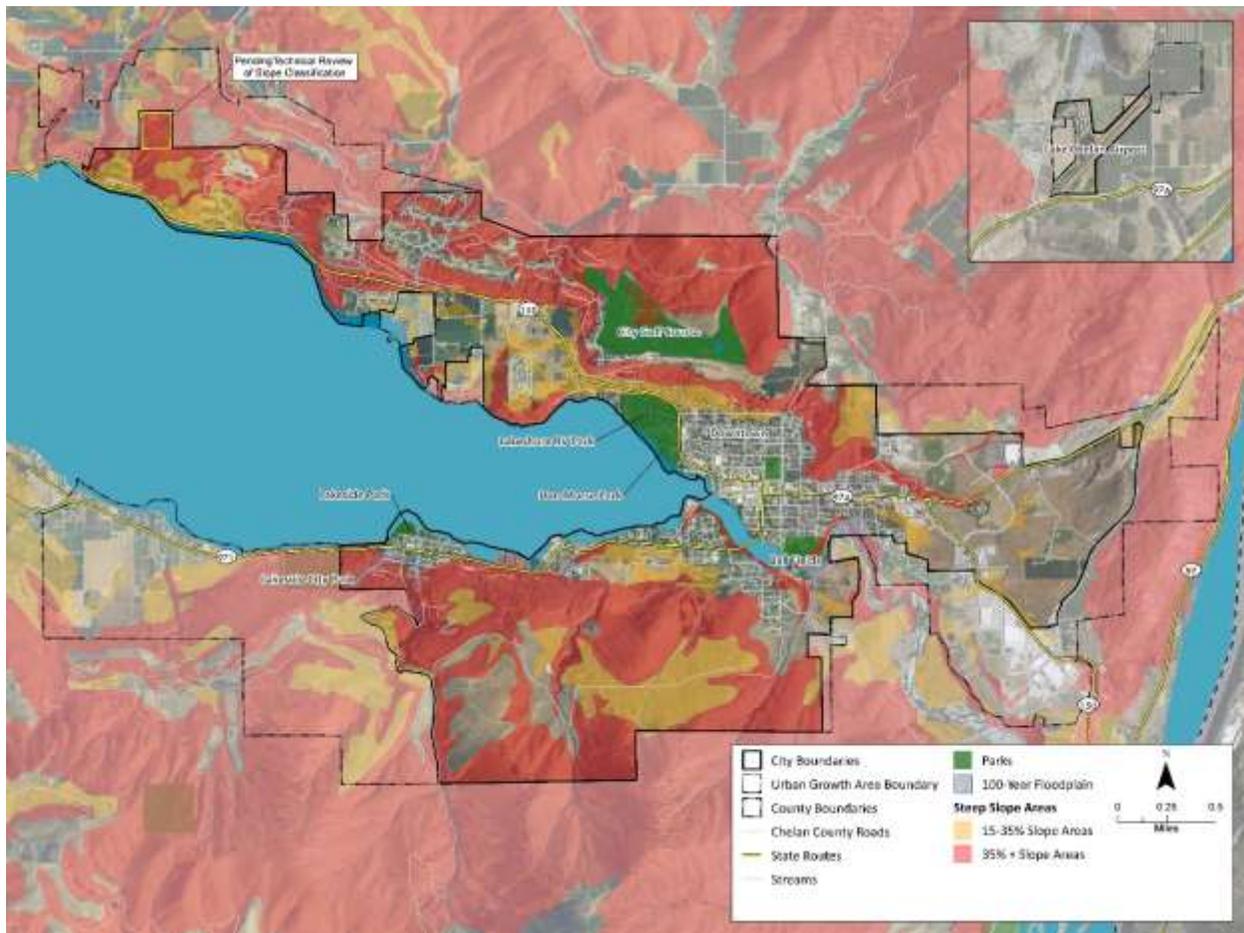
- Development in ravines is already limited to erosion or sediment control features and roadway crossings. That limitation is extended to ravine channels defined as 200 feet from the centerline and 50 feet from top of bank.
- Currently buildings are to be setback from ravine sidewalls by 25 feet with provisions to reduce the setbacks to 10 feet. To allow natural widening of ravine sidewalls through slumping or rockfall, a setback of 50 feet with provisions to reduce it to 25 feet with appropriate information is proposed.

- Drainage is currently required to be directed away from the ravine sidewall with no specific guidance. A setback of 100 feet is added from the ravine sidewalk, with an allowance for a reduced figure from the ravine stream if closed pipe and energy dissipation is used.

MAPPING

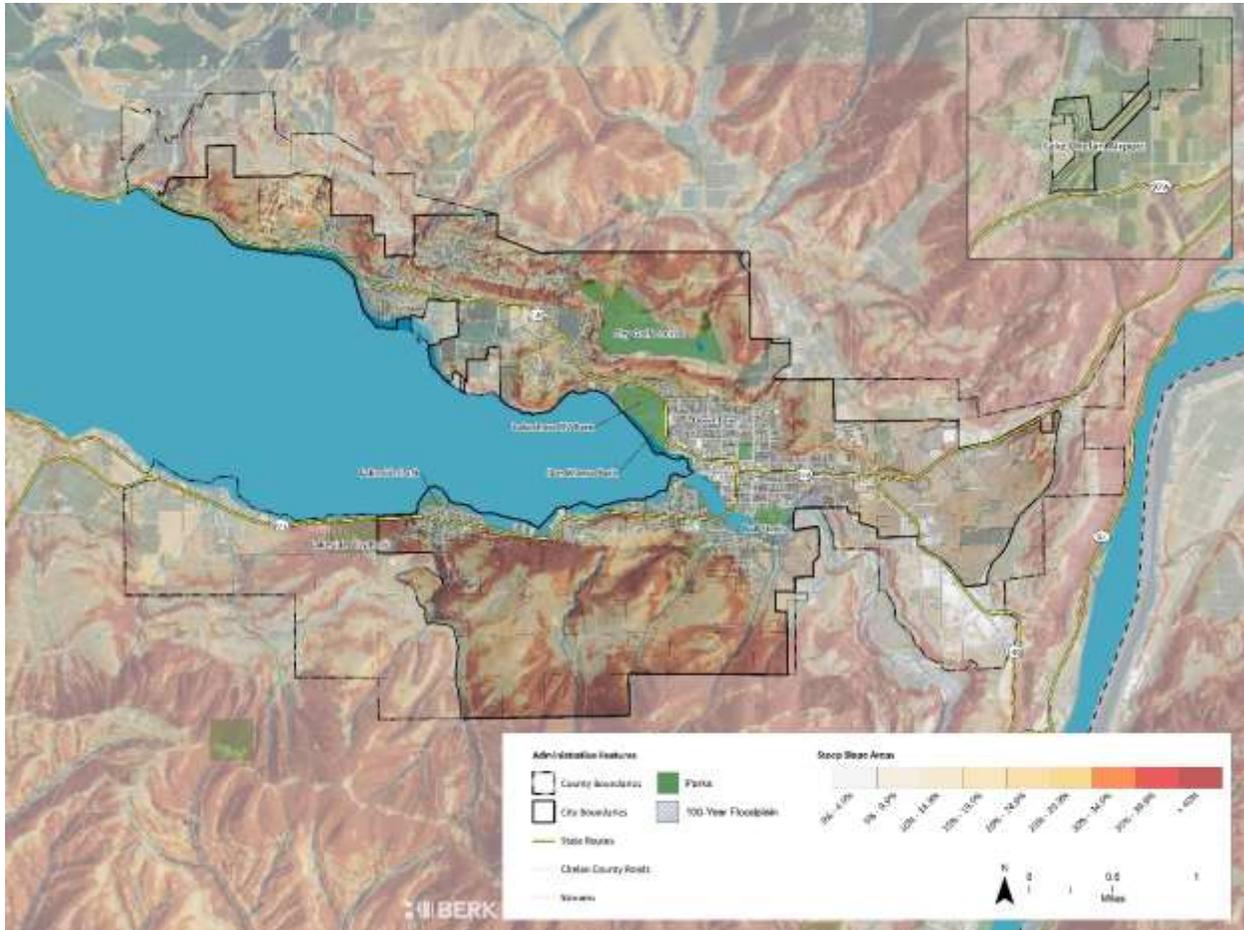
The City currently regulates steep slopes with a value of 30% or greater, and the review by RH2 continues to support that slope percent. However, the City’s mapping breaks out slopes 35% or more. An updated map showing slopes at 5% intervals is presented below.

Exhibit 8-1. Steep Slopes



Source: City of Chelan, Chelan County, BERK Consulting 2016

Exhibit 8-2. Steep Slopes in 5 Percent Increments

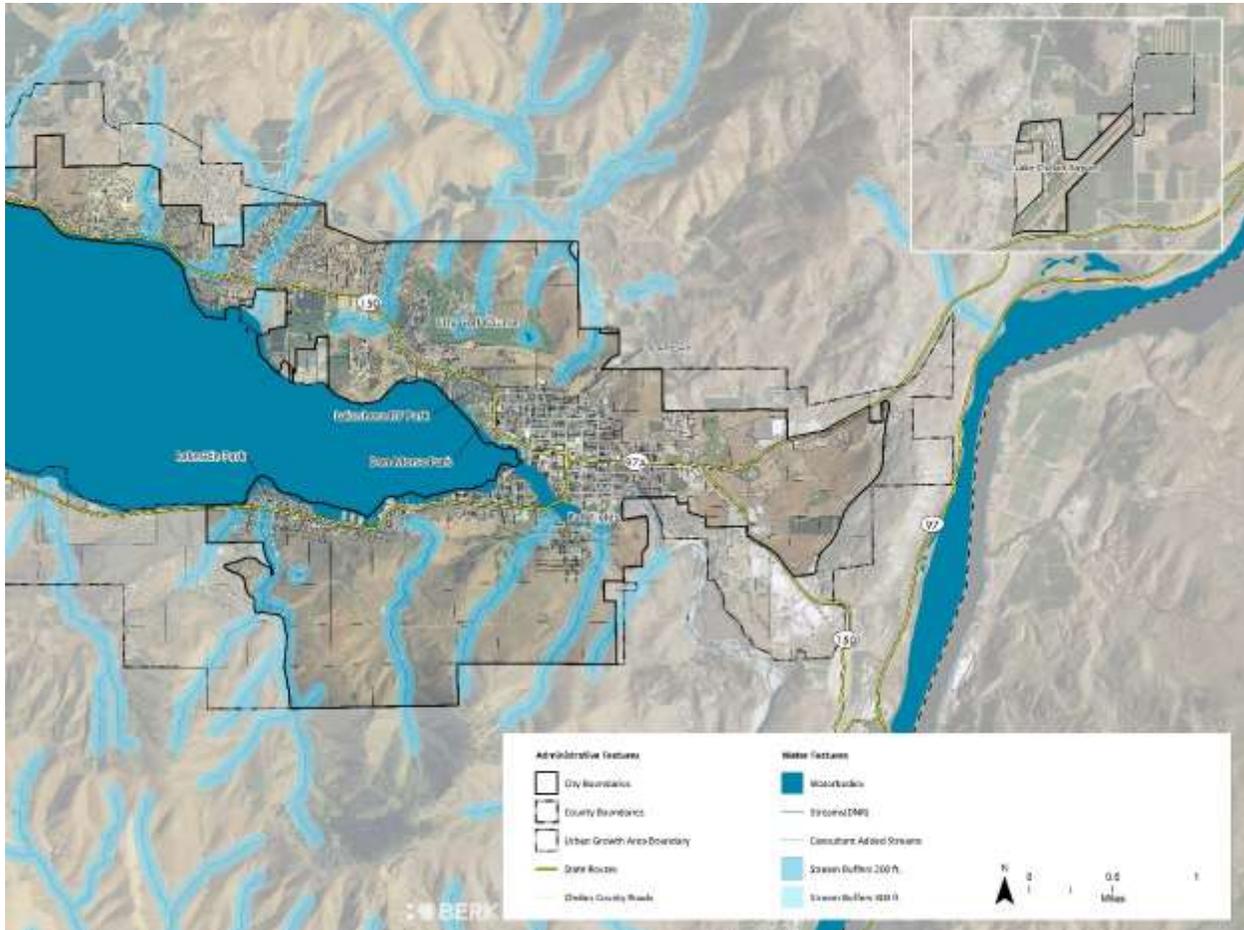


Source: University of Washington, BERK Consulting 2017

Note: The steep slopes shown were generated by using geographic information system software to convert a digital elevation model (DEM). The DEM was created from satellite imagery of the area and was taken in 10 meter resolution.

The State Department of Natural Resources stream mapping was reviewed. RH2 added a few other small streams that should be included on the stream layer; these have topographic characteristics like other mapped streams. A map of streams and associated ravines has been prepared that reflects the 200 foot from centerline definition. An additional 100-foot area beyond is shown since some provisions on drainage and setbacks would apply beyond that.

Exhibit 8-3. Streams and Ravines



Sources: Washington Department of Natural Resources 2014, RH2 2017, BERK 2017

Wetlands Regulations

Amendments included in the SMP version of critical areas would be added to the citywide critical areas regulations for consistency and to reflect more recent rules and guidance.

- Reflect the most recent Eastern Washington Rating Systems Manual
- Update wetland mitigation ratios consistent with Ecology’s guidance for Eastern Washington
- Update buffers to match Ecology guidance for small cities as adopted in the SMP

9.0 HILLSIDE DEVELOPMENT AND DESIGN STANDARDS

9.1 Summary

The Hillside development and design standards are intended to address community concerns around the environmental and aesthetic impacts from hillside development in erosion hazard areas (including slopes 30% or greater).

9.2 Recommendations

Adopt the Hillside Development and Design Standards into the Chelan Municipal Code.

9.3 Analysis

Issues

Recent hillside development has not been well received by some members of the community. The community expressed strong concerns about the environmental and aesthetic impacts from hillside development during the public outreach process. The community does not desire to prohibit hillside development, but rather adopt development and design standards to address community concerns about impacts on public views, environmental impacts from mass grading, the filling of ravines, and degrading the water quality of Lake Chelan from dust, debris, and erosion.

Example Zones

The City of Glendale, CA has Hillside Design Guidelines for residential development that address the design of streets, sites, buildings, and landscaping. The Glendale standards limit the amount of grading that is allowed, require buildings to be designed for hillsides, and require use of native and drought tolerant plants.

The City of San Diego, CA has Steep Hillside Guidelines that address all hillside development on environmentally sensitive lands. The San Diego guidelines establish hillside development standards and a menu of approaches to achieve the standards. The guidelines address many of the same issues as the proposed standards for the City of Chelan.

Proposed Amendments

Hillsides

The following is a summary of the guiding principles that provide a framework for the regulatory standards:

The following guiding principles further define the intent and purpose of the Hillside Development and Design Standards and are not intended to be regulatory language.

Principle #1 – Where feasible locate hillside development in areas that are not visible or have less visual impact from public places while preserving open space

Principle #2 – Design streets, sites, and buildings to integrate with the natural topography and minimize the need for regrading

Principle #3 – Hillside development should avoid impacting streams, ravines, wildlife habitats, ridgelines, and other natural features

Principle #4 – Design sites and buildings to minimize visual impacts from major public viewing areas. Consider use of techniques such as:

1. Clustering of buildings
2. The use of vegetation to minimize the visual impact
3. Building massing and modulation to minimize bulk and scale and the overall visual impact
4. Use of façade materials that blend with natural environment

Principle #5 – Design sites and infrastructure to ensure public safety by minimizing impacts from erosion, dust, fires, floods, landslides, and other natural hazards both during and after construction

Principle #6 – Establish hillside development standards to maintain Chelan’s character, promote high-quality hillside development, and support implementation of the guiding principles.

Principle #7 – Phase land disturbance to the maximum degree practicable. Focus grading in initial phases to construct the infrastructure for the project. Avoid mass grading, and defer clearing and grading of individual lots to the building permit stage.

In addition, the following is a summary of the specific development and design standards to address community concerns:

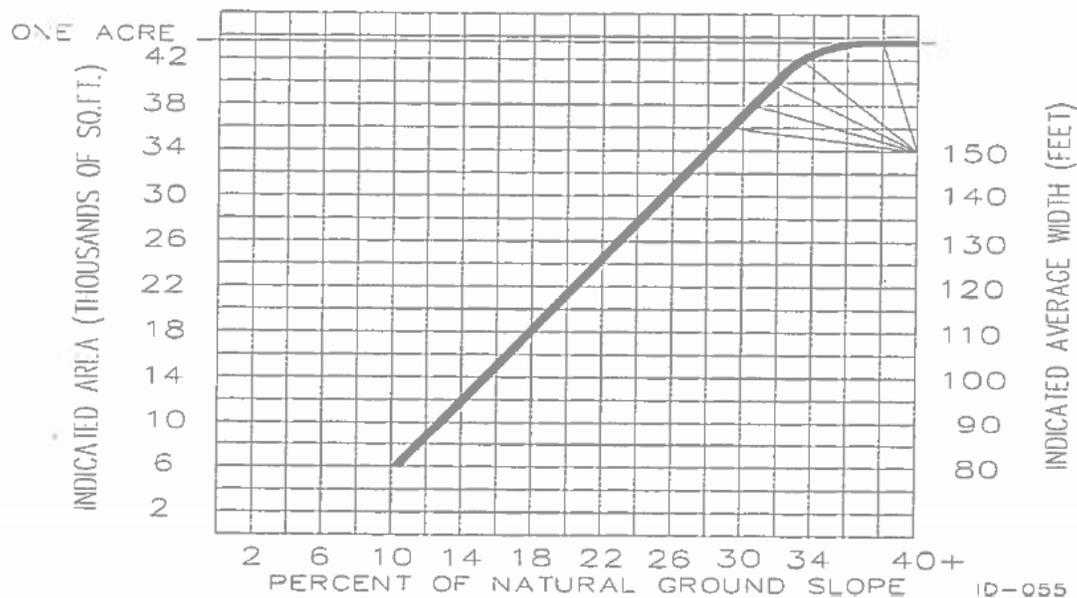
- Additional submittal requirements for the pre-application conference that demonstrate the how the design of the project, at the conceptual plan level, addresses the hillside development and design standards.
- The ability for the City to require third party review from a qualified professional(s) to determine compliance with the hillside development and design standards. Third-party review will be paid for at the applicant’s expense.
- Mass grading of lots to create flat development sites is prohibited.
- Buildings shall be designed to incorporate the natural topography into the site, to use low-profile buildings where feasible, and to consider and minimize aesthetic impacts from public viewing places.
- Clustering of sites and buildings is encouraged and the lot size may be reduced by as much as 15% to allow for clustering if the overall project density does not exceed the amount allowed by the underlying zoning district.
- Streets shall be designed to follow the natural topography and to reduce the overall length of streets to minimize environmental and aesthetic impacts.

Site design shall avoid or minimize the impact on native vegetation and any vegetation that is disturbed shall be replaced by native and drought tolerant vegetation.

With the inclusion of these principles and standards, the City’s slope density standards in Title 25 would be removed. The hillside regulations described above provide a more reasoned and qualitative approach to meeting the objectives of the critical areas regulations for steep slopes.

Exhibit 9-1. City of Chelan Slope Density Standards, Chapter 10

Slope: As slope increases, lot sizes shall increase to partially or completely avoid the problems of drainage, siltation, flood control, potential land slides and accessibility which frequently are attributable to over development of slope areas. Slope shall be calculated based on the average topography of individual lots. The following slope chart shall be used as a guide to determine minimum lot size and frontage.



Dust Control

In addition to geologic hazard and hillside grading standards, common conditions to suppress dust during grading would also be included in City grading standards, including:

- Special precautions to control dust at all times throughout the entire construction project, including on weekends and holidays, when necessary.
- Topsoil that is removed from a development would be required to be temporarily stockpiled and replaced.
- Areas disturbed by construction and subsequently restored, and all landscaped areas are to be irrigated using permanent or temporary methods for a minimum of two growing seasons.

10.0 WILDLAND INTERFACE

10.1 Summary

Per the August 2016 *Community Planning Assistance for Wildfire Recommendations for the City of Chelan, Washington*:

- Adopt a Wildland Urban Interface (WUI) Code into the Chelan Municipal Code to regulate new development and retrofit existing development within the city and UGA boundaries.
- Revise existing landscaping requirements to ensure fire resistant landscaping is not in conflict with other planning objectives.
- Ensure the City's WUI Code addresses the vulnerability of utilities and the ability of emergency services to operate during a wildfire event.
- Regulate storage of flammable materials in industrial areas to reduce wildfire risk to buildings and infrastructure.

10.2 Recommendations

Based on the levels of risk illustrated on the WUI map included in the Land Use Element Update (see Exhibit 6-1) and to implement draft policies supportive of WUI regulations:

- Amend the City's adopted building code by referencing the International Code Council's International Wildland Urban Interface Code (IWUIC), either wholly or with local amendments.
- Enforce landscaping regulations through the adoption of the IWUIC Appendix B Vegetation Management Plan or local adoption of regulations.
- Ensure the City's WUI Code addresses the vulnerability of utilities within the City of Chelan Urban Growth Boundary and the ability of emergency services to operate during a wildfire event.
- Regulate storage of flammable materials in industrial areas to reduce wildfire risk to buildings and infrastructure.

10.3 Analysis

Issues and Proposed Amendments

This section describes proposed amendments and issues associated with the regulations such as regulating existing as well as new development, enforcement approaches, costs, and other factors.

Overview

To mitigate all aspects of wildfire (i.e., radiant and convective heat from the flaming front and conductive heat from ember ignition):

- Building construction and landscaping standards should be adopted throughout the community, and applied commensurate with the level of hazard present.
- Areas not exposed to radiant and convective heat from adjacent wildland vegetation should primarily focus on mitigation of ember exposure, such as requiring fire rated roof and deck assemblies, appropriate vent mitigation, strategic non-combustible siding requirements and the implementation of landscaping standards.
- Codes and regulations then become increasingly stringent with increased exposure of properties to radiant and convective heat from the flaming front, expanding to other areas of the home ignition zone (HIZ), such as required non-combustible siding throughout, multi-pane windows, minimum set-backs and vegetation treatment.

Existing Development

Retrofitting of homes constructed prior to adopting a WUI Code would reduce wildfire risk to existing development. To address this, the City of Chelan can:

- Require that specified WUI Code standards apply when homeowners located in WUI areas perform an exterior remodel or addition to their current structure.
- Revise CMC 15.04.040 of the Chelan Municipal Code, which specifies work that is exempt from a permit, to mandate permits for re-roofing and additions of decks smaller than 200 sq./ft.

Landscaping Standards

The following recommended language changes to the City's Municipal Code landscaping requirements will improve wildfire mitigation practices:

Revise Chapter 17.60.020 Plant Material Standards to:

- Require the use of low flammability native plant species.
- Require the use of low growing plants.
- Ensure spacing between individual plants is dispersed and patchy as opposed to continuous to reduce the risk of horizontal fire spread.
- Require the first five feet from structure walls and attachment perimeters to be a non-combustible surface (e.g., mineral soil, gravel, and paving stones) and vegetation free, as mulch and organic plant material in this zone can support ignition and the transition of fire to structures.
- Revise Chapter 17.60.030 Landscaping Typology to require non-combustible, fire rated, or ignition-resistant materials and less flammable vegetation when using landscaping and other barriers to separate uses.
- Apply Chapter 17.60.040 Landscape Site Design Standards will apply to all new development within the wildland urban interface, regardless of size, while instilling defensible space principles.

ENFORCEMENT

If the City adopts the IWUIC, it should also consider adopting Appendix B Vegetation Management Plan. This appendix outlines a basic vegetation management plan for property owners to ensure proper permitting and maintenance of landscaped areas in new construction and in pre-existing development in wildfire risk areas.

STAFF CAPACITY

If staff does not have the capacity to review vegetation management plans, they can consider requiring these plans be developed by qualified professionals (e.g., forester, WUI mitigation specialist, or landscape architect qualified in fire mitigation practices).

ADJUSTING REQUIREMENTS FOR DIFFERENT RISK LEVELS

Implementing landscaping and vegetation management requirements should apply across the entire community but can vary per risk levels. For example:

- Properties in Low Hazard areas can focus on the mitigation of embers from a fire by addressing the main structure, attachments, accessory structures, vegetation and other items within thirty feet of the structure (typically referred to as the area within Zone 1).

- Properties in or adjacent Moderate to Extreme Hazard areas should address the defensible space out to a minimum of 100 feet and extend beyond 100 feet based on slope and local topography (Zone 2 and 3).

Critical Facilities

If the city chooses to adopt a WUI code, they should also consider adopting something like Appendix A: General Requirements of the IWUIC to also address the City of Chelan's infrastructure vulnerabilities to wildfire. For example, Section A102 of Appendix A provides for the clearance of brush from road ways as well as transmission and distribution lines, which could potentially be used as small fire breaks or strategic fire control lines within the community. Section A107 provides for defensible space around hydrant and pumping areas along with regulation of standby power supplies to the critical pumping facilities in case an interruption of power does occur, such as in the Chelan Complex.

The adoption of the IWUIC Appendix A, or similar adopted regulations, can result in significant capital improvement expenses (e.g. the purchase of backup generators for pumping stations) To help mitigate these costs, the capital facilities plan should budget for expenditures on the required updates, incrementally preparing the City over time. The public works department should be included in this discussion to properly plan for and implement these generators to ensure emergency power and fire flow, along with coordinating responsibilities during an event. Chelan Public Utility District (PUD) should also be engaged to establish an agreement on emergency fire flow.

Hazardous Materials

Instituting small changes to the city's code can result in significant risk reduction to commercial operations. Chapter 17.44 Warehousing and Industrial District mentions that no hazard of fire, explosion, or other physical damage to any adjacent buildings or plant growth is permitted. This provides the basis for regulation of flammable materials, but additional steps can be taken to address the storage of flammable materials.

Example Regulations

Per the August 2016 *Community Planning Assistance for Wildfire Recommendations for the City of Chelan, Washington*, example approaches to WUI regulation implementation include:

- Flagstaff, Arizona is a useful example for other communities to review when adopting a WUI Code.
- Boise, Idaho also provides an example of community outreach with a summary of a WUI Code and reasons for adopting them.
- The Fire-Resistant Shrubs and Trees for Privacy in Southwest Oregon provides numerous examples of desirable landscaping while being fire safe.
- The Basics of Firewise landscaping is an introduction to defensible space concepts.
- A list of fire resistant plants in Washington is provided by the Pacific Northwest Extension.
- FEMA offers a Critical Infrastructure and Resilience Toolkit.
- The regulation of flammable materials has already been developed in Wenatchee, Washington and applied in Chapter 3.20 Flammable Materials in the Wenatchee Building Code.

11.0 ADEQUATE PUBLIC FACILITIES

11.1 Summary

Propose adoption of new code section that requires development be adequately served by the facilities and services prior to the time of occupancy, plat recording, or other land use approval, particularly services necessary for development.

11.2 Recommendations

Amend code provisions to require development to provide necessary infrastructure and facilities onsite and offsite to ensure facilities and services are adequate at the time of development.

Require development to meet already adopted plans and standards for transportation, sewer, water, parks, as well as allow for conditions of approval regarding schools, fire, public safety, administration, and others.

11.3 Analysis

Issues

The City is required by GMA to manage growth to meet City level of service standards and ensure that development is adequately served by infrastructure and services at the time of development, except that transportation is to be provided at the time of development or within six years recognizing the length of time it may take to design and construct such facilities. The City has infrastructure plans, development application requirements, and SEPA to attain necessary infrastructure and services. Addressing standards in the code would help standardize processes.

Example Regulations

- **Woodinville Adequacy of Public Facilities:** Woodinville has adopted a chapter that ensures that public facilities and services necessary to support development are adequate or will be provided in a timely manner consistent with the public facilities and services planning goal of the Washington State Growth Management Act. Addresses sewer, water, stormwater, transportation, schools, and fire protection. See: <http://www.codepublishing.com/WA/Woodinville/#!/Woodinville21/Woodinville2181.html#21.81.010>. Woodinville has also adopted a development mitigation section: <http://www.codepublishing.com/WA/Woodinville/#!/Woodinville22/Woodinville2210.html#22.10.050>.
- **Issaquah Methods to Mitigate Development Impacts:** Issaquah requires development to mitigate their impacts and defines mitigation. The chapter purpose is in part “provide alternatives for prospective developers of land within the City to mitigate the direct impacts that have been specifically identified by the City as a consequence of proposed development, and to make provisions for, including but not limited to, police, general governmental buildings and bicycle and pedestrian facilities.” See: <http://www.codepublishing.com/WA/Issaquah/>.

Proposed Amendments

Propose an adequate facilities ordinance like Woodinville's and Issaquah's. Standards should be linked to the City's Capital Facility Plan and levels of service standards, and other City infrastructure systems plans (e.g. sewer, water, etc.).

12.0 RURAL TO URBAN TRANSITION STANDARDS

12.1 Summary

Allow homesteading and clustering to allow properties to be subdivided for heirs while allowing for future urban development patterns when urban services are available.

Allow interim septic and water wells with low density development in the city or UGA that are located away from infrastructure provide developed occurs in a pattern that allows future urban uses when municipal services are available.

12.2 Recommendations

Allow a process for property owners to subdivide properties at very low or cluster densities in order to allow owners to provide for their heirs or to segment a single-family home prior to the availability of public water and sewer services. Ensure the configuration allows for future urban development when services are available.

12.3 Analysis

Issues

The UGA is sized for a 20-year period. The City has system plans for water and sewer service, but extension is often at the pace of development. Prior to the time urban services are available, a property owner may need to subdivide properties for heirs or to help finance an existing home. Determining an appropriate size of lots and configurations is important to allow for future urban development that is easily served with sewer or water.

Example Regulations

The City of Yakima allows non-urban densities in areas with extensive critical areas or areas lacking sewers in the city limits until services can be extended.

15.05.030.C.1. In residential districts, this standard is intended to maintain the residential character of the area and will vary by dwelling type, the suitability of the land for development, and the type of water and sewer system. The following are the minimum lot size requirements in the residential districts, except when the Yakima health district determines that a larger area is necessary for the safe installation of approved water supply and sewage disposal systems:

Situation	Required Minimum Lot Size
In the floodplain, airport, and greenway overlay districts:	One acre (provided the minimum lot size of the underlying zoning district shall apply, when, in the opinion of the reviewing official, the lot has a buildable area outside the overlay district and a plat restriction prohibits development on that portion of the lot within the overlay district).
Individual water system and individual sewer system:	One-half acre.
Public or community water system and an individual sewer system:	14,500 square feet.

Situation	Required Minimum Lot Size
Individual water system and the regional or an approved community sewer system:	9,600 square feet.
Public or community water system and the regional or an approved community sewer system:	See Table 5-2. [Refers to standard lot sizes of zones.]

Jefferson County allows rural development on rural services where there is no sewer inside a UGA, and allows more development where such services exist.

18.19.100 Purpose. The purpose of this chapter is to provide clarity to which zoning designation and development standards are applied during the transitional period of providing sewer facilities to the Irondale and Port Hadlock UGA. Sewer service availability is the determinative factor of whether urban development standards or transitional rural development standards will apply.

18.19.110 Applicability. Effective as of the date of adoption of Ordinance No. 03-0323-09, March 23, 2009, Jefferson County will apply transitional zoning in the Irondale/Port Hadlock Urban Growth Area for parcels that do not yet have sewer available. The transitional rural zoning is depicted on the map Irondale and Port Hadlock UGA Transitional Rural Zoning, found in the UGA Element, Figure 2-1a, Jefferson County Comprehensive Plan. The allowable uses are specified in Chapter 18.15 JCC and Table 3-1 in JCC 18.15.040.

18.19.120 Interim on-site septic systems.

(1) If the proposed use or major modification is located outside of a phased sewer service area where sewers are available, then transitional rural development standards in this chapter apply. New development or redevelopment using an existing (as of date of adoption of Chapter 18.18 JCC) approved on-site or community/group system may be allowed; provided, that no expansion of the capacity of on-site system is needed to serve the redevelopment; and provided, that the public sewer system is not yet available to the property, as defined in subsection (4) of this section. The property owner must construct an on-site septic system consistent with the requirements of Chapter 8.15 JCC, development within identified critical aquifer recharge areas, as identified in Article III of Chapter 18.22 JCC, and shall also meet the requirements of JCC 18.30.180, On-site sewage disposal best management practices in critical aquifer recharge areas.

(2) Conditions to Interim On-Site Septic Systems and Connection to Future Sewer Service. If a septic system is proposed for placement in the planned and adopted 20-year sewer service area, for interim use prior to sewer availability, the county shall issue any approval for the septic system with a condition that it be decommissioned and the property connected to the sewer system within one year of sewer availability, defined as when the sewer extension is within 200 feet of the closest property line.

...

(3) No Protest Agreement. In addition, as a condition of development approval and for all property owned by the same owner in a local improvement district (LID), the owner shall sign an agreement not to protest a future LID or other pro rata sharing of costs to construct and extend public sewer to the property within the next 20 years, as part of the urban level of service phasing plan in the capital facilities plan for the UGA.

King County has an Urban Reserve Zone in its UGA, with the following purposes:

21A.04.070 Urban reserve zone.

A. The purposes of the urban reserve zone (UR) are to phase growth and demand for urban services, and to reserve large tracts of land for possible future growth in portions of King County

designated by the Comprehensive Plan for future urban growth while allowing reasonable interim uses of property; or to reflect designation by the Comprehensive Plan of a property or area as part of the urban growth area when a detailed plan for urban uses and densities has not been completed; or when the area has been designated as a site for a potential urban planned development or new fully contained community, as provided in K.C.C. 21A.38.070. These purposes are accomplished by:

1. Allowing for rural, agricultural and other low-density uses;
2. Allowing for limited residential growth, either contiguous to existing urban public facilities, or at a density supportable by existing rural public service levels; and
3. Requiring clustered residential developments where feasible, to prevent establishment of uses and lot patterns which may foreclose future alternatives and impede efficient later development at urban densities.

B. Use of this zone is appropriate in urban areas, rural towns or in rural city expansion areas designated by the Comprehensive Plan, when such areas do not have adequate public facilities and services or are not yet needed to accommodate planned growth, do not yet have detailed land use plans for urban uses and densities, or are designated as sites for a potential urban planned development or new fully contained communities.

A density of 0.2 units per acre is allowed in the UR zone. Subdivisions of 10 or more acres are required to have a reserve tract:

21A.14.050 Lot segregations - UR zone reserve tract. Subdivision of UR zoned property of ten or more acres shall be required to be clustered and a reserve tract shall be created for future development in accordance with the following:

A. The reserve tract shall be no less than seventy-five percent of the net developable area of the property to be subdivided.

B. The reserve tract shall be configured to contain lands with topography and natural features that allow future conversion of the reserve tract to residential development at urban densities.

C. The reserve tract may contain a single dwelling unit, only if:

1. The unit was included in the overall density calculations for the original subdivision creating the reserve tract; and

2. The unit was noted on the face of the original subdivision (plat or short plat).

D. The reserve tract shall not be altered or disturbed except as specified on the face of the original subdivision (plat or short plat).

E. The reserve tract may be retained under the ownership of the subdivider, conveyed to residents of the subdivisions, or conveyed to a third party. Regardless of ownership of the reserve tract, all restrictions relative to the reserve tract shall apply.

F. The reserve tract shall not be used to satisfy the recreation space requirement of the original subdivision.

G. The layout of the lots and roadways created in the original subdivision shall facilitate future development of the reserve tract.

H. The reserve tract shall not be eligible for further subdivision until such time that reclassification of the reserve tract occurs in accordance with the community plan area zoning process outlined in K.C.C. 20.08.030.

I. Any proposed subsequent development on the reserve tract shall be governed by the development standards in effect at the time of such development.

Proposed Amendments

- Allow for subdivision of lots at either rural densities or clustered with a reserve lot until services can be extended.
- Allow interim water and sewer service until infrastructure is available to the property consistent with the City's water and sewer standards and health department requirements.

ATTACHMENTS

T-A Overlay Density Analysis

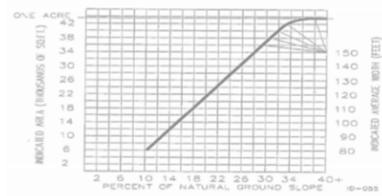
Gross Density Proposed, No Discounts, No Slope Density or CAO

Row Labels	Sum of Acres	1.5 du/1 ac	1.25/ac	1 du/1 ac	1du/ 5 ac
FIFER ROBERT W & JERI K	21.24				
272213330200	21.24	31.9	26.5	21.2	4.2
GOLDEN GATE VENTURES LC	769.13				
272213330000	19.73	29.6	24.7	19.7	3.9
272214330050	19.97	30.0	25.0	20.0	4.0
272214340050	19.51	29.3	24.4	19.5	3.9
272214340100	19.93	29.9	24.9	19.9	4.0
272214430100	19.16	28.7	24.0	19.2	3.8
27222110050	14.96	22.4	18.7	15.0	3.0
27222110100	1.36	2.0	1.7	1.4	0.3
27222110155	4.64	7.0	5.8	4.6	0.9
272223100050	76.33	114.5	95.4	76.3	15.3
272223110000	27.72	41.6	34.6	27.7	5.5
272223120050	15.42	23.1	19.3	15.4	3.1
272223120100	18.29	27.4	22.9	18.3	3.7
272223210050	18.27	27.4	22.8	18.3	3.7
272223210100	19.48	29.2	24.3	19.5	3.9
272223220000	38.63	57.9	48.3	38.6	7.7
272223230000	38.77	58.2	48.5	38.8	7.8
272223240000	39.04	58.6	48.8	39.0	7.8
272223310000	40.18	60.3	50.2	40.2	8.0
272223320050	38.99	58.5	48.7	39.0	7.8
272223400000	81.89	122.8	102.4	81.9	16.4
272224120000	39.90	59.9	49.9	39.9	8.0
272224210050	30.50	45.7	38.1	30.5	6.1
272224220000	38.74	58.1	48.4	38.7	7.7
272224230000	38.43	57.6	48.0	38.4	7.7
272224240050	49.28	73.9	61.6	49.3	9.9
MORRIS JOHN K	32.09				
272214410850	32.09	48.1	40.1	32.1	6.4 Split overlay
PALISADE CAPITAL HOLDINGS LLC	69.61				
272214410800	69.61	104.4	87.0	69.6	13.9 Split R-M
Grand Total	892.07	1,338.1	1,115.1	892.1	178.4

Critical Areas Ordinance
Table 2: Maximum Amount of Slope That May Be Disturbed

Slope Category	Factor
Slopes 30 - 40% (60% of the site or more)	0.6
Slopes 40%+ (also see landslide hazard area)	0.3

Slope density, Public Works Standards



Measure	Value	Units or Density
Site Area in T-A Overlay	Acres	21.24
Slopes < 10%	Acres	3.38
TA Zone Minimum Lot Size	Lot Area	5,000
If slopes are <10% - slope density chart	Lot Area	6,000
If slopes are 15-30% - average of slope density chart	Lot Area	25,000
Slopes > 40%	Acres	17.86
Slopes > 40% Minimum Lot Size	Lot Area	43,560
Slopes > 40% with 30% Slope Disturbance Limit	Acres	5.36
Slope Density > 40% with 30% Disturbance Limit	Lot Area	43,560
Minimum Units: Current Regulations (zoning with moderate slope density and disturbance limits)	Sum	11.2
Minimum Density: Current Regulations	Units per Acre	0.5
Theoretical minimum if slopes are less than 10% in part. For all slopes use slope density chart and disturbance limits.	Sum	29.9
Theoretical maximum if slopes are less than 10% in part and uses zoning lot size; on 40% assume slope density.	Sum	47.3
Maximum Units: Current Regulations (zoning with minimum slope density; disturbance limit applies but does not affect units)	Sum	42.4
Maximum Density: Current Regulations	Sum	2.0
Fifer Preliminary Proposal	Units	25.0
Fifer Preliminary Proposal	Units per Acre	1.2
Proposed Gross Density T-A Overlay, with Utilities, No Clustering	Units per Acre	0.20
Proposed Gross Density T-A Overlay, with Utilities, Clustering	Units per Acre	1.00
Proposed Gross Density T-A Overlay with Utilities, Clustering, and Trail Density Bonus	Units per Acre	1.25
Proposed Gross Density T-A Overlay with Utilities, Clustering, and Trail and Affordable Housing Density Bonus	Units per Acre	1.50
Resort Plan Process (Conditional Use Permit, Performance Standards)	Units per Acre	4.00

Notes: Maximum assumes some slopes are less than 10% best case. There may be slopes of 10 to 30% on a small portion of site depending on source maps. Most of site exceeds 40% slopes. Actual geotechnical report will identify slopes. Does not address the maximum grade and length of road which may further reduce lots.

Measure	Value	Units or Density
Site Area in T-A Overlay	Acres	52.20
Slopes < 10%	Acres	19.7
TA Zone Minimum Lot Size	Lot Area	5,000
If slopes are <10% - slope density chart	Lot Area	6,000
If slopes are 15-30% - average of slope density chart	Lot Area	25,000
Slopes > 40%	Acres	32.50
Slopes > 40% Minimum Lot Size	Lot Area	43,560
Slopes > 40% with 30% Slope Disturbance Limit	Acres	9.75
Slope Density > 40% with 30% Disturbance Limit	Lot Area	43,560
Minimum Units: Current Regulations (zoning with moderate slope density and disturbance limits)	Sum	44.1
Minimum Density: Current Regulations	Units per Acre	0.8
Theoretical minimum if slopes are less than 10% in part. For all slopes use slope density chart and disturbance limits.	Sum	152.8
Theoretical maximum if slopes are less than 10% in part and uses zoning lot size; on 40% assume slope density.	Sum	204.1
Maximum Units: Current Regulations (zoning with minimum slope density; disturbance limit applies but does not affect units)	Sum	175.5
Maximum Density: Current Regulations	Sum	3.4
Palisade Preliminary Proposal (portion within Overlay)	Units	6.0
Palisade Preliminary Proposal	Units per Acre	0.1
Proposed Gross Density T-A Overlay, with Utilities, No Clustering	Units per Acre	0.20
Proposed Gross Density T-A Overlay, with Utilities, Clustering	Units per Acre	1.00
Proposed Gross Density T-A Overlay with Utilities, Clustering, and Trail Density Bonus	Units per Acre	1.25
Proposed Gross Density T-A Overlay with Utilities, Clustering, and Trail and Affordable Housing Density Bonus	Units per Acre	1.50
Resort Plan Process (Conditional Use Permit, Performance Standards)	Units per Acre	4.00

Notes: Maximum assumes some slopes are less than 10% best case. There may be slopes of 10 to 30% on a portion depending on source maps. Portion also exceeds 40%. Actual geotechnical report will identify slopes. Does not address the maximum grade and length of road which may further reduce lots.

Measure	Value	Units or Density
Site Area in T-A Overlay	Acres	24.30
Slopes < 10%	Acres	3.14
TA Zone Minimum Lot Size	Lot Area	5,000
If slopes are <10% - slope density chart	Lot Area	6,000
If slopes are 15-30% - average of slope density chart	Lot Area	25,000
Slopes > 40%	Acres	21.16
Slopes > 40% Minimum Lot Size	Lot Area	43,560
Slopes > 40% with 30% Slope Disturbance Limit	Acres	6.35
Slope Density > 40% with 30% Disturbance Limit	Lot Area	43,560
Minimum Units: Current Regulations (zoning with moderate slope density and disturbance limits)	Sum	11.8
Minimum Density: Current Regulations	Units per Acre	0.5
Theoretical minimum if slopes are less than 10% in part. For all slopes use slope density chart and disturbance limits.	Sum	29.1
Theoretical maximum if slopes are less than 10% in part and uses zoning lot size; on 40% assume slope density.	Sum	48.5
Maximum Units: Current Regulations (zoning with minimum slope density; disturbance limit applies but does not affect units)	Sum	44.0
Maximum Density: Current Regulations	Sum	1.8
Proposed Gross Density T-A Overlay, with Utilities, No Clustering	Units per Acre	0.20
Proposed Gross Density T-A Overlay, with Utilities, Clustering	Units per Acre	1.00
Proposed Gross Density T-A Overlay with Utilities, Clustering, and Trail Density Bonus	Units per Acre	1.25
Proposed Gross Density T-A Overlay with Utilities, Clustering, and Trail and Affordable Housing Density Bonus	Units per Acre	1.50
Resort Plan Process (Conditional Use Permit, Performance Standards)	Units per Acre	4.00

Property Owner Preliminary Designs: none known
Note: Does not address the maximum grade and length of road which may further reduce lots

Measure	Value	Units or Density
Site Area in T-A Overlay per Assessor	Acres	769.13
Slopes < 10%: Sites 1, 3, 4, 5, 6, 7	Acres	350.85
TA Zone Minimum Lot Size	Lot Area	5,000
If slopes are <10% - slope density chart	Lot Area	6,000
If slopes are 15-30% - average of slope density chart	Lot Area	25,000
Slopes > 40%	Acres	418.28
Slopes > 40% Minimum Lot Size	Lot Area	43,560
Slopes > 40% with 30% Slope Disturbance Limit	Acres	125.48
Slope Density > 40% with 30% Disturbance Limit	Lot Area	43,560
Comprehensive Plan Assumption - SnowCreek/Daybreak Preliminary PDD		800.0
Minimum Units: Current Regulations (zoning with moderate slope density and disturbance limits)	Sum	736.8
Minimum Density: Current Regulations	Units per Acre	1.0
Theoretical minimum if slopes are less than 10% in part. For all slopes use slope density chart and disturbance limits.	Sum	2,672.6
Theoretical maximum if slopes are less than 10% in part and uses zoning lot size; on 40% assume slope density.	Sum	3,474.9
Maximum Units: Current Regulations (zoning with minimum slope density; disturbance limit applies but does not affect units)	Sum	2,965.4
Maximum Density: Current Regulations	Sum	3.9
Proposed Gross Density T-A Overlay, with Utilities, No Clustering	Units per Acre	0.20
Proposed Gross Density T-A Overlay, with Utilities, Clustering (Assessor Acres)	Units per Acre	1.00
If parcel acreage equals 800, T-A Overlay with Utilities and Clustering	Units per Acre	1.00
Proposed Gross Density T-A Overlay with Utilities, Clustering, and Trail Density Bonus (Assessor Acres)	Units per Acre	1.25
Proposed Gross Density T-A Overlay with Utilities, Clustering, and Trail and Affordable Housing Density Bonus (Assessor Acres)	Units per Acre	1.50
Resort Plan Process (Conditional Use Permit, Performance Standards)	Units per Acre	4.00
SnowCreek/Daybreak Preliminary PDD - on 800 acres		800.00

Notes: If site ownership is 800 acres and Assessor data is not accurate at 769 acres, then the base cluster density would match PDD proposal since it is 1 du/1 ac. Does not address the maximum grade and length of road which may further reduce lots

District	Stories	Zone Number	Acres
TA-Overlay	Lowrise	6	33.1
TA-Overlay	Lowrise	7	24.3
TA-Overlay	Midrise	5	17.8
TA-Overlay	Midrise	4	45.1
TA-Overlay	Lowrise	3	49.2
TA-Overlay	Lowrise	2	29.6
TA-Overlay	Midrise	1	176.1
TA-Overlay	Slope Open Space		317.1
TA Overlay	Streams		175.78
Total Boundary			868.02

Scenario	Proposed Gross Density	Units	Net Density
Proposed Gross Density T-A Overlay, with Utilities, No Clustering	0.20	173.4	0.5
Proposed Gross Density T-A Overlay, with Utilities, Clustering	1.00	866.9	2.3
Proposed Gross Density T-A Overlay with Utilities, Clustering, and Trail Density Bonus	1.25	1,083.6	2.9
Proposed Gross Density T-A Overlay with Utilities, Clustering, and Trail and Affordable Housing Density Bonus	1.50	1,300.3	3.5

Scenario	All Sites
Minimum Units: Current Regulations (zoning with moderate slope density and disturbance limits)	803.9
Maximum Units: Current Regulations (zoning with minimum slope density; disturbance limit applies but does not affect units)	3,227.3
Property Owner Requests	875.0

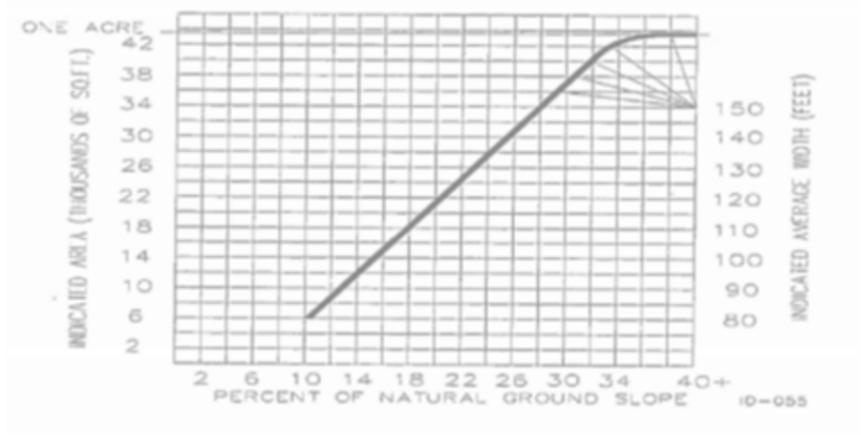
Assumptions

Slope density, Public Works Standards

Critical Areas Ordinance

Table 2: Maximum Amount of Slope That May Be Disturbed

Slope Category	Factor
Slopes 30 – 40% (60% of the site or more)	0.6
Slopes 40% + (also see landslide hazard area)	0.3



Scenario	Proposed Gross Density
Proposed Gross Density T-A Overlay, with Utilities, No Clustering	0.2
Proposed Gross Density T-A Overlay, with Utilities, Clustering	1
Proposed Gross Density T-A Overlay with Utilities, Clustering, and Trail Density Bonus	1.25
Proposed Gross Density T-A Overlay with Utilities, Clustering, and Trail and Affordable Housing Density Bonus	1.5

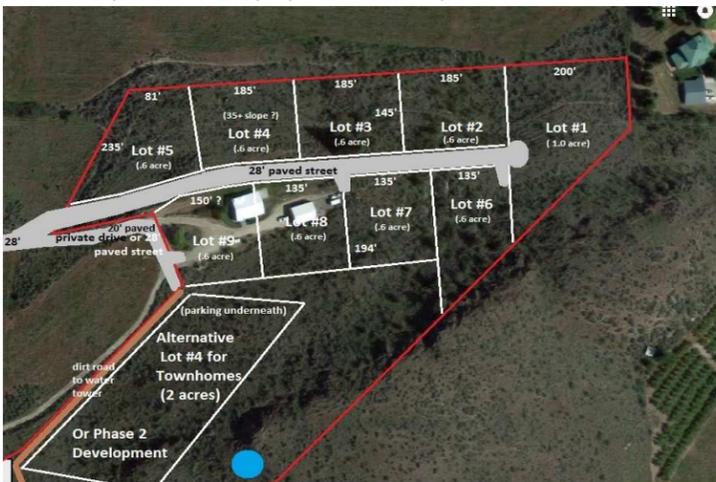
Fifer Property Case Study		Measure	Value	Units or Density
Site Area in T-A Overlay		Acres	21.24	
Slopes < 10%		Acres	3.38	
TA Zone Minimum Lot Size		Lot Area	5,000	29.4
If slopes are <10% - slope density chart		Lot Area	6,000	24.5
If slopes are 15-30% - average of slope density chart		Lot Area	25,000	5.9
Slopes > 40%		Acres	17.86	
Slopes > 40% Minimum Lot Size		Lot Area	43,560	17.9
Slopes > 40% with 30% Slope Disturbance Limit		Acres	5.36	
Slope Density > 40% with 30% Disturbance Limit		Lot Area	43,560	5.4
Minimum Units: Current Regulations (zoning with moderate slope density and disturbance limits)		Sum		11.2
Minimum Density: Current Regulations		Units per Acre		0.5
Theoretical minimum if slopes are less than 10% in part. For all slopes use slope density chart and disturbance limits.		Sum		29.9
Theoretical maximum if slopes are less than 10% in part and uses zoning lot size; on 40% assume slope density.		Sum		47.3
Maximum Units: Current Regulations (zoning with minimum slope density; disturbance limit applies but does not affect units)		Sum		42.4
Maximum Density: Current Regulations		Sum		2.0
Fifer Preliminary Proposal		Units		25.0
Fifer Preliminary Proposal		Units per Acre		1.2
Proposed Gross Density T-A Overlay, with Utilities, No Clustering		Units per Acre	0.20	4.2
Proposed Gross Density T-A Overlay, with Utilities, Clustering		Units per Acre	1.00	21.2
Proposed Gross Density T-A Overlay with Utilities, Clustering, and Trail Density Bonus		Units per Acre	1.25	26.5
Proposed Gross Density T-A Overlay with Utilities, Clustering, and Trail and Affordable Housing Density Bonus		Units per Acre	1.50	31.9
Resort Plan Process (Conditional Use Permit, Performance Standards)		Units per Acre	4.00	84.9

Notes: Maximum assumes some slopes are less than 10% best case. There may be slopes of 10 to 30% on a small portion of site depending on source maps.

Most of site exceeds 40% slopes. Actual geotechnical report will identify slopes.

Does not address the maximum grade and length of road which may further reduce lots.

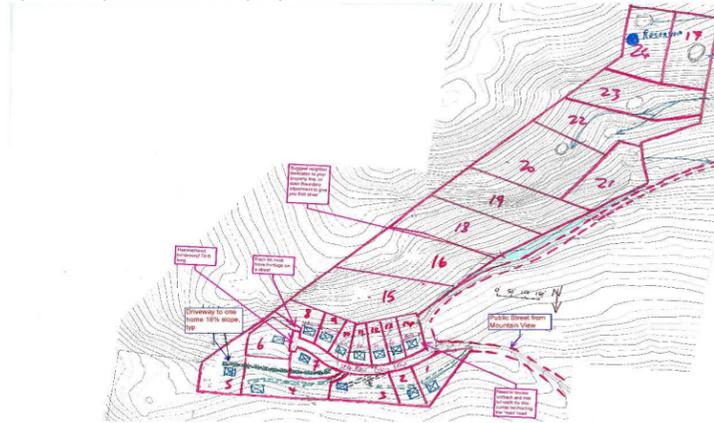
March 2017 Option: Not vetted by City for code conformity.



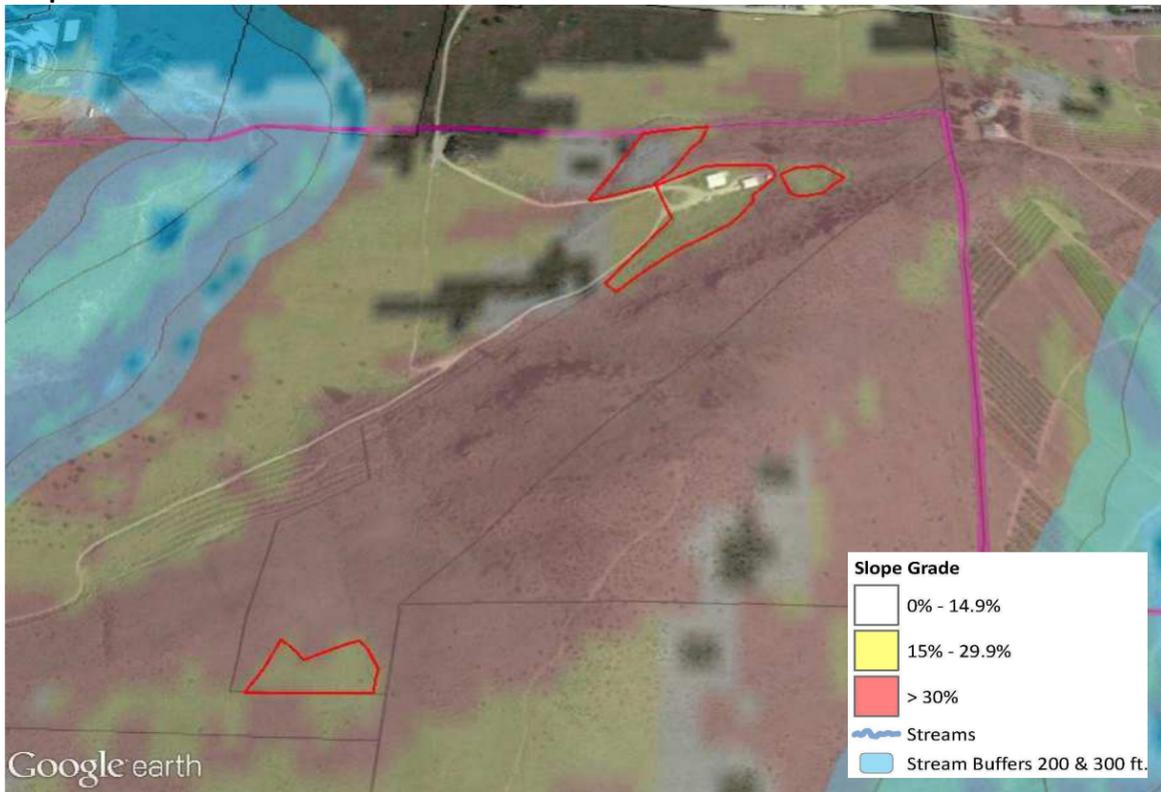
Fifer's Short-Plat Development:

If the area where Lot #4 or Lot #2 are too steep to build on, then I would develop the alternative (2.0 acres) lot for Town-homes to be built. Otherwise that area would be the next area to develop (Phase 2) for Town-homes to be built. Thank you for the help. Robert Fifer 509-699-0540 robert.w.fifer@gmail.com

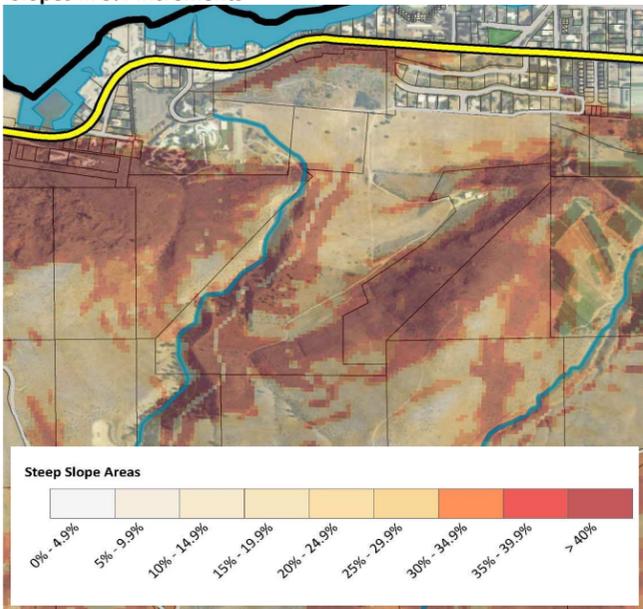
April 2017 Option: Not vetted by City for code conformity.



Slopes and Ravines



Slopes in 5% Increments

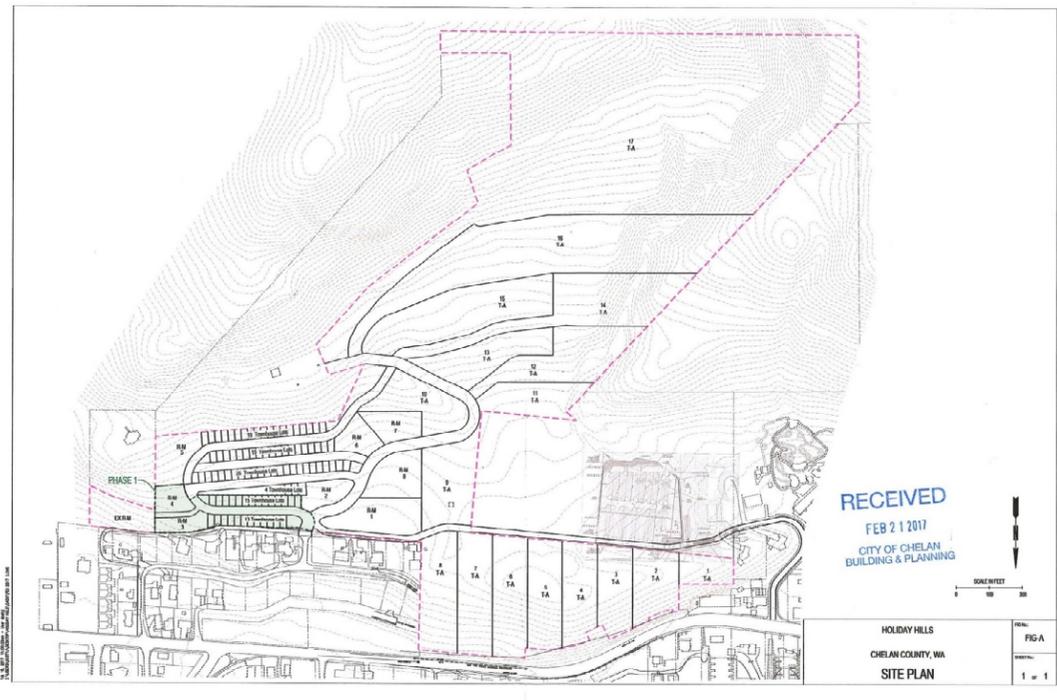


Palisade Property Case Study	Measure	Value	Units or Density
Site Area in T-A Overlay	Acres	52.20	
Slopes < 10%	Acres	19.7	
TA Zone Minimum Lot Size	Lot Area	5,000	171.6
If slopes are <10% - slope density chart	Lot Area	6,000	143.0
If slopes are 15-30% - average of slope density chart	Lot Area	25,000	34.3
Slopes > 40%	Acres	32.50	
Slopes > 40% Minimum Lot Size	Lot Area	43,560	32.5
Slopes > 40% with 30% Slope Disturbance Limit	Acres	9.75	
Slope Density > 40% with 30% Disturbance Limit	Lot Area	43,560	9.8
Minimum Units: Current Regulations (zoning with moderate slope density and disturbance limits)	Sum		44.1
Minimum Density: Current Regulations	Units per Acre		0.8
Theoretical minimum if slopes are less than 10% in part. For all slopes use slope density chart and disturbance limits.	Sum		152.8
Theoretical maximum if slopes are less than 10% in part and uses zoning lot size; on 40% assume slope density.	Sum		204.1
Maximum Units: Current Regulations (zoning with minimum slope density; disturbance limit applies but does not affect units)	Sum		175.5
Maximum Density: Current Regulations	Sum		3.4
Palisade Preliminary Proposal (portion within Overlay)	Units		6.0
Palisade Preliminary Proposal	Units per Acre		0.1
Proposed Gross Density T-A Overlay, with Utilities, No Clustering	Units per Acre	0.20	10.4
Proposed Gross Density T-A Overlay, with Utilities, Clustering	Units per Acre	1.00	52.2
Proposed Gross Density T-A Overlay with Utilities, Clustering, and Trail Density Bonus	Units per Acre	1.25	65.3
Proposed Gross Density T-A Overlay with Utilities, Clustering, and Trail and Affordable Housing Density Bonus	Units per Acre	1.50	78.3
Resort Plan Process (Conditional Use Permit, Performance Standards)	Units per Acre	4.00	208.8

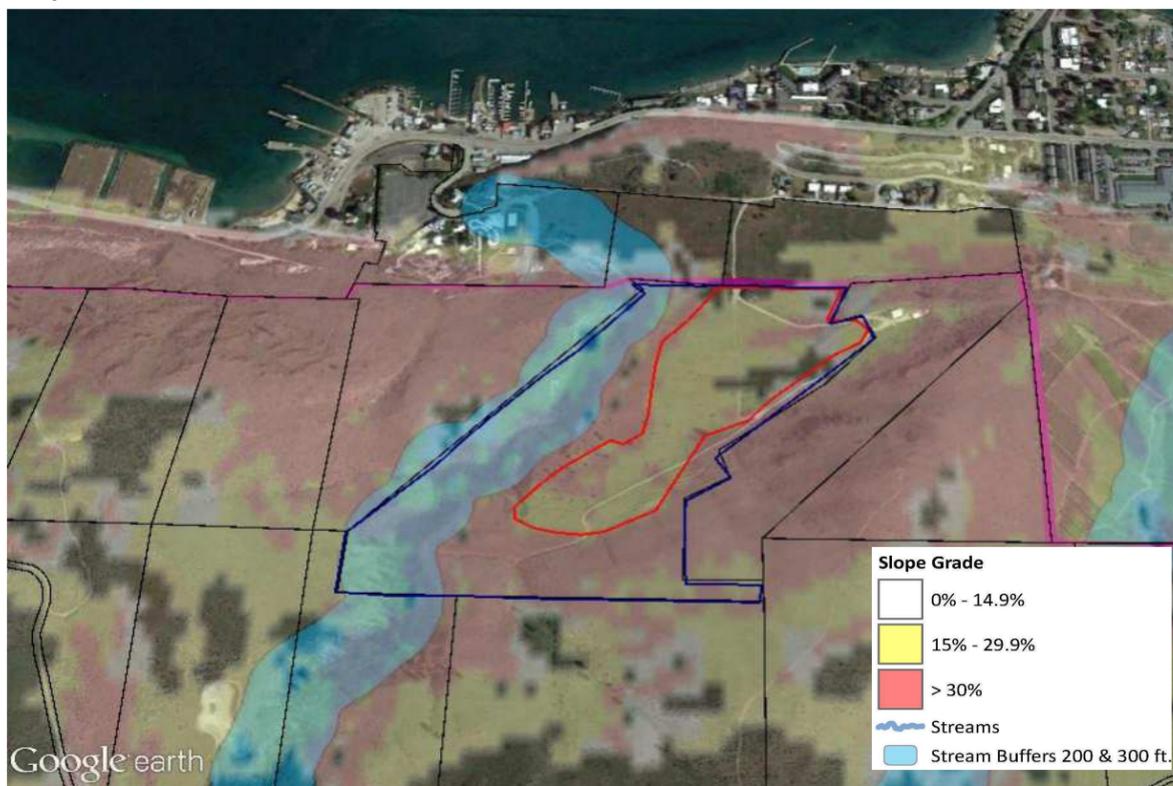
Notes: Maximum assumes some slopes are less than 10% best case. There may be slopes of 10 to 30% on a portion depending on source maps. Portion also exceeds 40%.
 Actual geotechnical report will identify slopes.
 Does not address the maximum grade and length of road which may further reduce lots.

Slope assumption outside of clusters - predominantly 40%

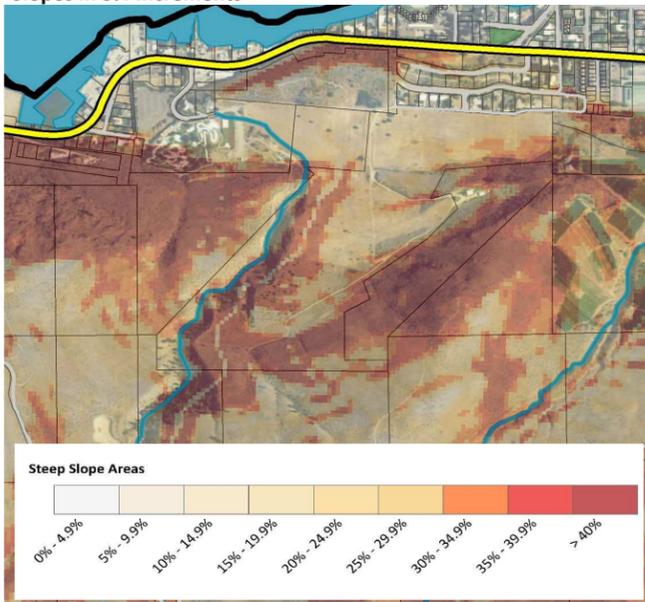
Preliminary submittal



Slopes and Ravines



Slopes in 5% Increments

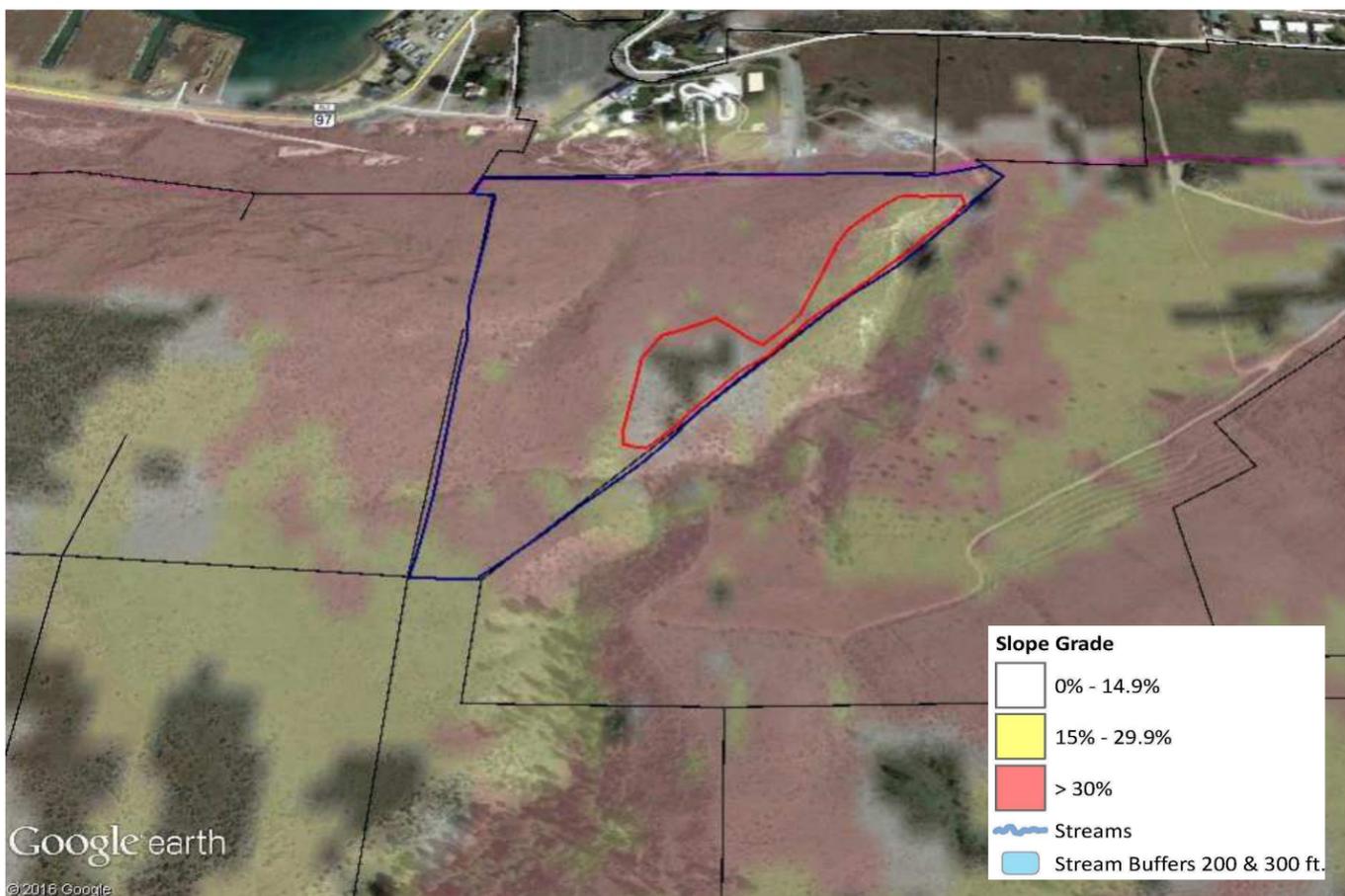


Morris Case Study	Measure	Value	Units or Density
Site Area in T-A Overlay	Acres	24.30	
Slopes < 10%	Acres	3.14	
TA Zone Minimum Lot Size	Lot Area	5,000	27.4
If slopes are <10% - slope density chart	Lot Area	6,000	22.8
If slopes are 15-30% - average of slope density chart	Lot Area	25,000	5.5
Slopes > 40%	Acres	21.16	
Slopes > 40% Minimum Lot Size	Lot Area	43,560	21.2
Slopes > 40% with 30% Slope Disturbance Limit	Acres	6.35	
Slope Density > 40% with 30% Disturbance Limit	Lot Area	43,560	6.3
Minimum Units: Current Regulations (zoning with moderate slope density and disturbance limits)	Sum		11.8
Minimum Density: Current Regulations	Units per Acre		0.5
Theoretical minimum if slopes are less than 10% in part. For all slopes use slope density chart and disturbance limits.	Sum		29.1
Theoretical maximum if slopes are less than 10% in part and uses zoning lot size; on 40% assume slope density.	Sum		48.5
Maximum Units: Current Regulations (zoning with minimum slope density; disturbance limit applies but does not affect units)	Sum		44.0
Maximum Density: Current Regulations	Sum		1.8
Proposed Gross Density T-A Overlay, with Utilities, No Clustering	Units per Acre	0.20	4.9
Proposed Gross Density T-A Overlay, with Utilities, Clustering	Units per Acre	1.00	24.3
Proposed Gross Density T-A Overlay with Utilities, Clustering, and Trail Density Bonus	Units per Acre	1.25	30.4
Proposed Gross Density T-A Overlay with Utilities, Clustering, and Trail and Affordable Housing Density Bonus	Units per Acre	1.50	36.5
Resort Plan Process (Conditional Use Permit, Performance Standards)	Units per Acre	4.00	97.2
Property Owner Preliminary Designs			none known

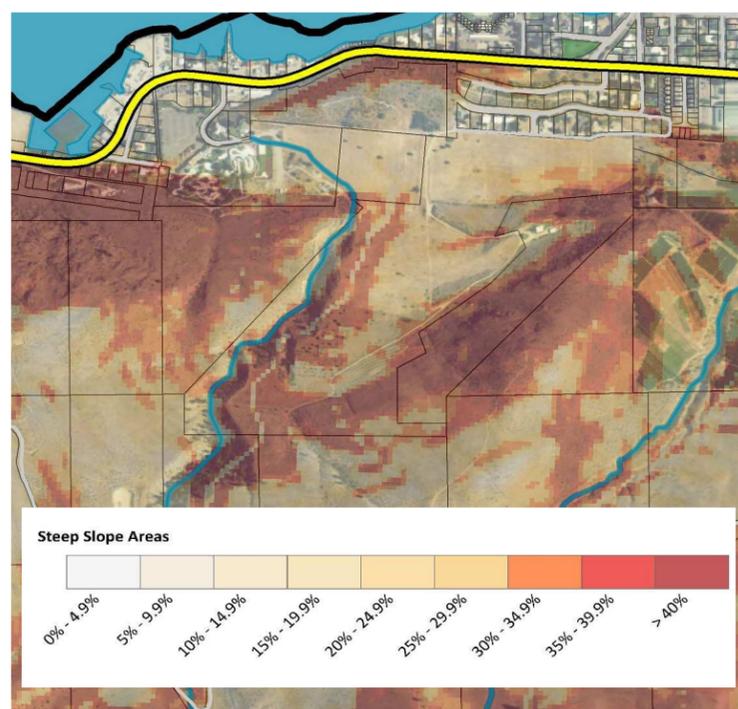
Note: Does not address the maximum grade and length of road which may further reduce lots

Slope assumption outside of clusters - predominantly 40%

Slopes and Ravines



Slopes in 5% Increments

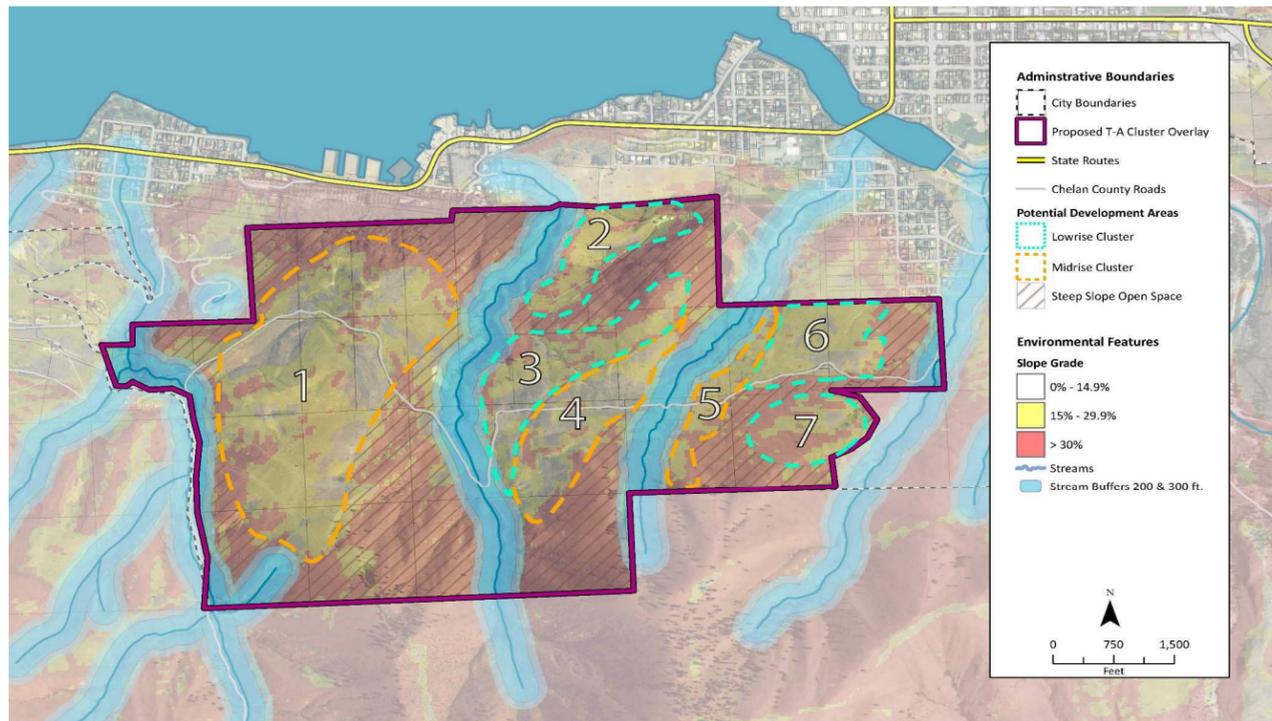


Golden Gate Ventures Case Study	Measure	Value	Units or Density
Site Area in T-A Overlay per Assessor	Acres	769.13	
Slopes < 10%: Sites 1, 3, 4, 5, 6, 7	Acres	350.85	
TA Zone Minimum Lot Size	Lot Area	5,000	3,056.6
If slopes are <10% - slope density chart	Lot Area	6,000	2,547.1
If slopes are 15-30% - average of slope density chart	Lot Area	25,000	611.3
Slopes > 40%	Acres	418.28	
Slopes > 40% Minimum Lot Size	Lot Area	43,560	418.3
Slopes > 40% with 30% Slope Disturbance Limit	Acres	125.48	
Slope Density > 40% with 30% Disturbance Limit	Lot Area	43,560	125.5
Comprehensive Plan Assumption - SnowCreek/Daybreak Preliminary PDD			800.0
Minimum Units: Current Regulations (zoning with moderate slope density and disturbance limits)	Sum		736.8
Minimum Density: Current Regulations	Units per Acre		1.0
Theoretical minimum if slopes are less than 10% in part. For all slopes use slope density chart and disturbance limits.	Sum		2,672.6
Theoretical maximum if slopes are less than 10% in part and uses zoning lot size; on 40% assume slope density.	Sum		3,474.9
Maximum Units: Current Regulations (zoning with minimum slope density; disturbance limit applies but does not affect units)	Sum		2,965.4
Maximum Density: Current Regulations	Sum		3.9
Proposed Gross Density T-A Overlay, with Utilities, No Clustering	Units per Acre	0.20	153.8
Proposed Gross Density T-A Overlay, with Utilities, Clustering (Assessor Acres)	Units per Acre	1.00	769.1
<i>If parcel acreage equals 800, T-A Overlay with Utilities and Clustering</i>	<i>Units per Acre</i>	<i>1.00</i>	<i>800.0</i>
Proposed Gross Density T-A Overlay with Utilities, Clustering, and Trail Density Bonus (Assessor Acres)	Units per Acre	1.25	961.4
Proposed Gross Density T-A Overlay with Utilities, Clustering, and Trail and Affordable Housing Density Bonus (Assessor Acres)	Units per Acre	1.50	1,153.7
Resort Plan Process (Conditional Use Permit, Performance Standards)	Units per Acre	4.00	3,076.5
SnowCreek/Daybreak Preliminary PDD - on 800 acres			800.00

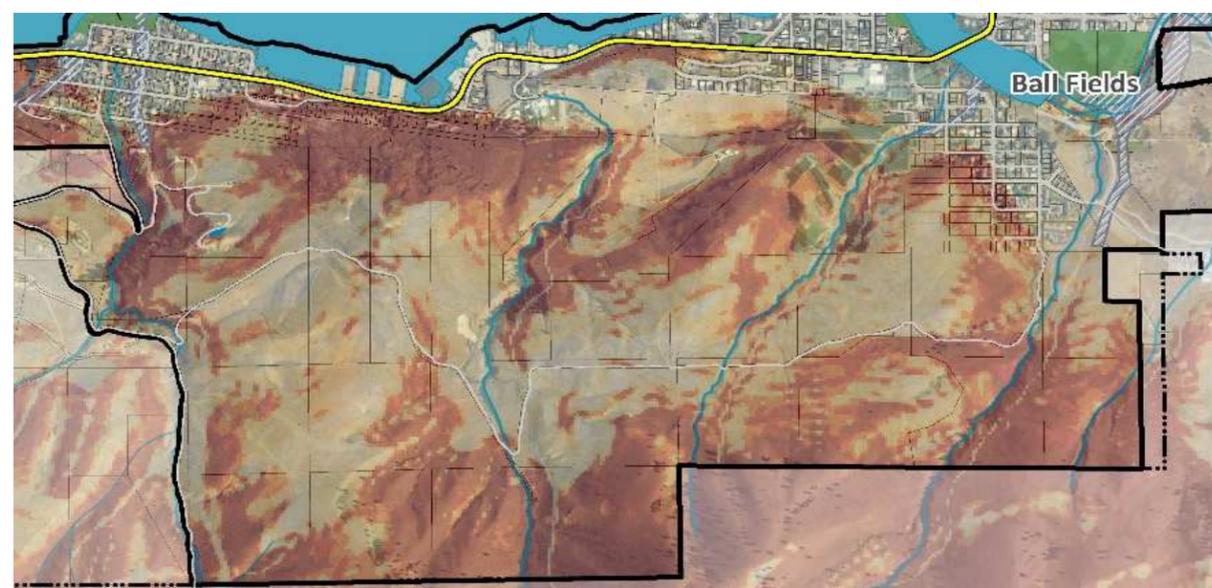
Notes: If site ownership is 800 acres and Assessor data is not accurate at 769 acres, then the base cluster density would match PDD proposal since it is 1 du/1 ac. Does not address the maximum grade and length of road which may further reduce lots

Slopes and Ravines: Golden Gate Properties - Sites 1, 3, 4, 5, 6, 7

District	Stories	Zone Number	Acres
TA-Overlay	Lowrise	6	33.1
TA-Overlay	Lowrise	7	24.3
TA-Overlay	Midrise	5	17.8
TA-Overlay	Midrise	4	45.1
TA-Overlay	Lowrise	3	49.2
TA-Overlay	Lowrise	2	29.6
TA-Overlay	Midrise	1	176.1
TA-Overlay	Slope Open Space		317.1
TA Overlay	Streams		175.78
Total Boundary			868.02



Slopes in 5% Increments



Step Slope Areas

