

Public Comment Land Use and Policy Requests Matrix

DRAFT Chelan Comprehensive Plan Update | May 2, 2017

This matrix summarizes the public comments received from November 16, 2016 to April 26, 2017. Full comments are attached. In the matrix, a discussion column summarizes where the March 2017 Draft Comprehensive Plan and Future Land Use Map & Zoning Map address the topic, or provides considerations for Planning Commission review. Property owner requests are reflected in the May 17, 2017 hearing draft Future Land Use Plan/Zoning Map. Policy changes are included in the May 17, 2017 hearing draft Comprehensive Plan elements.

Exhibit 1. Chelan Comprehensive Plan Update: Summary of Land Use and Policy Requests

#	Name / Date	Request	Location/Parcels	Discussion
1.	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.
2.	Chelan Fruit Cooperative Colbert, Jim 2/8/17	Farmworker housing and housing for Chelan Fruit production employees.	272317330050 272318440150	See May 2017 Code Amendment Report, Section 7.4 suggesting amendments to W-I zone.

#	Name / Date	Request	Location/Parcels	Discussion
3.	Chelan Lanes Raines, Shawn 3/14/17	The bowling alley has a remodel planned and the required parking is difficult to achieve.	518 W Manson Hwy	Most of the time, the parking lot is empty although all bowling lanes are full. This is because people walk there. Consider requiring less parking in code when multi-modal improvements are made or parking study demonstrates lower demand than code. See May 2017 Code Amendments.
4.	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).
5.	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.
6.	Evans, Guy 3/21/17	Developments be encouraged to create trails connections that connect to larger trails outside their bounds; anticipate trail locations in pending Open Space Strategy.	Not applicable	The Draft Plan includes policy supporting Open Space Strategy and City trail and non-motorized plans among others (part of Land Use Element). See May 2017 Draft Comprehensive Plan for an added policy indicating development should address regional trail locations.

#	Name / Date	Request	Location/Parcels	Discussion
7.	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 abut the site and should be considered for R-M for a compatible pattern if carrying forward the request. See April 2017 Discussion Map.
8.	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.
9.	Friends of Lake Chelan 3/7/17	Letter and petition provided. Lack of public parks on Lake Chelan and pressure of increased resident and summer population. Services need to be adequate for 10-year projections. GMA indicates Plan should consider promoting physical activity. Rezone Lakeside Bay/Lake Park Bay as PLF, and purchase by any means including Eminent Domain.	C-W zone, and particularly Three Fingers.	In addition to estimating seasonal units in the Land Use Element, the May 2017 draft adds analysis of seasonal population in the Capital Facilities Plan Appendix, as well as an updated level of service analysis. The Draft Capital Facility Plan incorporates by reference the PROS Plan that supports open space acquisition of Three Fingers and other properties. Shoreline Master Program (SMP) requires public access with new development. SMP also prioritizes water-oriented uses such as a water transport hub. Suggest adding parks as a permitted use in C-W zone. See May 2017 Code Amendment Report, Section 7.3. PLF is applied to publicly owned properties. See Row 10.

#	Name / Date	Request	Location/Parcels	Discussion
10.	Friends of Lake Chelan 4/3/17	Consider GMA requirements for physical activity. Consider opinion that GMA doesn't prohibit negative impacts to a specific property ¹ . Must zone property for public park. Want to formulate a petition for Growth Management Hearings Board.	Three Fingers	See Row 7. Suggest adding parks as permitted use in C-W zone. The Attorney General Opinion quoted in the letter, appears to respond to a question about whether someone could seek a remedy for a specific property takings through the Growth Management Hearings Board; the opinion indicates "the Legislature appears to have made the judgment that the courts remain the proper forum to resolve an individual property owner's takings claim." ²
11.	GBI 4/17/17	In support of the proposal to allow a water transportation hub for commercial-water transportation in this zone. Do not favor limiting residential uses to existing ones. Concerned about non-conforming status.	C-W Zone	The C-W zone allowance for residential would ensure it matches the Shoreline Master Program (SMP) allowance, which allows residential uses as part of mixed use development with water-oriented commercial uses provided:1) The mixed-use project includes one or more water-dependent uses; and 2) Water-dependent commercial uses as well as other water-oriented commercial uses have preferential, and 3) Public access is provided for significant number of persons and/or ecological restoration is provided as a public benefit.

¹ While the letter cites the paragraph as under RCW 36.70A.280, it appears the language is from this Attorney General Opinion in 1992: <http://www.atg.wa.gov/ago-opinions/appeal-growth-planning-hearings-boards-based-claim-regulation-has-negative-impact>.

² The Opinion considers whether Growth Management Hearings Board is the proper venue for an individual claim. The focus of the opinion seems to be that a specific case of a potential taking is not the focus of the Hearings Board but rather a jurisdiction's comprehensive decisions under GMA. The Opinion indicates: "Thus, with regard to property rights, a government entity is not in compliance with the GMA if it fails to consider property rights in developing its plans and regulations, or if it considers property rights in an arbitrary and discriminatory manner. The Boards have jurisdiction to consider these issues." The Opinion also cites the US Constitution 5th Amendment and other laws and cases that indicate private property shall not be taken for public use without just compensation.

#	Name / Date	Request	Location/Parcels	Discussion
12.	Gibb, Michael 3/7/17	Provided photos of power lines that are proposed.	Northshore	See proposed policy UT-I-1 in the Draft Comprehensive Plan that promotes undergrounding. City standards and franchise agreements require undergrounding of distribution lines for new development.
13.	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.
14.	Long, Philip 3/23/17	A. Do not support multifamily in Apple Blossom Center. B. Do not support T-A proposal north of WalMart. C. W-C zone is too large; make Three Fingers a park/access. D. Do not remove southern property from UGA. E. Ensure buffering of workforce housing in W-I. F. Dock rebuild area – address stormwater outfall. G. Move the no-wake buoys to the west of where they are now located between Lookout and Sunset Marina.	Multiple locations per comment letter.	A. Consider housing affordability and variety need per Draft Housing Element. Consider Land Use Workshop results, generally supportive of proposal. B. Same as “A”. T-A allows for both permanent and seasonal housing and would be located near services. C. See Row 9 and Row 10. D. Comment noted. See Land Use Workshop results, generally supportive of proposal. Consider City’s ability to serve area. E. Comment noted. Consider in code amendments. F. Comment noted. This project level comment is not related to Comprehensive Plan Update. G. Comment noted. This project level comment is not related to Comprehensive Plan Update.
15.	Rupert, Ruth 11/16/16	See photo of a painting that depicts a downtown corner. Interested in height of buildings. Need every level of housing economically and up to senior and continuum care.	Not applicable	Comment noted regarding Downtown art. Heights are under review in zones in the City. Potential policy and map changes are under consideration for housing variety and affordability including senior housing.

#	Name / Date	Request	Location/Parcels	Discussion
16.	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.
17.	Singh Gill, Harbans 3/13/17	Residential use instead of W-I	70 Isenhardt Road	Consider location of property at eastern border of city limits and W-I zone and surrounding W-I zone. Property owner also mentioned to City staff that W-I was workable and that is retained on May 2017 map. See concepts for live-work in proposed code for W-I zone.
18.	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.
19.	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.
20.	Wakefield, Rusty 3/29/17	Place power lines underground	Not applicable	See Row 12.
21.	Wall, John T	Request multifamily zone instead of DSF.	272212590510	See May 2017 Map illustrating request.

03.31.2017

Craig Gildroy

City of Chelan Planning Director

PO Box 1669

Chelan, WA 98816

Dear Mr. Gildroy,

NoSeeUm Orchard is requesting a rezone of its property from Single Family Residential to Tourist Accommodation. The property requested for the rezone is contained within the green boundary represented on the accompanying map and includes parcels: 272212420050, 272212330000, 272212430060, 272212330000, 272212130050 and 272212240050.

-The rezone is needed to provide the City with the appropriate level of Tourist Accommodation zoning in the appropriate location relative to the goals of the City of Chelan's Comprehensive Plan.

-The zoning request is consistent with the Comp Plan because this new TA zoning area would connect to existing TA zoning, would represent infilling and would be an appropriate city-centric location for urban densities connected to downtown.

-This new TA zoning would not exclude NoSeeUm's plans to provide Single Family Residential uses within the new TA zone in areas of this property that were appropriate.

-This new TA zoning request is unique because the expansion of the TA zone would not occur adjacent to existing neighbors.

-Additional TA zoning will be necessary for Chelan's tourism and recreation based economy and provide employment, sales tax, stadium fund tax and other benefits to the City of Chelan. It would also be compatible and a synergistic to the City's important recreational amenity, the Lake Chelan Municipal Golf Course.

-Sally and Ray Nelson, who own parcel # 272212430050 and Thomas and Mia Campbell, who own parcel #272212430030, support this rezone request and request that their respective lots are rezoned to Tourist Accommodation as well.

NoSeeUm Orchard is also requesting a rezone of its property from Single Family Residential to Multi-Family Residential. The property requested for the rezone is contained within an orange boundary represented on the accompanying map and includes parcels: 272212320100, 272212310110 and 272212310100.

-The rezone is needed to provide the City with the appropriate level of Multi-Family zoning in the appropriate location relative to the goals of the City of Chelan's Comprehensive Plan.

-The zoning request is consistent with the Comp Plan because this new Multi-Family zoning area would serve as a buffer between the existing Single Family zoning to the west and the exiting TA zoning to the east.

-The zoning request would represent infilling and would be an appropriate city-centric location for increased urban densities connected to downtown.

-The new Multi-Family zoning area would be compatible and synergistic to the City's important recreational amenity, the Lake Chelan Municipal Golf Course.

Please see the accompanying map.

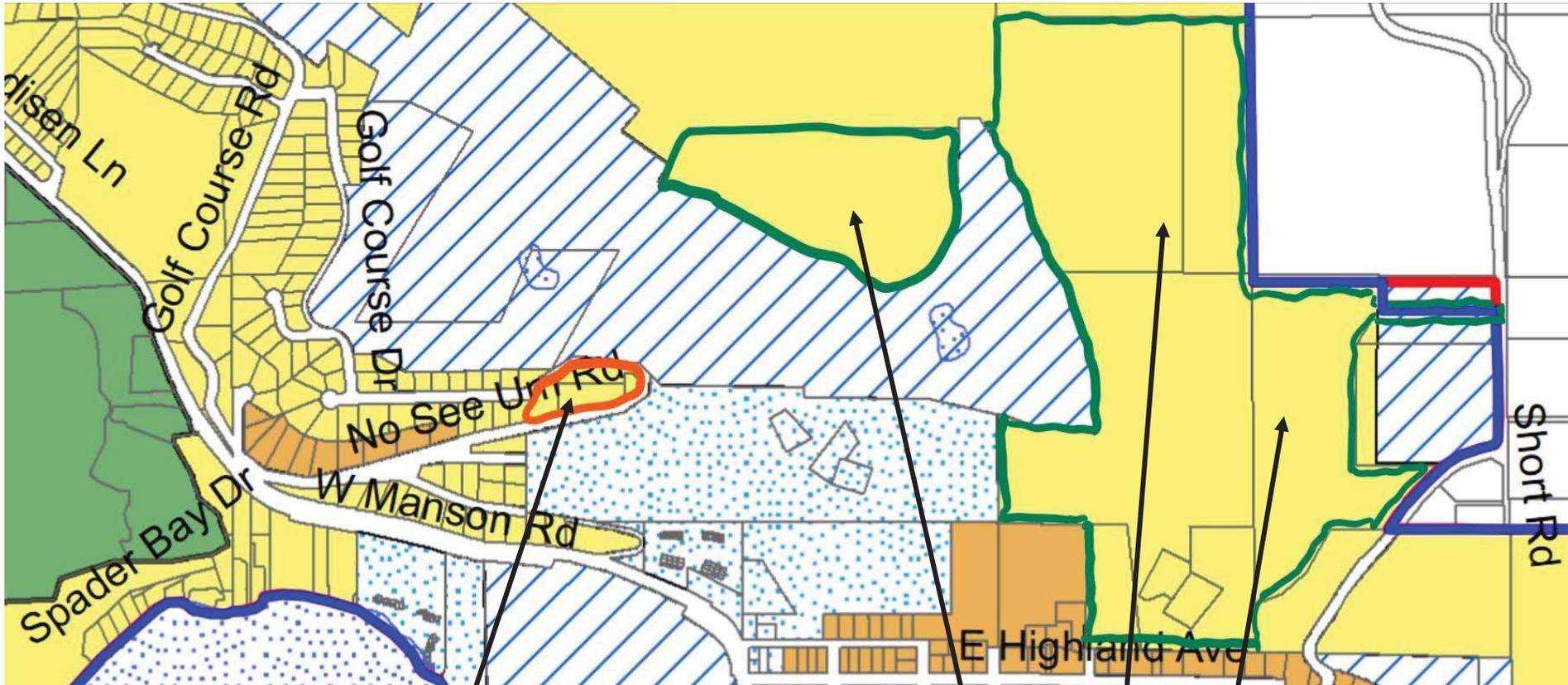
Thank-you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Clint". The signature is written in a cursive, flowing style with a long horizontal stroke extending to the right.

Clint Campbell

NoSeeUm Orchard



Request to rezone to Multi-Family
inside orange boundary.

Request for rezone to TA inside
green boundary.

This map is taken from a copy of the current City of Chelan Zoning map.



Three parcel #s

272212310110

272212320100

272212310100



February 8, 2017

Craig Gildroy
Planning Director
City of Chelan
PO Box 1669
Chelan, WA 98816

Dear Craig,

On behalf of Chelan Fruit Cooperative I am requesting that as a part of the upcoming Comprehensive Plan Review, zoning for the following parcels be amended.

Parcels: 272317330050 and 272318440150

We request that the zoning be established to allow construction, occupancy and management of housing that would allow occupancy of this housing by Migrant seasonal farmworkers (domestic or foreign guestworkers), full time workers, workers that are single as well as families.

Please let me know if you need anything further from me to begin this process.

Best Regards,

A handwritten signature in blue ink that reads "Jim Colbert". The signature is fluid and cursive, with the first name "Jim" being more prominent than the last name "Colbert".

Jim Colbert
Director of Business Relation
Chelan Fruit Cooperative

Chelan Fruit Cooperative – Farmworker Housing Projects Outline

Wilmorth Rd. Project

Chelan Co. Parcel Number: 272317330050

Tentative address: 95 Hwy 150, Chelan

Project description: Farmworker Housing available to provide a stable workforce for Chelan area Growers.

Phase 1

Construct: 10 – 16 person units that would house Seasonal Migrant Farm Workers

1 – 2 bedroom home to house the site Manager

1 – storage building (lawn equipment, tools, etc.)

Each unit would have 4 bedrooms with kitchen, bath/shower and laundry facilities for the 16 occupants. The units in phase 1 would not be built to house families. These units would be built to meet the specifications required by the Washington State Department of Health code for Farm Worker Housing (Chapter 246-358 WAC). The intent would be to house Seasonal Migrant workers that would be employed by the Growers of the Chelan Valley.

Each unit is 56' X 28' and 13' high.

This property is within the boundary of the Chelan City limits and would be serviced by City water and sewer services. Available for occupancy: September 2017

Howser Road Project

Chelan Co. Parcel number: 272318440150

Tentative address: 36 or 40 Howser Rd. (not yet designated by County)

Project description: Housing for Chelan Fruit production employees

Phase 1

Construct: Housing for up to 60 employees.

The exact form of housing is not yet determined but phase 1 would not be family housing but some sort of facility similar to the units above.

These employees would initially be secured through the Federal H2-B Guestworker program and work on the production lines at Chelan Fruit.

This property is within the boundary of the Chelan City limits and would be serviced by City water and sewer services. Available for occupancy: October 2017

Phase 2

If the local labor supply continues to decline Chelan Fruit may decide to increase available housing on this site. This phase could involve family housing

Resources:

Department of Health Farmworker Housing Website:

<http://www.doh.wa.gov/LicensesPermitsandCertificates/FacilitiesNewReneworUpdate/TemporaryWorkerHousing>

A selection of Rules regarding Temporary Housing Standards:

Chapter 246-358 WAC

TEMPORARY WORKER HOUSING

Chapter 246-359 WAC

TEMPORARY WORKER HOUSING CONSTRUCTION STANDARD

From: Chelan Lanes [<mailto:chelanlanes@outlook.com>]
Sent: Tuesday, March 14, 2017 2:39 AM
To: Craig Gildroy <cgildroy@cityofchelan.us>
Subject:

Hi Craig,

You recently asked me a question inquiring as to how the patrons of my business "arrive" at my business. Specifically, do they drive to my business or do they walk? Over a year as a whole, I would say that a very high percentage of my customers walk to my business. And that behavior seems to be ever-increasing each year. They walk from Darnell's Lake Resort, the Park Pointe condos, The Lakehouse, Campbell's Resort, The Grandview, and of course from the Don Morse city park and RV area as well as from many vacation/private homes located near by (including The Lookout). On countless occasions, I have made note that the bowling alley and restaurant have been at or near full capacity and yet the parking lots are nearly empty with often less than a dozen vehicles in total on the entire property. This has been something that I have noticed in the summer and winter months alike. The foot traffic at and around the area of the Chelan Lanes property is tremendous. I feel as if it has become as "pedestrian" as anywhere in Chelan.

I hope that I provided you with the information that you were looking for. If you need anything further, please let me know.

Shawn Raines

Chelan Lanes & Mr. J's Lane Eleven
518 W Manson Hwy
PO Box 2037
Chelan, WA 98816
phone: 509.682.2251

From: Jon Eberle [mailto:jeberle@developmentpartners.net]
Sent: Wednesday, April 26, 2017 2:16 PM
To: Craig Gildroy <cgildroy@cityofchelan.us>
Cc: Randy Asplund <rasplund@rh2.com>
Subject: FW: Apple Blossom East Exhibit and Cost Estimates

Hi Craig,

Will you please share this attached Exhibit and information with your consultant? Randy, RH2 Engineering, did an estimate of the cost to create flat pads in this sloped neighborhood. He estimates it will take \$3/sf to make the pads level. This does not include extending power and water, or creating access that meet City road standards.

Just the cost of excavation to create building pads puts the property out of range for W/I users. And this is assuming you don't run into big rock underground, which looks highly likely given the surface rock and terrain. Randy used the assumption that the fill to create lots came from cutting on site, and did not allow for importing dirt. It's what we call balancing the site, using available material making cuts for fill to the extent necessary to make buildable pads. It's the cheapest way to create developable property on sloped ground.

You will see Randy's estimate for pads, using on-site fill, equals about 29 acres. That is only half of the former orchard area, 59 acres, which we assume would all be usable if residential zoning was available. So half the usable land would remain undevelopable for W/I users.

If you proceed with W/I zoning, the impact is twofold. First, half the land will remain unused after full buildout, impossible to make level for this type of user. Secondly, the available pads will never be sold because even if we gave a user the property, their cost for infrastructure and excavation would be significantly more than buying property and building elsewhere.

The final issue in this discussion is that we already have industrial property at Apple Blossom Center ready to go, including access, water, power, and sewer, and we haven't sold a single square foot for industrial development. We have tried and there does not appear to be any industrial demand. There are no impediments for an industrial sale if the market existed, since all the infrastructure costs up were

paid up front.

Separately, I am curious, if this area remains zoned W/I, would a user also need to extend sewer on top of the excavation, water, power, and access costs, or could they use septic? The impossible economics of a user ever using the land gets even worse than described above if you add sewer costs in addition. Many W/I users do not need sewer, but since the property is inside the City limits is this a requirement?

I would like to present this information and the reality check on market demand to the Planning Commission May 17th, 6 PM, if you don't mind. Meanwhile I'm happy to discuss your thoughts, or your consultant's opinions, any time.

Please let me know if I can offer you follow up information or answer any questions. We're just trying to explain why there are no users yet on this W/I designated land and why there won't ever be. Considering the topographic constraints, and the goal to use land inside the City as productively as possible, residential, with it's tolerance for slopes would be the best possible use. From what we're hearing there is more demand for residential than W/I. We're especially interested in finding ways to increase residential density and lower the cost for home buyers and renters.

Congratulations on the hospital project moving forward! This is a huge success for the whole community in many different ways.

Thanks,
Jon

From: Randy Asplund [mailto:rasplund@rh2.com]
Sent: Tuesday, April 25, 2017 4:39 PM
To: Jon Eberle <jeberle@developmentpartners.net>
Cc: Robert Boggess <rboggess@naumes.com>; Mike Naumes <mnaumes@naumes.com>
Subject: RE: Apple Blossom East Exhibit and Cost Estimates

Jon;

I'm fine with you sharing the draft information City. The reason I asked that you keep the document internal was that the sketch may imply a greater level of detail than what actually exists. As you know, this was a very quick effort using Google Earth topography and tools for conceptual planning purposes to estimate the order of magnitude of grading (and cost) for planning purposes only.

My conclusion from preparing the sketch is that the steep slopes and shape of much of the formerly farmed lands are not conducive to the creation of flat 3-5 acre industrial pads that are needed for any type of warehouse or ag related storage facilities. Residential uses could allow more flexibility for grading which provides a "better fit" to the land.

Randy

Randy Asplund, PE | RH2 Engineering
Central WA Regional Manager
300 Simon Street SE, Suite 6
East Wenatchee, WA 98802
Direct: 509.886.6766 | 425.951.5366
P: 800.720.8052 x5366
F: 509.886.2313
rasplund@rh2.com
www.rh2.com



Apple Blossom East

Conceptual Industrial Lot Layout

DRAFT

From: Jon Eberle [<mailto:jeberle@developmentpartners.net>]
Sent: Wednesday, April 19, 2017 11:10 AM
To: Craig Gildroy <cgildroy@cityofchelan.us>
Subject: East of Apple Blossom Center

Hi Craig,

Wanted to let you know we appreciate the progress on doing multifamily at Apple Blossom Center. I don't know yet if there is a market, but it would be an appealing place to live with park, school, medical services, groceries, retail supplies, etc. all right there. It's a short walk or bike ride to downtown and the lake.

I'd like to add 2 thoughts:

1. Land east of Apple Blossom Center is very up and down, with steep slopes. Slopes are workable for smaller footprint home sites, but not large building sites. Do you have any idea what would it cost to level building sites for typical warehouse industrial footprints that require large flat floors? I could either ask our engineer to estimate the cut/fill costs or you could ask you engineer to do a quick estimate. If you assume the hills have to be cut down and the valleys have to be filled in to create flat sites, the cost is really high.

2. I am right now working with a buyer, through their John L. Scott broker, who wants to live in the same building he works. Remember we liked this concept when we had the sub area plan committee meetings a few years ago. Chelan being so special/unique I think we could use this as an economic development tool. Could we still have an area, either at Apple Blossom Center or Apple Blossom East where we can mix residential and commercial or residential and industrial? Are you open to this kind of input?

Thanks,
Jon

Sent from my iPad

From: Jeff Steed [<mailto:jeffgsteed@gmail.com>]
Sent: Wednesday, April 26, 2017 12:31 PM
To: Craig Gildroy <cgildroy@cityofchelan.us>
Cc: Leah & Rich Thompson <leahrich@nwi.net>
Subject: Fwd: Edgewater zoning change

Dear Craig, my name is Jeff Steed and am the owner of unit D at the Edgewater. I would also like to voice our concerns regarding the potential zoning change and agree with the Thompson's to have our condo building zoned TA as with the other surrounding properties.

Thanks for the consideration

Jeff Steed
253-208-6270

Begin forwarded message:

From: "Leah & Rich Thompson" <leahrich@nwi.net>
Date: April 26, 2017 at 11:43:32 AM PDT
To: <suescheid@comcast.net>, "Bob and Sue Scheid" <robert.a.scheid@boeing.com>, <terrysts@seanet.com>, "Home" <leahrich@nwi.net>, "Sue Isle" <Island222@msn.com>, "Philip Isle" <isle.philip@gmail.com>, "Chris Ashe" <cashe1230@gmail.com>, "John Ashe" <jpashe@aol.com>, "'Tim Flood'" <timflood@windermere.com>, "Mary Flood" <maryflood@windermere.com>, "Jon and Michelle Straus" <jjmstraus@hotmail.com>, "Jeff and Denise Steed" <jeffgsteed@gmail.com>, <goodcatmomma@gmail.com>, "Harold Tellevik" <htellevik@comcast.net>, "Paul Carboneau" <carbman@comcast.net>
Subject: Edgewater zoning change

To Edgewater,

Tim, Leah and I talked to the city planner, Craig Gildroy, this morning. He did seem receptive to the idea of Edgewater becoming TA as is all the surrounding property. His concern is that only the Floods and the Thompsons want it changed and the other 9 units want to stay Waterfront Commercial Transportation Hub.

He asked for written comments. If everybody could email him your comments and opinions, they will be passed on to the planning commission. Planning commission meets on May 17 to finalize the new zoning map.

Send comments to cgildroy@cityofchelan.us Also if you want to cc to me, I will print them out and walk them into the department.

Leah and I will be out of town May 6 - 22.

Thanks,
Rich

From: Guy Evans [mailto:guyevans10@gmail.com]

Sent: Tuesday, March 21, 2017 7:22 PM

To: Lisa Grueter <Lisa@berkconsulting.com>

Cc: Mike Cooney <spikecooney@gmail.com>; Craig Gildroy <cgildroy@cityofchelan.us>

Subject: trails language in comp plan

Hi Lisa

Mayor Cooney and I were just at a trails meeting and I wanted to followup on our conversation at the workshop about making sure the comp plan had trails language in it.

Specifically, I'd like to see developments be encouraged to create trails connections that connect to larger trails outside their bounds. The open space document later this spring will have good documentation of what some of these trails might be.

Thanks for all your good work on this project.

best,

Guy Evans

509 670 3608

guyevanschelan.com

From: Mitch Evans [<mailto:mitch@evansmarine.com>]
Sent: Wednesday, March 22, 2017 11:34 AM
To: Craig Gildroy <cgildroy@cityofchelan.us>
Subject: RE: re-zone

Craig,

My parcel is # 3 of the short plat 2000-111, tax # 272318240255. which includes the new boundary adjustment, adding 2.60 acres. The new portion I would like to add to the existing property is already zoned C-HS. The remaining parcels 1 & 2 parcel # 272318240250 and 272318240400 could be put into the multi -family zoning or what ever best fits.

Thanks

Mitch Evans 509 682-4402

----- Original Message -----

From:
Craig Gildroy <cgildroy@cityofchelan.us>

To: "Mitch Evans" <mitch@evansmarine.com>

Cc:

Sent:

Wed, 22 Mar 2017 17:40:31 +0000

Subject:

RE: re-zone

Mitch,

Our concern is the single family property to the west. Do you need all of 2723148240250 to be C-HS?

Craig Gildroy

Planning Director

City of Chelan

(509) 682-8017

www.cityofchelan.us

From: Mitch Evans [<mailto:mitch@evansmarine.com>]
Sent: Wednesday, March 22, 2017 10:29 AM
To: Craig Gildroy <cgildroy@cityofchelan.us>
Subject: RE: re-zone

Craig,

Within the multi-family, can I still do boat storage or would a mixed use zone work?

Thanks

Mitch

----- Original Message -----

From:

Craig Gildroy <cgildroy@cityofchelan.us>

To: "Mitch Evans" <mitch@evansmarine.com>

Cc: "Lisa Grueter" <Lisa@berkconsulting.com>

Sent: Wed, 22 Mar 2017 16:05:50 +0000

Subject: RE: re-zone

Hi Mitch,

Would multi-family zoning work for your proposed project? I am hearing some concerns about applying the C-HS zone. My initial thought about multi-family would be spot zoning but because of property size, it is not spot zoning.

Thanks,

Craig Gildroy

Planning Director

City of Chelan

(509) 682-8017

www.cityofchelan.us

From: Mitch Evans [mailto:mitch@evansmarine.com]
Sent: Thursday, March 9, 2017 1:16 PM
To: Craig Gildroy <cgildroy@cityofchelan.us>
Subject: re-zone

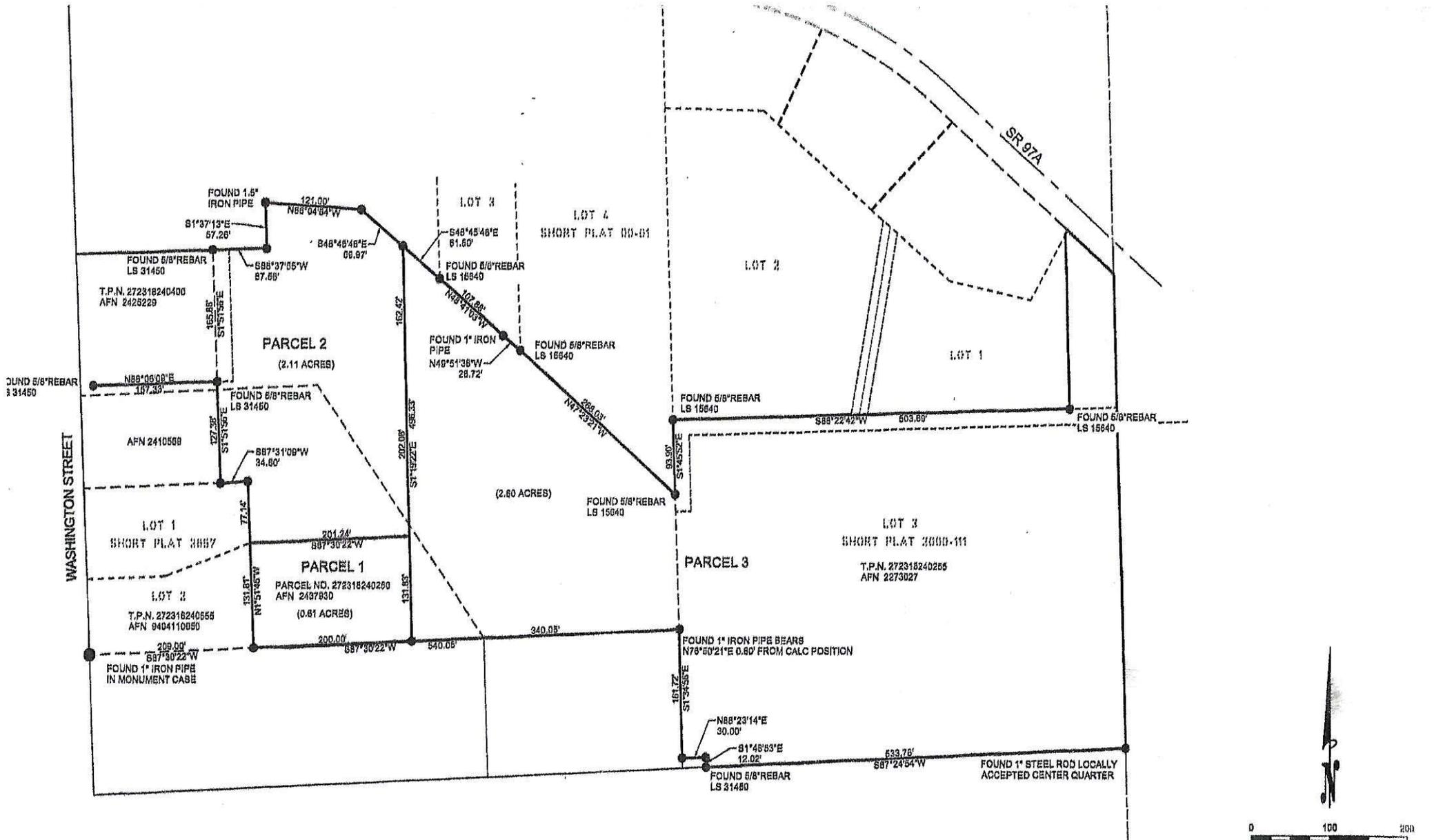
Craig,

I would like to request that the properties at E. Washington Street. be rezoned to C-HS. Parcel # 1 and 2, 272318240250, and also parcel 3 # 272318240255 that are currently zoned agriculture. Please advise if there is anything else you need.

Thank You,

Mitch Evans

609 682-4402



NOTATIONS

- 1 NOTED T.P.N. TAX PARCEL NUMBER
- 863 OR A9 NOTED A.F.N. AUDITOR'S FILE NUMBER
- R.O.S. RECORD OF SURVEY
- 22984 R.W. ROAD RIGHT OF WAY LINE
- SHORT PLAT



SHEET

Erlandsen
SURVEYING | PLANNING | ENGINEERING | GIS

<http://www.erl.com>

ERLANDSEN
250 SIMON ST.
EAST WENATCHI
PH: 509.884.286

DRAWN BY: wap LAYOUT: 6HT 2

DATE: 12/28/2010 FILE NO: 20160253.0000-WK.DWG

SCALE: 1" = 100' JOB NO: 20160253.0000 TOLL FREE (800) 451-1111

March 15, 2017

Robert Fifer
910 Park Street
P.O. Box 357
Chelan, WA 98816

To Whom It May Concern,

This letter is to request that the City of Chelan not change the TA-zone for our land, parcel 272213330200.

My wife and I purchased land in the Chelan valley in 1999 as a retirement investment. We were fortunate enough to locate jobs in the area and moved onto the land in 2003 to raise our two sons. We are now 10 years from retirement and have discovered that a local group wishes to limit the options for the development of our land to save their "view shed".

We are very concerned that this group could force zoning changes that will adversely affect our ability to develop our property as planned. A majority of homebuyers wish to have the ability to use their property as short-term rentals. If the zoning of our property is changed, it will reduce the number of buyers that will be interested in purchasing a lot from us.

We intend to develop our 20.15 acre parcel (272213330200) within the next 2 years. We hired an engineer to perform a geologic hazard analysis of the property and are currently working with Erlandsen & Associates to create a preliminary drawing of the proposed access street location on the adjoining property owned by Holliday Hills, to gain access to our parcel. The next step will be to have a surveyor and engineer prepare plans for our short-plat development of 9 lots to submit to the City for permit.

Thank you for your time and consideration and we ask that you not re-zoning our property.

Sincerely,

Robert Fifer

Robert Fifer

From: Robert Fifer [<mailto:robert.w.fifer@gmail.com>]
Sent: Thursday, March 16, 2017 4:51 PM
To: Craig Gildroy <cgildroy@cityofchelan.us>
Subject: Forgot the attachment, sorry about that....

Hello Craig,

I quickly created a sketch of my development. Please read the bottom area of the drawing.

I want to develop the 9 lots first, after those 9 lots are sold, I wanted to develop 16 Townhomes (on 2 acres) as the last step/development (Phase 2). However, if I can remove either Lot #2 or Lot #4 from the Short-Plat development and add the Townhomes lot in its place for a total of 8 lots and 16 Townhomes, I would like this plan. Otherwise, I would be too late to get the Townhome lot development in on time.

Questions, please ask.

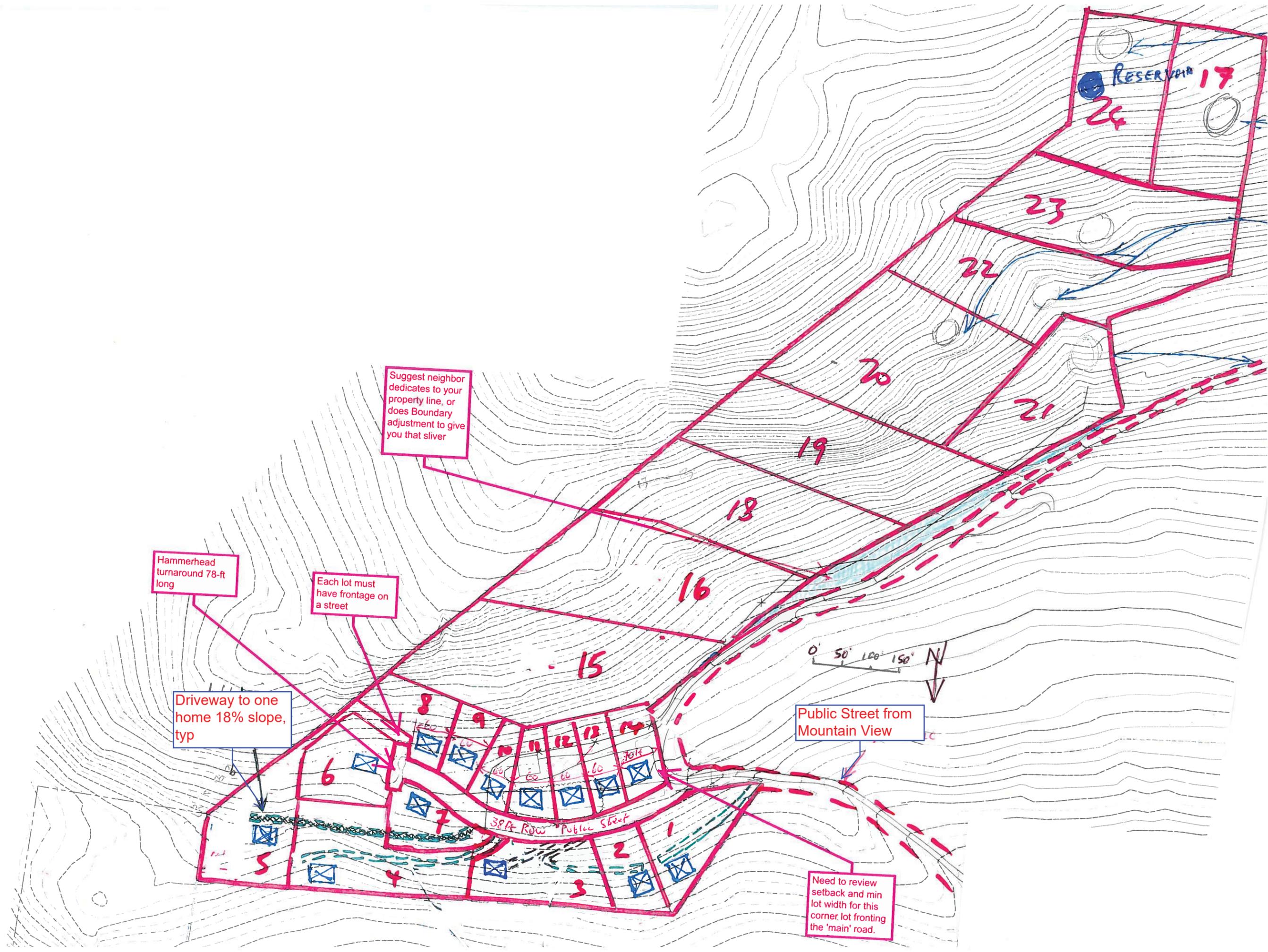
Thank you very much...

Robert



Fifer's Short-Plat Development:

If the area where Lot #4 or Lot #2 are to 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



Suggest neighbor dedicates to your property line, or does Boundary adjustment to give you that sliver

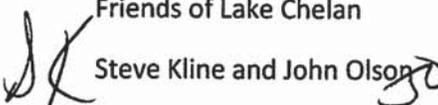
Hammerhead turnaround 78-ft long

Each lot must have frontage on a street

Driveway to one home 18% slope, typ

Public Street from Mountain View

Need to review setback and min lot width for this corner lot fronting the 'main' road.

DATE: April 3, 2017
TO: City of Chelan
Mike Cooney and Craig Gildroy
FROM: Friends of Lake Chelan
 Steve Kline and John Olson
SUBJECT: Discussion for zoning adjustment for Lakeside Bay

We have participated in the city's comprehensive planning/zoning update over the last several months. We appreciate the city's efforts that have gone into the public forum and we agree and support almost all of those efforts. However, as you know, we disagree with just aspect of your draft comp plan.

Thank you for meeting with us as we request a zoning adjustment for Lakeside Bay from Commercial Waterfront/Water Transportation Hub (marina) to Public Lands and Facilities (Park).

We think that we all are essentially in agreement over the character of the town: a small rural village by the lake with a recreational, agricultural, and tourist economy. The lake is our draw and the motto is Keep the Lake Blue.

In a private meeting with Mike on March 15th, Mike stated to us that he campaigned for Mayor on two primary principles: 1) the retention of iconic views from the city, particularly of the Chelan Butte; and 2) to get a resolution to the ugly unwelcoming Chelan gateway of the 3 Fingers landfill. Upon being pressed, Mike stated to us that his preferred outcome for the site would be for a public park.

The draft comp plan was released on March 10th, only 5 days before the Planning Commission's public hearing. With just one weekend for public input, we circulated a petition for the rezoning of Lakeside Bay to be a park: over 100 people enthusiastically signed and hundreds more have expressed an interest in the same idea since then. According to a subsequent article in the Mirror, Mike ignored the people's petition and stated that "...someone still owns the property and until that is changed we aren't going to tell ownership what to do on their property."

If ownership is the only sticking point regarding zoning of the site, let's talk about ownership and zoning laws. According to West's Encyclopedia of American Law and The People's Law Dictionary: "Zoning laws are intended to promote the health, safety, welfare, convenience, morals, and prosperity of the community at large, and are meant to enhance the **General Welfare** rather than to improve the economic interests of any particular property owner. They are designed to stabilize neighborhoods and preserve the character of the community by guiding its future growth." (Be sure to refer back to the opening comments about the character of Chelan.)

Now let's look at what the Washington State Growth Management Act has to say about these two things:

Washington State Growth Management Act

Chelan's Violations of Section RCW 36.70A.070 – Mandatory Elements

- (1) Whenever possible, the land use element should consider planning approaches that promote physical activity;
- (2) D. Make adequate provisions for existing and projected needs of all economic segments of the community;
- (3) D. Parks and recreation facilities shall be included in the capital facilities planning element;
- (4) Ciii. Reducing the inappropriate conversion of undeveloped land into sprawling, low density development in the rural area;
- (5) A park and recreation element that implements and is consistent with the capital facilities plan element as it relates to park and recreation facilities:

RCW 36.70A.020 Para 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. The element shall include:

- a. Estimate of park and recreation demand for a 10 year period.
- b. Evaluation of current facilities and needs.

Legislative Findings and Intent (2005 c 360):

“The Legislature finds that regular physical activity is essential to maintaining good health and reducing the rates of chronic disease. The Legislature further finds that providing opportunities for walking, biking, horseback riding and other forms of exercise is best accomplished through collaboration between the private sector and local, state, and institutional policymakers. This collaboration can build communities, where people find it easy and safe to be physically active. It is the intent of the legislature to promote policy and planning efforts that increase access to inexpensive or free opportunities for regular exercise around the state.”

GMA Hearings Board Decision (RCW 36.70A.280):

“The GMA does not contain any provision prohibiting the adoption of plans and regulations that may negatively affect a particular private property interest. Therefore RCW 36.70A.280 does not authorize the GMA to grant relief to a specific property owner if plans and regulations do have a negative impact on the owners specific property and a property owner cannot challenge plans or regulations based solely on a claim that the plan or regulations result in a negative impact on the owners property.”

In summary, since the city has been informed numerous times through the PROS Plan, the Open Space Vision, and public testimony at the Comprehensive Planning sessions of both a need for a new waterfront park and that this site is the only site identified, we have determined that the city will be in violation of the Growth Management Act and zoning laws if Lakeside Bay and the 3 Fingers are not zoned for a public park. We have been in contact with a growth management attorney who is supporting this opinion. We are in the process of formulating a petition for the Growth Management Hearings Board.

Date: March 7, 2017

From: Friends of Lake Chelan
Steve Kline
P.O. Box 1525
Chelan, WA 98816
509-470-4266

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MAR 13 2017 10:03 AM

CITY OF CHELAN
BUILDING & PLANNING

To: Craig Gilroy, Director
Chelan Department of Community Development
P.O. Box 1669
Chelan, WA 98816

SUBJ: Comments on Land Use Change Proposals; Zone 7

Craig,

Currently, from First Creek to Chelan and back out to Manson, there are only two public parks on Lake Chelan – the Lakeside Park (est. circa 1925) and Don Morse Park (est. circa 1950). The full-time population of the City of Chelan is currently approximately four thousand. However, if you take into account the additional summer resident population, the total blooms to 13,000. With the addition of 18-22,000 tourists the static summer population increases to 30,000+. During the Comprehensive Planning public meetings, the city's consultants reported that these populations are projected to triple within the next decade. Considering current growth rates, these may be conservative numbers. (Note: population estimates are from local real estate agent interviews.)

Both the Lakeside and Don Morse Parks are currently at a maximum usage and overflowing throughout the summer months, greatly impacting the adjacent residential neighborhoods. The Growth Management Act requires a 10-year projection of public facilities. The City's own 2016 Parks, Recreation, and Open Space Plan (PROS Plan) cited an extreme need for a third waterfront park, identifying the 3 Fingers as the last and only large site where a lake access park could be built. One of the tenants of the Growth Management Act is to ensure that public facilities and services be adequate to meet the 10 year projections. Without an expansion of waterfront parks, our level of service to both residents and guests can only decrease.

WHENEVER POSSIBLE (GMA emphasis), the land use element should consider planning approaches that promote physical activity. The vacant 3 Fingers land is just waiting for that to happen.

Specifically, we are strongly requesting that the Lakeside Bay/Lake Park Bay portion of Zone 7 be rezoned as Public Land & Facility, just like the other waterfront parks. Due to the extreme public necessity, both now and into the future, and the lack of any alternative sites, this bay along with the 3 Fingers should be obtained by any means necessary, including Eminent Domain. (According to Washington State law, eminent domain can be used under "public necessity.")

In conclusion, we have demonstrated that the City of Chelan's Comprehensive Land Use Plan has not satisfied the spirit, the essence, the intent, and the mandatory elements of the Growth Management Act. To leave the Marine Hub zone in place in Lakeside Bay/Lake Park Bay would invite development of commercial marinas and the continued erosion of public access to Lake Chelan. This opportunity for public access, if not acted upon, will be gone ... forever.

Sincerely,

Steve Kline

A RESOLUTION, of the City of Chelan, to change the zoning of the Lakeside Bay/Lake Park Bay portion of proposed zone 7, from Waterfront Commercial/Marine Transportation Hub, to Public Lands & Facilities (Waterfront Public Park) AND obtain all of the Three Fingers property to provide full public recreational access to the lake at this prime location forever.

WHEREAS, glacial-carved Lake Chelan is a unique one-of-a-kind body of fresh water and is a Pacific Northwest regional resource, known world-wide for its water quality and clarity; and

WHEREAS, the Chelan Chamber of Commerce is reporting over 2 Million unique visitor days per year, and the City of Chelan's PROS (Parks, Recreation, and Open Space) Plan has forecasted that Chelan's current permanent population of 5,000 will expand to 15,000 by 2040; and

WHEREAS, only two significant public waterfront parks exist today in the City of Chelan (Lakeside Park circa 1925 and Don Morse Park circa 1950); and

WHEREAS, one of the tenants of the Growth Management Act is to ensure that public facilities and services be adequate to meet 10-year population growth projections and without an expansion of waterfront parks, these levels of service to both residents and guests can only decrease; and

WHEREAS, the City of Chelan's PROS Plan has identified an "extreme need" for a third public waterfront park AND has further identified the Three Fingers as the ONLY undeveloped lake shore space that could house a new park; and

WHEREAS, Chelan's Open Space Visioning public process and Chelan's Comprehensive Land Use public process have both identified the Lakeside Bay and the Three Fingers as a potential site for a park; and

WHEREAS, the former Town of Lakeside, later incorporated into Chelan, resolved in 1927, through Resolution #24, that "...in perpetuity, the right of access, for ... the public, over the lands ... hereinafter described (including that section of the Boulevard Avenue in Lakeside Bay) access to Lake Chelan, at all stages of water..." ; and

WHEREAS, the City of Chelan restated and reaffirmed those public rights in their 1977 Resolution #534; and

WHEREAS, in 2011, in a short plat application by GBI Holding, owners of the Three Fingers landfill in Lakeside Bay, the City of Chelan Planning Department recognized the public right of access from Boulevard Avenue and the applicability of a park to this site and conditioned the short plat approval upon GBI dedicating one of the Three Fingers as a public waterfront park, a determination upheld by the Hearings Examiner; and

WHEREAS, one-third of the Three Fingers is an inadequate amount of space for the afore-mentioned need for additional waterfront park; and

WHEREAS, the proposed zoning of Lakeside Bay and the Three Fingers to Waterfront Transportation Hub would invite development of a private commercial marina, contribute to loss of water quality, and would forever remove the site and last opportunity for an additional waterfront park and public recreational lake access; and

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MAR 13 2017 10:03 AM

CITY OF CHELAN
BUILDING & PLANNING

THEREFORE, LET IT BE RESOLVED, that the City of Chelan recognizes Lake Chelan as a unique regional resource, with dramatically increasing residential and tourist populations; that the existing waterfront parks are overused with a resulting loss of service; that the city planning efforts have identified an extreme need for an additional waterfront park, identifying only the Three Fingers and Lakeside Bay as a possible location; that the City of Chelan has already formalized public lake access at this location; that the proposed short plat agreement with GBI is inadequate; that the zoning of Lakeside Bay to Marine Transportation Hub would cause irreparable harm to both the public and to the lake; that zoning of all Lakeside Bay to Public Lands and Facilities and acquisition of all of the Three Fingers property, by any means necessary, for a waterfront public park would best serve the public interest, now and into the future.

ADOPTED THIS _____ DAY OF _____, 2017.

CITY OF CHELAN

a municipal corporation,

By _____

Mayor

APPROVED:

City Attorney

ATTEST:

City Clerk

107

PETITION FOR PUBLIC PARK ON 3 FINGERS PROPERTY

We strongly support the City of Chelan (or another governmental entity) obtaining all of the Three Fingers property which is currently owned by GBI Holding Co. (Goodfellow Brothers, Inc.) for the creation of a waterfront park to provide full public recreational access to the lake at this prime location forever. Specifically: rezone the Lakeside Bay/Lake Park Bay portion of Zone 7 as Public Land & Facility.

- * We urge our community leaders to accomplish this property transfer by purchase, community contributions, gift, or whatever methods are feasible and necessary.
- * We also urge our leaders to be creative in thinking about how the park will be designed, considering possibilities beyond just the current 1960's lakefill.

Printed Name	Address	Phone	Email
Robert Dunham	21 Riverview Cemetery	423-8250	rob2.in@frontier.com
Gary McDonald	423 W Webster	206-571-3415	GaryM@TottConstruction.com
How Kim	305 N. KERRAWAY	509-470-4266	
Jenny Kramer	P.O. Box 1634	687-3190	
Edith Lagge	Bx 603	682-2856	
H. Smith	P.O. Box 2905	893-1873	
Roberta Griffin	PO Box 1549	509 670-8318	info@vacationlake.com
Adrienne Carpenter	^{Mansion} 30 Chapman Rd	687-3917	
Joanne Petersen	235 Sunset Blvd	425-418-9646	jbairink@comcast.net
Thomas Peterson	235 Sunset	925-923-6340	
Roger Moser	121 E. GIBSON	682-5151	
Elizabeth Perry	2329 W. Woodin	393-0626	perry41@hotmail.com
Bill Agan	729 E. LUAPATO	509-885-5931	bill52agan@gmail.com
in Cordde	370 SR 150	501-682-0675	

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Printed Name	Address	Phone	Email
Jan Reinhart	325 Okanogan Ave	679-8819	
Rich Harris	325 Okanogan Ave.	679-8818	
Barbara Blankenship	50 MINNEAPOLIS BEACH RD.	682-2091	
John Hill	110 PINEHAW DR	679-9666	
Michael Koon	311A E. Wapato	881-7285	
MADISON MURPHY	343 WOODS RD	687-3564	
EDWARD C. LOKE	711 WAPATO	682-4775	
Maureen Henry	525 Wapato Ave	682-2878	
Christine Johnson	65 Highpoint	425-223-1429	
Nancy Thompson	1381 FOXVIEW DR	206-918-2914	
Cecil Poy	130 Cagle gulch	509-433-8219	
Anthony Vincent	301 S. Washington St PO Box 2916	509-393-4109	
Fachelle Whitehead	301 S. Washington St	208-661-6631	
Jack Holmes	211 E Raymond Ave	509-682-2618	

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Printed Name	Address	Phone	Email
MARY L. SIEMER	P.O. Box 2431	860-7407	m.siemer@chelan.com
Guadalupe Granados	P.O. Box 2204	860-9836	ggranados509@gmail.com
Jim Slaggenhoft	123 Fairway	682-8703	slaggy@hotmail.com
Jeanne Evans	672 N Cedar St	218-590-5923	jeanmarieevans@gmail.com
Linda Martinson	P.O. Box 1316 Chelan	679-9858	LMartinson125@fill.com
PORTIA PAULI	727 GOLF COURSE DR	682-4129	Portia Pauli
Michelle Jerome	305 E Gibson	558-2017	Mj Jerome
Debra Burnett	511 N Cedar St	509-679-3615	Debra Burnett
Dan Smith	Box 2183 Chelan	682-9653	ptsnorth@flymail.net
Roger & Kathy Teigen	P.O. Box 2489	425-466-4815	kathyteigen@hotmail.com
Barbara Kuch	336 Highpoint Pl	425-228-2815	Barbara Kuch
Soeala Baker	305A Gibson		
Wendy Wilfong	16 Howard Flat	682-2987	Wendy Wilfong
Deborah Girvin	431 Lakeview	784-0154	gdgirvin@nwr.net

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Printed Name	Address	Phone	Email
DINA HARTZKE	1949 S. Shore Rd	509-682-3024	
PETER LARSON	313 S. First St.	509-6307428	larsop33@gmail.com
Diane Peebles	10 Riverview	509-8607055	
Reemay Davis	215 W. Main	509-682-5790	
ALAN COLE	BOX 783 CHELAN	509-679-9963	
Michele Bird	PO Box 1114 Chelan		
Kyle Engstrom	P.O. Box 335 Chelan	509-433-8507	
Rayon Harris	PO Box 1442 Chelan	509-687-3568	
Sharon Lukas	304 E. Wapato Ch.	509-260-5017	
Cyber Kehl	404 E. Chelan Ave	907-500-8058	4revecgrohant@gmail
R. Hammerquist	271 Chestnut St	509-898-8085	
Jessie Simmons	220 Trow	509-670-3857	
Larry Conell	115 Chelan Ave	509-682-2460	
DANA PAPPASOCCO	113 RIVIERA	206-955-4636	

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Printed Name	Address	Phone	Email
Burke Gardner	PO Box 1645 ^{Chelan} WA	860-3599	burkeslidewaters.com@gmail
Brent MacDonald	PO Box 1612	679-7449	brent.macdonald@bt
Michael Askes	P.O. Box 2169	470-0584	knuts@27.13
Alexi Mar	BOX 1612	860-6405	
Daniel Blanco	PO BOX	682-1334	
Joni ANSWER	PO BOX 2541	682-1780	
Paul Monday	PO BOX 1757	670-1109	avrillunas@hotmail.com
MIKE SHERER	48 DIETRICH RD	470-0087	sherer@nwint.net
Tony Race	P.O. 1737	682-2741	Jony_race@hotmail.com
SHERRY BRAGG	246 W. MARSON Hwy	682-1303	Sherry J Bragg
Keith Rife	412 E. Wapato RVE	682-5831	Keith Rife
Barbara Rife	412 E. Wapato AVP	682-5831	Barbara Rife
John Jordan	PO Box 1885, Chelan	679-9608	jbjordan@rmtw.com
Greg Cowell	PO Box 1858, Chelan	682-7156	gregcowell1@gmail

Judi Russell
670
9952

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Printed Name	Address	Phone	Email
JUDI RONGEY	240 CHELAN RANCH P.O. Box 1148 RD	509-941-6009	
Lori Henken	Wapato Ave Chelan	509-682-8294	
CAROLYN HUNT	POB 3206 CHELAN,	509 682 2368	
Shannon Leahy	PO Box 1604 Chelan	509-682 2215	
Vicki Russell	^{POB 16} PO Box 2368	670-9952	Sarah123@gmail
Maria	POB 1153	6822710	
Mark Tesch	305 E. Gibson	509-670-6074	marks@regent.net
Robini Gillman	335 Henderson	509-860-6587	
DAVID WELDY	PO Box 15 ^V CHELAN	670-4557	
JOHN C. Gordon	PO Box 1485 CHELAN WA.	682-0253	john.gordon@mtw.com

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Printed Name	Address	Phone	Email
JOHN R. OLSON	P.O. Box 2404 CHELAN, WA 98816	253-209-1248	johnr-olson@outlook.com
RICK SACKENREUTER	P.O. Box 311 CHELAN, WA 98816	860-1947	RICKSACK@Aol.com
Bill Nicked	Bx 1314 CHELAN WA 98816	670 2283 682 5329	—
JEFF W. POLLEY	PO BOX 2058 Chelan, WA 98816	888-2471	—
Terry Faletto	2405 W. Woodin Ave Chelan	307-8816	—
Duane Polley	Box 409 Chelan WA	682 5878	
DON W. ELI	521 E. ALLEN	682-4394	
SUSAN MADDEN	PO BOX 1446	206 498 6823	maddsam@msn.com
VAN D MADDEN	PO BOX 1446	509 630 9227	" "
Marshal Joyner	980 Chapman Rd	509 679 6026	marshaljoyner2@gmail.com
Karen L. Joyner	980 Chapman Rd Chelan	509-679-6601	
L. Yvonne PAGE	PO Box 805 Chelan, WA 98816	509-679-8305	—
Barbara A. Polley	P.O. Box 2058	509-888-2471	jeffandbarb@msn.net
Gaylen Willett	311 Henderson	509-682-4619	gaylen82@gmail.com

April 17, 2017

City of Chelan Planning Commission
C/O Craig Gildroy
City of Chelan Building and Planning Department
PO Box 1669
Chelan, WA 98816

Re: 2017 Comprehensive Plan Update—Waterfront Commercial Zone

Dear Planning Commission:

I am writing to provide comments regarding the 2017 Comprehensive Plan update. These comments are specific to the two proposed changes to the Waterfront Commercial (C-W) zone. Of the 23.5 acres in this zone proposed for changes, we own or are partners in ownership of 8.87 acres which is more than 37% of the total area.

We are in support of the proposal to allow a water transportation hub for commercial-water transportation in this zone. The change will bring the zoning regulations in agreement with the recently adopted Shoreline Master Program (SMP). Allowance of this type of use, that could include a seaplane service, is an important asset to the region as demonstrated by the significant public support for Chelan Seaplane's endeavor to locate their service in the area for the 2017 season.

We are not in support of the proposal to "limit residential uses to those already developed or permitted and do not allow new residential uses." This proposal is flawed for multiple reasons which are detailed below.

The proposed change is not consistent with the adopted Shoreline Master Program

The entire 23.5 acre C-W zone is designated as a "High Intensity" shoreline environment in the SMP. According to the SMP, developments in the High Intensity environment should be managed so that they enhance and maintain the shoreline for a variety of urban uses, with priority given to water-dependent, water-related and water-enjoyment uses.

Table 3-1 of the SMP identifies shoreline uses and modifications that are allowed within each shoreline environment designation. Within the High Intensity environment, the following uses are allowed: water-dependent uses, water enjoyment uses, mixed-use commercial, mixed-use residential, single-family residential as part of a mixed-use development with primary water-oriented use and multi-family residential development.

The following definitions are restated directly from the SMP regarding allowable uses in the High Intensity environment:

MIXED USE RESIDENTIAL. Mixed use developments that include water-dependent and water-oriented commercial uses together with single-family or multi-family uses while promoting public

access for significant numbers of the public and/or providing an ecological restoration resulting in a public benefit. This mix of uses is intended to reduce transportation trips, use land efficiently, and provide for waterfront commerce and housing options.

MULTI-FAMILY DWELLING (OR RESIDENCE). A building containing two or more dwelling units, including, but not limited to, duplexes, apartments and condominiums.

RESIDENTIAL DEVELOPMENT. Single-family residences, multifamily development, and the creation of new residential lots through land division.

RESIDENTIAL USES. Buildings, structures or portions thereof that are designed and used as a place for human habitation. Included are single, duplex or multi-family dwellings, apartment/condominium buildings, manufactured homes, modular homes, and other structures that serve to house people. This definition includes accessory uses common to normal residential use, including but not limited to, residential appurtenances, accessory dwelling units, home occupations, family day care homes, and adult care homes.

The SMP use matrix also allows boating facilities and moorage structures in support of a variety of commercial and residential uses including community docks, marinas, private community boat launches and residential docks. The allowance of these uses associated with residential and mixed use developments in this zone further validates the authority and purpose of the SMP to plan for and foster all reasonable and appropriate uses.

Because a variety of residential uses are allowed by the SMP and residential uses in shoreline jurisdiction are identified as a priority by the Shoreline Management Act, prohibiting new residential uses in the C-W zone will not be consistent with shoreline management policies and regulations.

The proposed change will create non-conforming uses

Within the C-W zone there are 14 existing residential condominium units, two existing single-family residences and 33 permitted condominium units. If the proposed prohibition on new residential uses is approved, these existing uses will immediately become non-conforming. Even though the proposed regulations allow the existing residential uses to continue, they will then be subject to Chapter 17.68 of the Chelan Municipal Code (CMC) which imposes significant limitations on such uses. Per CMC 17.68.040, any non-conforming uses destroyed to the extent that 50 % of the floor area is unusable, are not allowed to be rebuilt except in compliance with the regulations existing at that time. Minor fires or associated water damage may cause sufficient damage such that more than half the floor area is not usable and therefore prohibited to be repaired.

Rendering structures non-conforming causes other side effects beyond that of physical damage that will not be allowed to be repaired. Real estate disclosure laws in Washington require the seller to notify potential purchasers of known non-conforming uses and unusual restrictions that would affect the future construction or remodeling. The identification of these limitations will have a negative effect on the value of the property and will likely cause financing issues with lenders unwilling to underwrite non-conforming properties.

The proposed change will exacerbate housing issues identified in the Visioning Survey

Some key issues and trends identified in the 2016 City of Chelan Visioning Survey are population growth and affordable housing. According to the survey there is a shortage of rental housing and a lack of housing variety. Housing types identified as “very important” and “important” by survey respondents include housing for senior citizens or disabled; single family detached homes - small lots; multifamily-multiplex and townhomes; single family detached homes – moderate to large lots; and, multifamily – apartment style.

In order to improve the availability and variety of housing options, the current inventory of land where residential uses is allowed should be retained. To prohibit future residential uses and replacement of existing residential structures in the C-W zone will only add to the identified housing problem. Part of the solution to providing more affordable housing and a wider variety, is to have more availability of all types of housing. The current residential uses allowed in the C-W and associated High Intensity shoreline environment provide these options in the future.

The properties in the C-W zone are generally flat and therefore are not encumbered by development challenges associated with steep slopes on nearby property in other zones. The topography allows for relatively high density development to provide for residential and tourist uses. Water dependent and water oriented uses are permitted along the shoreline which provides the opportunity for mixed use residential and commercial development that allows substantial numbers of people access and enjoyment of the shoreline.

Our recommendation is to retain the current zoning code for the C-W district regarding residential uses.

Sincerely,

Chad Goodfellow
GBI Holding Company
Sunset Condominiums LLC
Sunset Marina LLC

From: Michael Gibb [<mailto:mag.gibb51@gmail.com>]
Sent: Tuesday, March 7, 2017 2:42 PM
To: Craig Gildroy <cgildroy@cityofchelan.us>
Subject: Thanks for your time

Thanks to you and Lisa for listening to my input today.
Here is the picture I promised you.



Best regards,
Michael Gibb
425-239-1715 cell

From: Charlie Lafferty [<mailto:charlafferty@hotmail.com>]

Sent: Wednesday, April 19, 2017 9:25 AM

To: Craig Gildroy <cgildroy@cityofchelan.us>

Subject: Fw: news paper clippings

Hi Craig,

Thank you again for meeting with me and discussing our property at Lakeside. I am including these news paper clippings from the Chelan Valley Mirror from March 24th 1966 to show that it has always been the intent of our family to become a part of the City of Chelan and that we had started the process long ago. At that time my father wanted to do a retirement village, of course that is not the plan now. We would like to have residential homes on the lower half of the property and really trying to use the topography of the land to best place residences and also at the top of the property we have a large level area where the gravel pit is and would make an ideal site for some town houses. So what we envision is a mix of SFRs and multifamily residences that would be in compliance with the comprehensive plan for the city. We believe that the multi family residences would be a asset to the City and would be compatible with adjacent zoning. We would ask that you look at this request and then also ask for your recommendation as to what zoning would be the best fit for our property.

Again, I wish to apologize for not getting to you sooner but as I live in Wenatchee and don't get the paper all the work the City of Chelan was doing regarding the Comprehensive Plan and effort for rezoning of properties had passed by me and I just last week was given a heads up that this was happening. So again, sorry I am so late to the party. Thank you for the consideration for a change of our zoning to best suit this unique property. The parcel numbers for the property are as follows: 272215440050 and 272214330100 as you can see both lots are over 20 acres. Please don't hesitate to call me if you need anything from me.

Respectfully yours,

John "Charlie" Lafferty

phone: 509-421-2077 or as I am going to be out of the area you could call my wife Linda 509-669-0103 as an alternate contact.

Sent from [Outlook](#)



Rev. Arthur Fee

REV. ARTHUR FEE EVANGELIST

Rev. Arthur Fee will be teaching in special evangelistic services at the Chelan Church of the Nazarene, March 28 - April 3. There will be services each evening at 7:00 and on Sunday at 11:00 a. m. and 7:00 p. m.

Mr. Fee has been pastoring over 20 years as well as serving for a time in evangelistic work. He is presently pastor of the Church of the Nazarene in Ridgefield, Washington.

At the time of his conversion, Mr. Fee was a star in a "Wild West" Rodeo Show. He has an interesting life story to tell along with Bible centered messages. Mr. Fee is also a talented artist and will be painting a picture in each of the evening services.

Children's Rallies will be held after school on Wednesday, Thursday and Friday. In these rallies Rev. Fee will be using rope tricks, talking with puppets, and give illustrated talks especially for the boys and girls.

The public is cordially invited to attend these services.

By Carolynn Urness

Climax: a minimum of 20 hours of service in the hospital or work with the blood bank, eight Gray Ladies received their pins and caps in a capping service March 21. In addition to the 20 hours required for this certificate of achievement, the group spent five hours in an orientation course. In the ceremony Monday were the Mesdames D. M. Andrews, LaRue Barkley, Ted Eide, Lloyd Kent, Bill Lindert, Dominic Obert, Howard Virgin and Glenn Watson.

Speaking at the capping service was Rev. Dan Benedict who related the work of the women to helping the needy. Mrs. James Duck of Wenatchee, assistant chairman of volunteer services, presented the women with their caps of gray with a white band. Mrs. Warren Reid, chairman of the Gray Lady Service and also of Wenatchee, presented the service pins. They are about the size of a quarter with a red cross in the center and the words "American Red Cross" around the edge of the pin. The Gray Ladies derive their name from the color of their uniforms, gray pin stripes with white collar and cuffs. The Gray Ladies organization is one of the services sponsored by the National Red Cross.

A tentative meeting is scheduled for all Gray Ladies on April 11 at the home of Mrs. Erma Slaugenhaupt at 1:30. All members are urged to be present.

Convention center is first goal of Lake Chelan Developers, Inc.

Submitted

In review, last week we discussed the function and goal of your Lake Chelan Developers Inc., now we would like to explain our number one goal. First, let me remind you that any investment made is made to your organization who in turn receives as many safeguards as possible from the project your board of directors decides to assist. After we have these safeguards, we apply to private and government agencies for needed funds to carry out the project. Only after they have studied the project and approved it, does any commitment become effective both on our part and any investor in Debenture that we call for.

With this background, let's

look at James Theubet's plans and what it will mean to this community.

James Theubet plans: To build a 90 unit motel and a convention center, accommodating 350 delegates at one time, attached to his present Sand & Surf restaurant and lounge. We invite all of you to look at the artist's sketch of the plan on display every day at the Sand & Surf.

Background: For a period of 10 years, the Theubets have been studying their goal, contacted many in the know as to the possibility and feasibility of a center such as this for our area. They have spent considerable dollars for a qualified feasible report. Two appraisals and joint studies were

(Continued on Page 14)

Choir and bands will perform at Manson early-spring concert

Manson High School's annual early-spring concert will be held in the school auditorium tonight, March 24, 7:30 p.m.

The 94-voice school choir will sing and both the high school concert band and junior high band will perform.

This concert will give the

community a preview of presentations by students at the North Central Washington large group concert in Moses Lake, Saturday, March 26.

Morris R. Pederson, director of music at Manson High School, is in charge of the program. The public is invited to attend.

Retirement village plans are revealed

Plans for a 46-acre retirement village above Lakeside were revealed by Jack Lafferty, speaking at the Lake Chelan Chamber of Commerce meeting on Monday.

Site would be above High Street and would involve leveling plateaus and establishing 100-foot wide streets and along them, 60 by 100 foot lots.

Lafferty, who anticipates that the project will take over five years, has a co-project — the establishment of a gravel pit to provide street ballast-material for the village, as well as for sale to the public.

The proposed gravel pit is

in a draw right below wheat fields on Chelan Butte, and out of sight of residential areas.

Lafferty said that the pit itself would not create annoying dust and noise as it was distant from town, and he plans to wash gravel. However, noise and dust from trucks is a problem, but, he said, "not any more so than if the gravel was hauled to the village from another pit."

Location is outside of Chelan City limits and the gravel project has the approval of Chelan County Zoning officials who have changed the zone from agricultural-resi-

dential to general use.

Just what types of houses will be built is a future consideration and depends on what is wanted. Future residents will have access to Lake Chelan at the Lafferty beach.

At present, plans call for a 73 residence village. The chamber voted to write a letter expressing approval of the plan.

At the chamber meeting, President Terry Lund called for volunteers from resort owners and others who would help in the Lake Chelan booth at the Northwest Pacific Travel Show in Seattle April 1

to 10.

The Chelan-Manson apple blossom float was considered. This year's float has not yet been designed. Chelan's Chamber will as usual contribute \$250 toward expenses, and it was said that students have offered to help with construction.

Lund spoke about the April 7 blood drawing at Chelan Masonic Temple and asked if it would be possible to change hours so that working people could donate blood. Mrs. Cox was instructed to write a letter to the Red Cross center in Yakima.

HERE'S MORE ABOUT
Tawn council

(Continued from Page 1)

for books, services and personnel. The town supplies the building, lights, heat and maintenance.

At the council meeting, Jack Lafferty appeared to ask that the council give their commendations in regard to his proposed gravel pit above Lakeside. The area in question is outside the city limits. The council approved his plans but recommended to the county that there be restrictions concerning noise, dust and water control, and that hauling from the pit take place only during daylight hours.

Jerry Trinkle reported on progress of work projects including sewer installation at Spader Bay.

The Lake Chelan Garden Club recently conferred with Glenn Geer, town supervisor, about landscaping grounds in front of the Community Youth Center. The club plans to begin planting this spring.

HERE'S MORE ABOUT

From: Philip Long [<mailto:phillong@nwi.net>]

Sent: Thursday, March 23, 2017 10:18 PM

To: Craig Gildroy <cgildroy@cityofchelan.us>

Cc: Mike Cooney <mcooney@cityofchelan.us>; Mike Jackson <mjackson@cityofchelan.us>; Skip Morehouse II <ccbuid@msn.com>; Wendy Isenhart <wisenhart@cityofchelan.us>; Ray Dobbs <ray.dobbs@nwi.net>; Kelly Allen <KAllen@cityofchelan.us>; Erin McCardle <emccardle@cityofchelan.us>; Servando Robledo <srobledo@cityofchelan.us>; Guy Harper <gharper@cityofchelan.us>; Dwane Van Epps <dvanepps@cityofchelan.us>

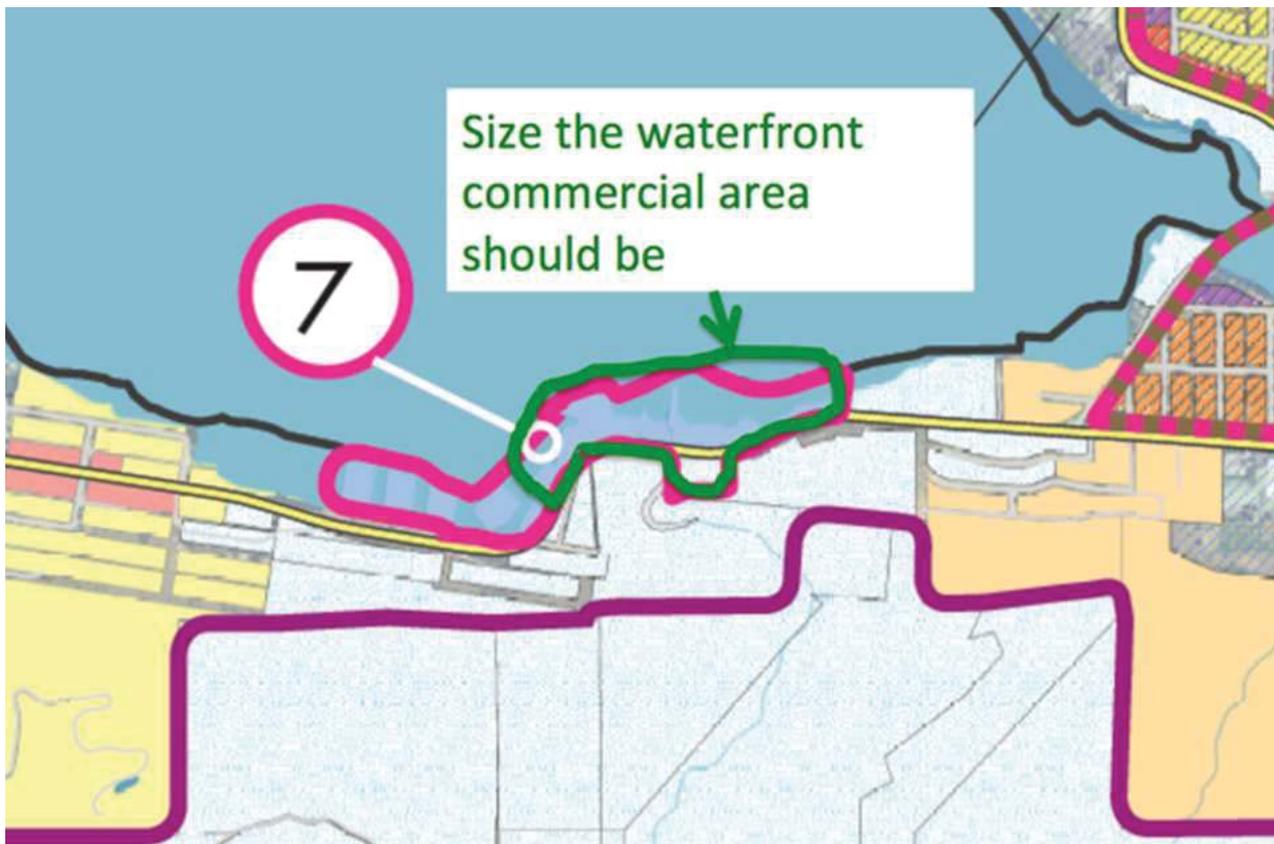
Subject: Comments by Phil and Mary Long on the Draft update of the City of Chelan Comprehensive Plan

Importance: High

Dear Craig,

Thank you for all the hard work to get to this point in updating the comprehensive plan and for the opportunity to comment. We especially appreciate the focus on lake water quality and on non-motorized travel via a range of trail types. Our comments below will hopefully contribute to improving the plan.

1. We believe that multifamily housing in Apple Blossom Center is *inappropriate and potentially incompatible with other allowed uses*. We do support limited residential uses associated with business structures, such as businesses on first floor, residential above, but with clear restrictions on number of people and densities such that apartment houses would not be permitted. Given that Apple Blossom Center is a formal planned development, is not a separate public process required to change the planned development allowed uses?
2. *The proposed TA designation for land north of WalMart does not make sense from our perspective*. We suggest designating it residential but grandfather the development of RV parks with appropriate design considerations to make the RV park compatible with residential.
3. *The proposed waterfront commercial/water transport hub is too large*. It size should be cut to about 2/3rds its proposed size, with the Three Fingers designated as potential park/lake access/community center (see figure below).



Pending the outcome of the court case for removal, this could be done in a way that does not infringe on private property rights. The reasons for a smaller size for the waterfront commercial/water transport hub are as follows:

- a. The water depth in the vicinity of the 3 fingers is relatively shallow, so additional concentrated boat traffic in the area threatens water quality.
- b. Also because of the shallow depth, marina's in winter would not be accessible, creating a readily visible unattractive situation during low water wherein floating dock sit on the lake bottom
- c. In general, this area's proximity to the highway means that it is highly visible as visitors approach the City's core. We will be best served by making this area as attractive as possible with its lake views, so a park with lake access and perhaps a community center/recreation facility would be optimal. Preserving it for public lake access is crucial regardless of whether the fingers are removed or not.

4. *The draft comp plan proposes that a fairly large area in the southwest part of the city be removed from the UGA. Given that this are is largely east of an SUD designated to "promote character of gateways" it does not make sense that we should pull it from the UGA.* Uncontrolled development in this area under county rules down the road could ruin the "gateway character" we seek. We urge the city to maintain this area in the UGA, treating it in a manner similar to the area to the east (TA Zone overlay for Chelan Butte).

5. The comp plan proposes to allow temporary (seasonal) worker housing near Wilbur Ellis and Chelan Fresh warehouses. While apparently there are federal rules that must be followed for this type of housing, ***we do not believe the City should abrogate its responsibility to make sure such housing is appropriately buffered from the risks associated with either warehouse type.*** For those of us who were proximal to the Wilbur Ellis fire when it was located at what is now Green's Petroleum, we are VERY aware of risks of such "mixed use". We agree that season worker housing is needed, but we strongly recommend that the city prescribe appropriate buffers between any such housing and warehouse facilities.

6. In conjunction with the HDCA, the City is considering rebuilding the dock area between Campbell's Resort and the Woodin Avenue bridge. ***This rebuild should include revision to the storm water outfall at this location to enhance sediment and pollutant retention.*** This could take the form of a catch basin or bioswale. While a catch basin or bioswale could not be made large enough retain all storm water, any additional retention would be advantageous since this drain is only about 1750 feet up lake from the Chelan domestic water intake. This kind of action puts muscle behind the state importance of lake water quality. See below for photos taken of this outfall and its impact on water clarity the afternoon of March 21, 2017. While the impact to water clarity lasts only a few hours at most, the impact to water quality and on our drinking water still needs to be determined.





7. We also urge the City to move the no-wake buoys to the west of where they are now located, approximately on a line between the Lookout Marina and the Sunset Marina (under construction). The purpose of this is to nudge boating away from the shallow water that is down-lake from this line, resulting in two benefits:
 - a. A larger no-wake area will enhance public safety by creating more separation between human-powered boating such as paddle boards and kayaks on one hand and high-speed boating such as jets skis on the other.
 - b. At low water, the depth in the area down lake of this line can be 6 feet or even less. By moving most of the activity of jets skis and other power boating into deeper water, there will be less impact from those activities, such as hydrocarbon pollution (i.e. there will be more dilution prior to the drinking water intake).

Please contact us by phone, text or email if you need clarification or would like to discuss any of our comments.

Best regards,

Phil and Mary Long

20 SR 97A, PO Box 1547

Chelan, WA 98816

509 531-2987

From: Craig Gildroy <cgildroy@cityofchelan.us>
Sent: Wednesday, November 16, 2016 9:45 AM
To: Lisa Grueter
Cc: Mike Cooney
Subject: FW: Chelan-future
Attachments: IMG_5297.JPG; ATT00001.txt

Public comment for your information.

Craig Gildroy

Planning Director
City of Chelan

(509) 682-8017
www.cityofchelan.us

-----Original Message-----

From: Ruth Ruppert [mailto:awastar@aol.com]
Sent: Wednesday, November 16, 2016 9:34 AM
To: Craig Gildroy <cgildroy@cityofchelan.us>
Subject: Chelan-future

Hi Craig,

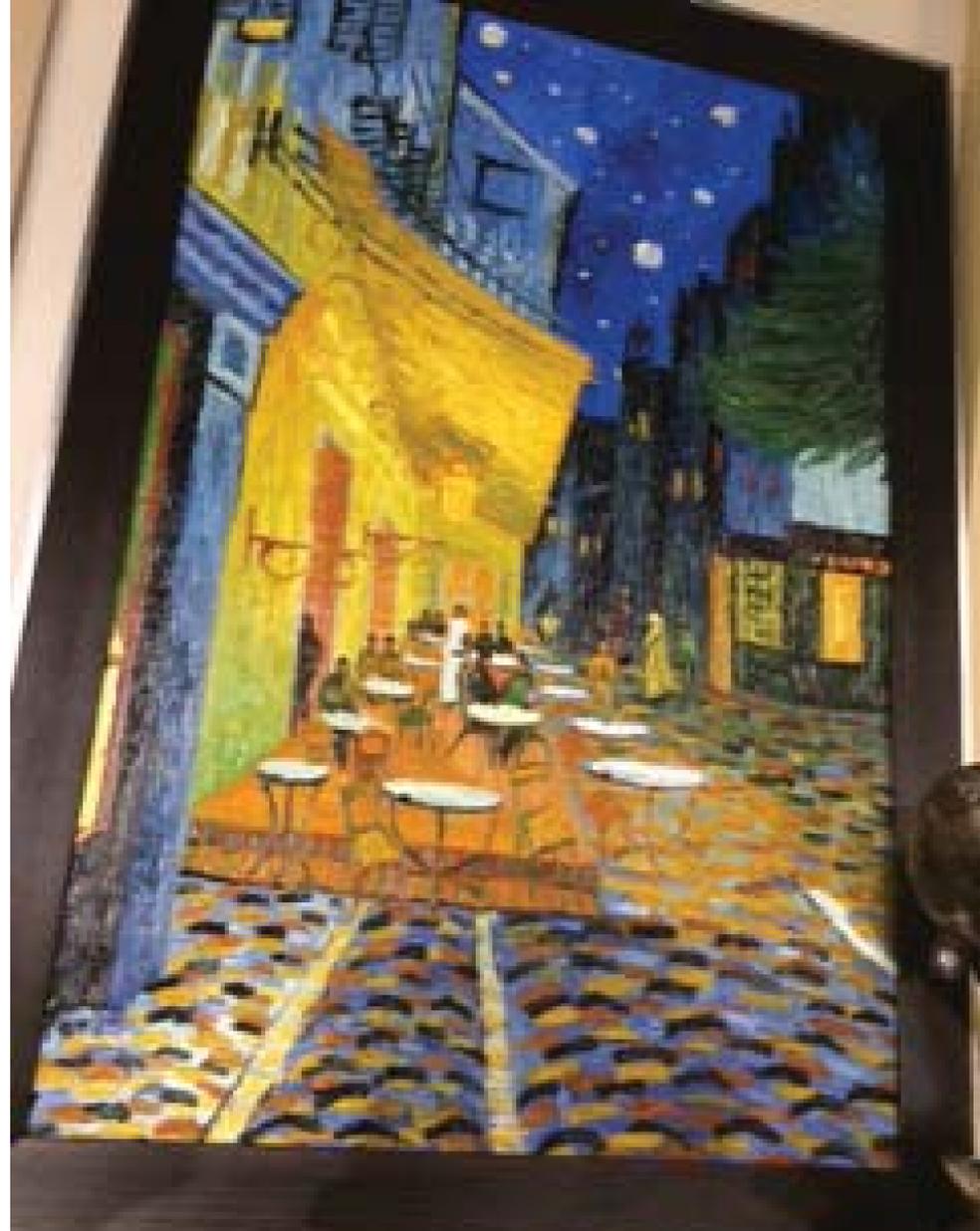
I saw you are working on input
For the future. Please put me on your notification list. I really want to be involved.
I have a positive progressive vision for this paradise. Please see my photo of a painting that depicts a
downtown corner.

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

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

Look forward to hearing from you.

Ruth Ruppert



From: Craig Gildroy [mailto:cgildroy@cityofchelan.us]
Sent: Tuesday, March 21, 2017 11:09 AM
To: Kara Schell <kara@windermere.com>
Cc: Harold Schell - Hort Manager <HaroldS@chelanfruit.com>; Lisa Grueter <Lisa@berkconsulting.com>
Subject: RE: Parcel: 272307430000 Harold & Kara Schell

Thanks, we will keep the proposal for T-A but please follow the process. The next public hearing is April 19th before Planning Commission. From there, we will have a joint Planning Commission / City Council meeting on May 9th; Planning Commission final deliberations on May 17th. City Council will hold a public hearing May 23rd,

Craig Gildroy

Planning Director
City of Chelan

(509) 682-8017
www.cityofchelan.us

From: Kara Schell [mailto:kara@windermere.com]
Sent: Monday, March 20, 2017 1:21 PM
To: Craig Gildroy <cgildroy@cityofchelan.us>
Cc: Harold Schell - Hort Manager <HaroldS@chelanfruit.com>; Lisa Grueter <Lisa@berkconsulting.com>
Subject: RE: Parcel: 272307430000 Harold & Kara Schell

Hi Craig,
Yes, we would be very happy with the T-A zone for our property.
Thank you!

Kara Schell

Broker, ABR, ASP, CNE, SFR, SRES



www.SunnyLakeChelan.com
Kara@windermere.com
Kara@sunnylakechelan.com

Cell: 509-679-2738
Office: 509-682-4211
Fax: 1-866-663-9699



From: Craig Gildroy [<mailto:cgildroy@cityofchelan.us>]
Sent: Monday, March 13, 2017 11:22 AM
To: Kara Schell
Cc: Harold Schell - Hort Manager; Lisa Grueter
Subject: RE: Parcel: 272307430000 Harold & Kara Schell

Kara,

What about Tourist Accommodation? Bill was in and he was thinking about an RV park. The T-A zone allows all the uses of the multi-family. Here is a link to the T-A zone: <http://www.codepublishing.com/WA/Chelan/#!/Chelan17/Chelan1748.html#17.48>

The proposal is still multi-family zoning. I am not sure if the T-A zoning will work yet but wanted to get your feedback.

Thanks,

Craig Gildroy

Planning Director
City of Chelan

(509) 682-8017
www.cityofchelan.us

From: Kara Schell [<mailto:kara@windermere.com>]
Sent: Wednesday, March 8, 2017 2:07 PM
To: Craig Gildroy <cgildroy@cityofchelan.us>
Cc: Harold Schell - Hort Manager <HaroldS@chelanfruit.com>
Subject: Parcel: 272307430000 Harold & Kara Schell

Hi Craig,

Harold and I agree that our 40 acre parcel should be re-zoned from warehouse industrial to multi family.

Thank you!

Kara Schell

Broker, ABR, ASP, CNE, SFR, SRES



www.SunnyLakeChelan.com

Kara@windermere.com

Kara@sunnylakechelan.com

Cell: 509-679-2738

Office: 509-682-4211

Fax: 1-866-663-9699



From: Craig Gildroy [<mailto:cgildroy@cityofchelan.us>]
Sent: Monday, March 06, 2017 9:00 AM
To: Kara Schell
Subject: RE: Tuesday's meet a planner day

Great! We will be in the Council Chambers.

See you tomorrow!

Craig Gildroy

Planning Director
City of Chelan

(509) 682-8017
www.cityofchelan.us

From: Kara Schell [<mailto:kara@windermere.com>]
Sent: Monday, March 6, 2017 8:13 AM
To: Craig Gildroy <cgildroy@cityofchelan.us>; Gary Sterner <gbsterner@nwi.net>
Subject: RE: Tuesday's meet a planner day

Hi Craig,
I can come in at ten tomorrow.
Thanks!

Kara Schell

Broker, ABR, ASP, CNE, SFR, SRES



www.SunnyLakeChelan.com
Kara@windermere.com
Kara@sunnylakechelan.com
Cell: 509-679-2738
Office: 509-682-4211
Fax: 1-866-663-9699



From: Craig Gildroy [<mailto:cgildroy@cityofchelan.us>]
Sent: Monday, March 06, 2017 8:03 AM
To: Gary Sterner; Kara Schell
Subject: Tuesday's meet a planner day

Hi Gary & Kara

Tomorrow between 10 am and 3 pm, we will be having a “meet a planner day” to talk about the Comprehensive Plan and zoning changes. The planning department is looking at the warehouse industrial zone above Walmart and may propose changing it to a residential zone. I would love to have your input so if you could stop by tomorrow, that would be great. Also, I don't have everyone's email address that own property above Walmart. Can you invite them for me?

Thanks,

Craig Gildroy

Planning Director
City of Chelan

(509) 682-8017
www.cityofchelan.us

RECEIVED

MAR 13 2017

CITY OF CHELAN
BUILDING & PLANNING

RECEIVED

MAR 6 2017

CITY OF CHELAN
BUILDING & PLANNING

COMMENT SHEET

Chelan Urban Growth Area – Open House, November 9, 2016 at 7pm
City Hall Council Chambers, 135 East Johnson Street, Chelan, WA

Please provide let us know your thoughts:

Name (optional): HARBANS SINGH GILL

Address (optional): 70 ISENHART RD.

Email (optional): CHELAN WA. 98816

1. What area(s) of proposed change are of interest to you?

- a. Zone 1 – North
- b. Zone 2 – South
- c. Zone 3 – East

Comments: we like to have more residence lots
This Area very quite and near the town.

2. Within your area of interest, what size of lots would you like to see?

- a. less than 2 acres
- b. 2-5 acres
- c. 5-10 acres
- d. other:

Comments: ALWAYS we need 4 lots of 1 ACR.
That Easy to maintain. BIG lots people never
keep clean, small lot ALWAYS Aforded Abel BY Price.

3. Overall, do you want to see the Urban Growth Area:

- a. reduce in size
- (b. increase in size)
- c. stay the same

Comments: we ALWAYS need more \$ FOR city and Jobs
small Amonts increase never Hurt nothing,
CHELAN Town never be seattle, so let it grow little.

4. Do you own one of the properties within the propose area of change? Yes

I own 19 1/2 ACRS End of the ISENHART Rd. APP6S

5. Other comments/suggestions: I never Buy This land FOR Housing

But if city of Chelan Have any new
idea. I look FOR it.

Return to: Craig Gildroy at City Hall, 135 East Johnson Street
or Lilith Vespier at Chelan County Community Development, 316 Washington Street, Wenatchee

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From: Merry Sterling [<mailto:merrysterling@hotmail.com>] **On Behalf Of** Merry Sterling
Sent: Thursday, April 13, 2017 2:12 PM
To: Craig Gildroy <cgildroy@cityofchelan.us>
Subject: Zoning change

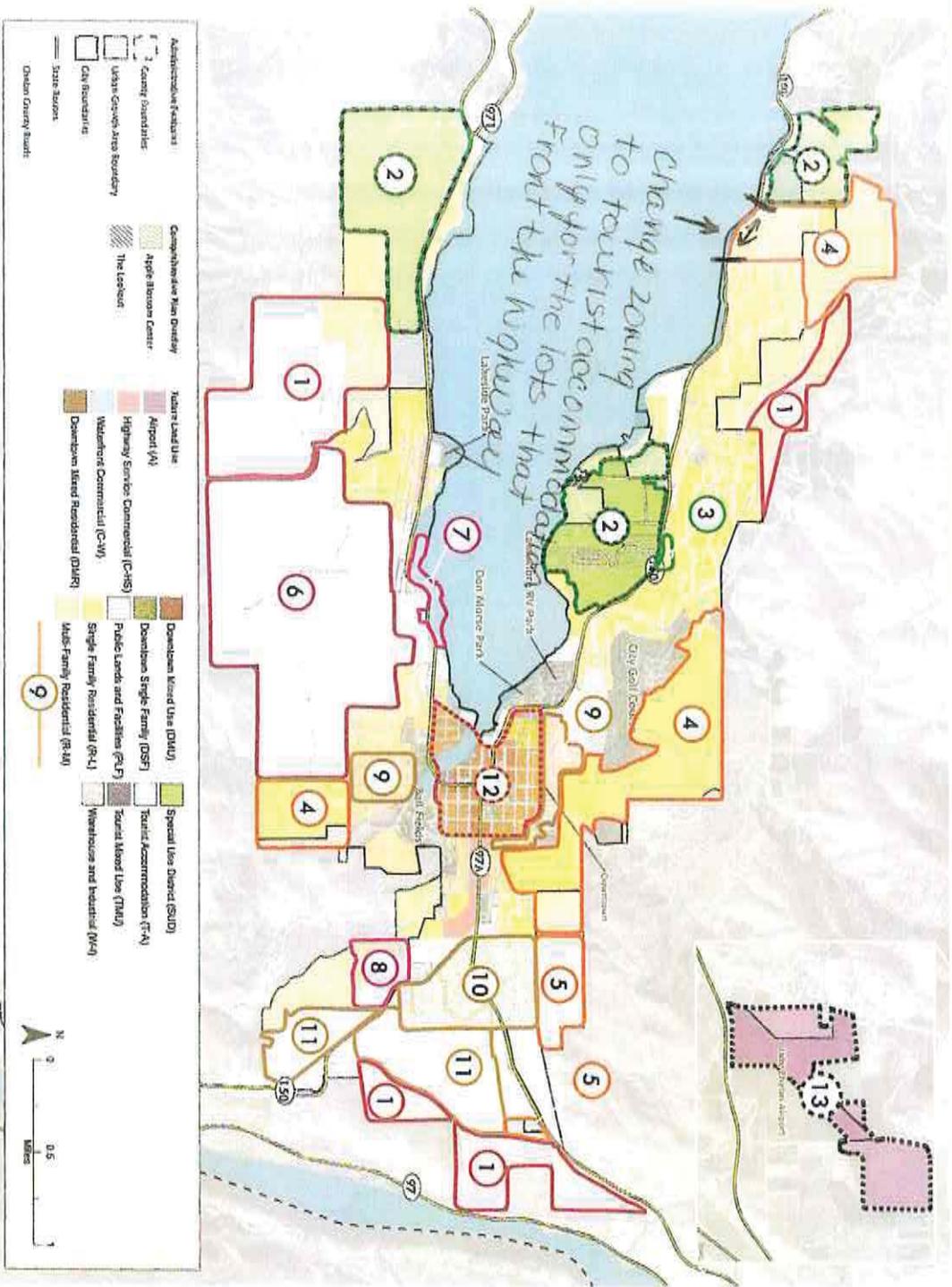
Hi Craig,

I met with you earlier to discuss changing the zoning to Tourist Accommodation for the lots from Crystal View Drive to Lenore Court (only the lots that front SR150). I have attached the signatures from owners I was able to contact. Many are snowbirds and I don't have contact information. We annexed into the City of Chelan for the benefit of the Kuntz development. They have been granted the zoning they want for their development and don't want to change their status, however, they support our request to be zoned Tourist Accommodation. At this time, this is the best I can do to show support for the zoning change. Your help would be greatly appreciated. I am expecting another signature from the Goette's and I expect that they will not want the zoning change. I will be attending the Wednesday planning meeting this coming Wednesday.

Many thanks for all your help,

Merry Sterling
Broker
RE/MAX Advantage Lake Chelan
425-518-6722
<http://merrysterling.remaxagent.com>

Land Use Change Proposals



Areas of Potential Change

- 1 Remove from USA
- 2 SUD amended to allow more agriculture, retain open space, and promote character of gateways.
- 3 Change from RL to SUD.
- 4 Amend R-L to require clustering and special grading and building standards to address slopes, WUL views.
- 5 Consider Change from W-1 to R-L
- 6 Amend TA to require clustering and special grading and building standards to address slopes, WUL and views.
- 7 Waterfront Commercial-Allow Water Transport Hubs.
- 8 Consider rezoning R-L to W-L, and Amending W-1 to allow Commercial Industrial.
- 9 Downtown: Consider DMR or DSF. South Cheilan: 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-14 for housing or change use allowances of W-1 if limited to seasonal workforce housing.
- 12 Infill promotion downtown and neighborhood protection.
- 13 Review airport uses in zoning code.

URBAN GROWTH AREA PROPOSALS

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

SPECIAL USE DISTRICT PROPOSALS

2) These proposals would amend the SUD to increase agriculture uses, and allow lower density resort and residential uses, while recognizing agricultural views as a part of Cheilan heritage and identity as a wine region. 3) SUD expands rights:



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 Cheilan, R-L is considered in place of W-1.

TOURIST ACCOMMODATION FOOTHILL PROPOSALS

6) This proposal would amend the TA zone, to require clustering or special building standards to ensure natural landmarks, WUI best practices, and iconic views are respected.

COMMERCIAL AREA PROPOSALS

7) Strengthen Cheilan's working waterfront by allowing a water-based transport hub (e.g. boat barns and boat). Expand C-W instead of R-14 south to match existing uses. 8) Allow a mix of commercial and industrial in east Cheilan.

HOUSING VARIETY AND COMMUNITY PROPOSALS

Evaluate compatible housing options (9) along the outer edge of Downtown and South Cheilan, consider citywide DMR instead of R-M. Also, consider workforce housing in Apple Blossom (10) and eastern Cheilan (11) by amending or replacing W-1.

DOWNTOWN NEIGHBORHOOD INFILL PROPOSAL

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

REVIEW OF LAKE CHEILAN AIRPORT LAND USES

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



We, the undersigned, ask the City of Chelan Planning Department to consider changing our current SFR zoning to Tourist Accommodations. The area in question includes approximately 28 homes/lots between Crystal View Drive and Lenore Court. At the time we annexed into the city (for the benefit of the Kuntz Development), we were told vacation rentals would be grandfathered in. This area is not in a quiet neighborhood setting. In fact, all of our homes are on a very busy and noisy highway. Those that choose to vacation rent will respect their neighbors in regards to large groups, partying and parking. They know they must apply for a City of Chelan Business License and pay all City, State and Federal taxes associated with vacation rentals. Thank you for your consideration.

Sincerely,

NAME	ADDRESS	EMAIL
Merry Sterling	MERRY STERLING 368 SR 150	merrysterling@remax.net
Bill Sterling	BILL STERLING 368 SR 150	" "
Karen Newbrey	Karen Newbrey 356 Hwy 150	tnanewbrey2@comcast.net
Richard Newbrey	Richard Newbrey 356 Hwy 150	" "
Donna K. Friesen	530 SR 150 Chelan	JCFlakeHouse@gmail.com
Jim Edinger	570 SR 150 Chelan	JimEdinger68@gmail.com
Michelle Edinger	570 SR 150 Chelan	jmmichellee@gmail.com

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NAME	ADDRESS	EMAIL
Merry Sterling	MERRY STERLING 368 SR 150	merrysterling@remax.net
Bill Sterling	BILL STERLING 368 SR 150	" "
Karen Newbery	Karen Newbery 356 Hwy 150	tinanewbery2@comcast.net
Richard Newbery	Richard Newbery 356 Hwy 150	" "
Jonnie F. Friesen	530 SR 150th CHELAN	JCFlakeHOUSE@aol.com

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Sincerely,



NAME	ADDRESS	EMAIL
Tim McLeod	37711 SR 150 chelan	Salem@tim@Aol.com
	334 SR 150 chelan	

Lined area for additional entries or comments.

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



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

Property ID# 42207

Parcel # 272211240101

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

Thank you,

Darren J. Talley

OPTIONAL CONTACT INFORMATION

Name: Darren J. Talley

Address: PO Box 969

Phone Number: 509.682.2444

Email Address: darren@talleyfinancial.com

Please add me to the contact list for the Comprehensive Plan Update Yes No

CITY CONTACT:

Craig Gildroy | 135 E Johnson | Chelan, WA 98816 | 509-682-8017 | cgildroy@cityofchelan.us

From: rusty wakefield [<mailto:wakefield99@live.com>]

Sent: Wednesday, March 29, 2017 5:33 AM

To: Mike Cooney <mcooney@cityofchelan.us>

Subject: Power lines

Hi Mike, I have been following the process of the pud sub station site selction and the impact to the views in the Chelan valley. Hoping that the word gets out to more folks about the visaual impact that may be on its way. Being from the Seattle area I am sure you remeber the power lines running everywhere and the eye soar that they have created. I would hope this would be avoided in the Chelan area. As I drive the Manson highway it is getting uglier and uglier as the pud ads more power poles and lines. Is this what we want for the future of the valley? Is underground placement of lines really that expensive? Rusty Wakefield

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March 21, 2017

To:
Craig Gildroy,
Planning Director
City of Chelan

Ref: Chelan Downtown Land Use & Development Code - Chapter 17.14.020

Hello Craig,

The property at 315 W. Gibson Ave. (Parcel #: 272212590510) which is currently an apartment complex owned by Sandra C. Wall. My brother David W. Wall and I both have power of attorney for our mother Sandra.

In my discussions with our real estate broker, it came to our attention that the property is designated as "Downtown Single Family" (DSF) in the 2010 Chelan Downtown Land Use & Development Code.

In the preliminary investigation for listing the property for sale, Tom and Marsha Brascher, of Frontline Real Estate, had discussions with you on March 20th in regard to the possible uses for the property.

They informed us that our mother's property may have been designated as "DSF" as an oversight, since the property has been an apartment complex for many years before the Downtown Land Use Code was written and implemented.

In addition, should the complex burn down, evidently, it would not be able to be rebuilt as an apartment complex again if the code designation remains DSF.

On behalf of our mother, and per your advice, we respectfully request the code designation be changed to the appropriate land use Code for an apartment complex.

I understand there is a planning meeting scheduled for April 19th, please put our request on the agenda for adjusting our property to the appropriate land use code.

Thank You for your help in this matter Craig,

On behalf of Sandra C. Wall,

Sincerely,

A handwritten signature in black ink, appearing to be 'John T. Wall', with a long horizontal flourish extending to the right.

John T. Wall