

# City of Chelan Comprehensive Plan & Municipal Code Update

Staff Report to City Council | **Draft** July 28, 2017

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## Purpose of Plan and Code Update

The City of Chelan is updating its Comprehensive Plan and development regulations per the Growth Management Act (GMA). Every eight years the City must review and, if needed, revise its comprehensive land use plan and development regulations to ensure the plan and regulations comply with the GMA. Review and evaluation includes, but is not limited to, consideration of critical area ordinances and an analysis of the population allocated to the City by the County from the most recent ten-year population forecast by the office of financial management. (RCW 36.70A.130)

The City of Chelan's Comprehensive Plan Update is an opportunity not only to meet GMA requirements, but also to refresh the plan vision, analyze key conditions and trends, create a reader-friendly format with updated policies, and prepare new implementing codes to make Chelan's Comprehensive Plan more usable and fulfill its community vision.

Beginning in fall 2016, the City has engaged the community in a Visioning and Land Use Planning process to chart Chelan's best future. This document presents a summary of the key changes and concepts to the City of Chelan Comprehensive Plan & Municipal Code Update for the City Council hearing on August 22, 2017. A complete set of Comprehensive Plan & Municipal Code amendments is available under separate

cover and at the project website: <https://cityofchelan.us/departments/building-planning-department/planning-department/2017-comprehensive-plan/>.

## Summary of Planning Commission Recommendations

After Public Hearings held on March 15 and May 17, 2017, and study sessions and deliberations in April, June, and July, the Planning Commission made the following recommendations on July 19, 2017:

- **Approve the Comprehensive Plan Update** with amendments. The Planning Commission accepted the changes in the May 2, 2017 draft plan with additional changes designed to allow for greater height in the T-A Overlay and to clarify a policy supporting regulations for short-term rentals citywide.
- **Approve the Future Land Use Map/Zoning Map** as presented in the Land Use Element Update with amendments. The Planning Commission approved the Future Land Use Map/Zoning Map in the May 2, 2017 Land Use Element with changes designed to: 1) modify the UGA boundary on the southshore (a small addition and a modified exclusion area); 2) create and expand a live-work overlay; 3) allow a T-A addition north of W. Campbell; 4) change the area north of Apple Blossom Center from W-I to R-M; and correct split-parcel designations.
- **Approve the Municipal Code Amendments** with amendments. The Planning Commission approved the May 2, 2017 municipal code amendments addressing zoning, critical areas, subdivisions, and other development standards, with amendments including: 1) for small town community character and views to the lake and hills, reducing heights in several zones (R-M, T-A, DMU and TMU, C-W, C-HS); 2) matching T-A zone height limits of 40 feet in the T-A Overlay; 3) clarifying and modifying single family densities and multifamily densities as well as townhome standards in R-M and T-A zones; 4) clarifying alternative setbacks in steep slope areas; 5) in the DMU and W-I zones, allow existing legal single family uses, which may expand up to 25% instead of having them be non-conforming with a deadline; 6) modifying standards in the W-I zone for accessory workforce housing; and 7) addressing and amending a concept for Live-Work in the W-I zone.

## Highlights of Public Outreach

The City published a Public Participation Plan on March 10, 2016 with the following guidelines:

1. Participation efforts based on scope of proposed amendment(s) – tailoring efforts to whether amendments are major or minor. Given major amendments, further efforts were to be made. The City would consider online surveys, visioning processes, website, and other techniques.
2. Communication programs and information services through various techniques such as utility bill inserts, web-based notices, list of interested parties, publishing notices in the Chelan Mirror, and others.
3. Broad dissemination of proposals and alternatives. This would include posting documents on the City’s website, providing hard copies at the Planning counter at City Hall, and making copies for the cost of reproduction.

4. Public meetings after effective notice. At least one public hearing would be held. Guidelines include advertising meetings consistent with the requirements of the Chelan Municipal Code, collecting information from sign-in sheets for an interested parties list, and providing meeting summaries.

The 2017 Comprehensive Plan Update followed the above guidelines, and engaged Chelan’s community with the following input opportunities:

- **Stakeholder Committee.** This ad-hoc body made up of community members and appointed and elected officials met as a sounding board identifying key issues and providing early input on the community engagement efforts, vision, land use options, and potential code changes.
- **How should Chelan grow?** To update the 1998 Comprehensive Plan intent statement – or Vision – that guides the Comprehensive Plan, the City invited residents, business and property owners, and visitors to participate in an online survey and interactive Vision Workshop in November 2016. Advertisements were made on the radio, in local print and online media and utility billing flyers. Overall, 227 people responded to the survey over a three-week period. About 50 people attended the workshop on November 16, 2016.
- **What’s your plan for Chelan?** About 50 people attended a workshop on February 15, 2017, designed to engage the community on potential land use changes. The workshop included informational and interactive boards, including the draft Vision statement, a short presentation, and small group mapping exercises. Results are reflected in the proposed Future Land Use Plan in the Land Use Element.
- **Developer and Contractor Forum.** At a meeting with construction contractors and developers on February 16, 2017, City staff and consultants discussed key issues and questions about hillside development, erosion, streams and ravines, and potential approaches to improving grading and development standards to address water quality and public views. Comments included keeping rules simple and streamlined, enforcing rules already in place, providing standards and fees that allowed for infill and affordable housing, and balancing approaches to clustering and suburban single-family development.
- **Our draft plan is ready what do you think?** In spring and summer 2017, the City offered a variety of opportunities to share their ideas and comments on the Draft Comprehensive Plan:
  - **Youth Outreach.** Planners went to Chelan High School on March 7, 2017, and provided an overview of the Comprehensive Plan Update and invited students to identify what they like about Chelan, what opportunities they want to see in Chelan over the next 20 years, their comments on the Vision Statement, and their priorities for non-motorized transportation improvements.
  - **Planning Office Hours.** The City offered office hours on March 7, 2017 inviting those with a land use or zoning question about their property to stop by to speak with a planner.
  - **Draft Plan Open House and Hearing.** The Planning Commission held an open house and public hearing on the draft Comprehensive Plan on March 15, 2017. At the March Open House, materials summarized each element. The March hearing was continued to May 2017. The Commission also held an Open House and study session on April 19, 2017. At the April Open House, materials addressed the Future Land Use Plan/Zoning changes; the Commission also had a study session that evening on potential zoning and municipal code changes.

- **Draft Code Amendments Open House and Hearing.** The Planning Commission held an open house and workshop on citizen comments and map changes as well as proposed code update concepts in April 2017. On May 17, 2017, the Planning Commission continued the March public hearing regarding the Comprehensive Plan Update and held a public hearing on draft municipal code changes.
- **Planning Commission Deliberations.** The Planning Commission deliberated in June and July and made recommendations on July 19, 2017.
- **City Council Workshops, Hearing, and Action 2017.** In January, February, and March 2017, the City Council held study sessions and briefings on Vision outreach results, draft Land Use Map changes, and Land Use Workshop results. In August 2017, the City Council received Planning Commission recommendations on the Draft Comprehensive Plan and code amendments and took public comments at a public hearing on August 22, 2017, and directed amendments. Final approval is anticipated in September 2017.

## Comprehensive Plan Update

### VISION

A vision states a community’s best desired future and guides the plan goals and policies and development regulations. The Vision survey and workshop identified several important themes to include in the Vision statement including Chelan’s quality of life, lake quality, affordable housing and housing variety, iconic views and agricultural vistas, year-round jobs, and a connected road system. The following updated Vision guides the Comprehensive Plan through 2037 to achieve the livability, prosperity, affordability, and stewardship of natural and recreational resources desired:

#### **Chelan Comprehensive Plan Vision - 2037**

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

### COMPREHENSIVE PLAN ELEMENTS

All Elements of the Comprehensive Plan are updated with new inventory and analysis and refreshed goals and policies.

The Downtown Element, while a new chapter, incorporates the Downtown Master Plan adopted in 2010.

Chelan’s current goals and policies are largely retained. Some changes were made to streamline and modernize policies. See the comparison chart of current and proposed policies available at the City’s website.

**Exhibit 1. City of Chelan Comprehensive Plan Update Elements**

Elements	Appendices
<ul style="list-style-type: none"> <li>▪ Overview and Vision</li> <li>▪ Land Use</li> <li>▪ Downtown</li> <li>▪ Economic Development</li> <li>▪ Housing</li> <li>▪ Capital Facilities</li> <li>▪ Utilities</li> <li>▪ Transportation</li> </ul>	<ul style="list-style-type: none"> <li>▪ Capital Facilities Plan</li> <li>▪ Definitions (from 2011 plan)</li> </ul>

Some policy changes were made in Elements to respond to public comments in May 2017, including:

- Underground Utilities
- Flexible Parking with study and mitigation
- Incentives for Trails

In addition, the Planning Commission amended a policy supporting the preparation of regulations for short-term rentals.

The Capital Facilities Plan is part of the appendix and is fully updated; it is based on City functional plans and updated level of service standards and revenue analysis. It addresses permanent and seasonal population by topic area.

Prior to final adoption, in addition to City Council changes, the following adjustments would be made:

- Some of the Draft Comprehensive Plan information compares the current plan to the proposed plan and that would be revised prior to adoption to match the final plan only.
- Editorial notes about amended policies would also be removed.
- If additional relevant information is available on capital facilities such as through the budget preparation process or water plan update process, it would be integrated as appropriate.

**FUTURE LAND USE PLAN / ZONING**

In February 2017, a Land Use Workshop included interactive exercises to explore a number of topics raised at the November 2016 Vision Workshop. Additionally, a number of property owners and residents made requests during the November 2016 to May 2017 period.

Attachment A includes the Proposed Future Land Use Plan / Zoning Map as recommended by the Planning Commission. Attachment B includes public comments, noting how these are reflected in policies, code, or the Proposed Future Land Use Plan / Zoning Map.

The Proposed Future Land Use Plan / Zoning Map is intended to accomplish the following:

- Reinforce Chelan’s agricultural heritage at gateways and within Lord Acres by providing for agri-tourism activities, allowing lower densities and clustering, and conserving agricultural vistas.
- Promote low-density residential dwellings, seasonal housing, and tourist accommodations that are designed to respect Chelan’s natural topography, environment, and iconic views.
- Promote mixed uses, higher densities, and infill in Downtown where there are supporting services and transportation.
- Reserve waterfront areas for water-dependent, water-related, and water-enjoyment uses as well as residential uses.
- Support a wide array of housing choices to fit different households’ lifestyle and economic needs while reflecting enduring design quality.
- Encourage year-round family wage jobs and supporting the wine and agricultural industry in industrial areas.
- Reinforce access to the Lake and supports healthy lifestyles and Chelan’s tourism base with recreation and park facilities, and public facilities that serve the community.

## Municipal Code Amendments

Based on the Comprehensive Plan Update vision and Future Land Use /Zoning Map changes, Zoning Code Amendments and other development regulations in other Chapters of the Municipal Code are proposed.

Background issues, analysis, and example regulations are found in the May 2, 2017 document “Draft Evaluation of: Comprehensive Plan Vision, Goals, and Policies Future Land Use and Zoning Map Amendments Municipal Code Amendments.” This document is available at the project website. The most up to date recommendations are addressed in this report. By chapter, the proposed changes are described in Attachment C.

# Major Plan and Code Topics

This section highlights key topics and approaches to housing, community character, water quality, development impacts, agriculture and agri-tourism, non-conforming uses, and parks and capital facilities.

Often the text references Future Land Use/Zoning acronyms, defined in the table below.

**Exhibit 2. Future Land Use/ Zoning Names and Abbreviations**

<b>Future Land Use /Zone Name</b>	<b>Abbreviation</b>
Airport	A
Highway Service Commercial	C-HS
Waterfront Commercial	C-W
Downtown Mixed Use	DMR
Downtown Mixed Residential	DMU
Downtown Public	DP
Downtown Single Family	DSF
Public Lands and Facilities	PLF
Single Family Residential	R-L
Multi-Family Residential	R-M
Special Use District	SUD
Tourist Accommodation	T-A
Tourist Mixed Use	TMU
Warehouse and Industrial	W-I

## HOUSING VARIETY AND AFFORDABILITY

The Proposed Comprehensive Plan and Municipal Code Update increase housing variety for owners and renters through the following:

- Added areas designated R-M
- Increased DMR with greater design standards and more flexible density
- Allowing multifamily in Apple Blossom overlay
- Allowing live-work developments and accessory workforce housing in W-I

Housing affordability is particularly promoted through:

- Density bonuses for affordable housing in the following zones with a requirement for long-term affordability: SUD, R-L, and T-A Overlay
- Accessory workforce housing in the W-I zone requires long-term affordability
- Affordable and special needs housing are added as allowable uses in PLF to respond to the Senior Living Initiative

There were several T-A zone requests (see Appendix B). Given housing affordability and community character concerns, the Planning Commission discussed balancing year-round housing and tourist accommodation areas.

## SMALL TOWN CHELAN

The Proposed Comprehensive Plan and Municipal Code Update addresses small-town character and protection of views from Downtown and public spaces. Land Use Element maps illustrate areas visible from Downtown, Don Morse Park, and Lakeside Park. The analysis resulted in some recommendations for adjustments to height.

- Downtown:
  - Reduce heights on blocks that are allowed 4 stories in the DMU and TMU zones: reduce from 50 feet to 45 feet
  - For developments 3 stories and greater in the DMU and TMU zones require 3-D model and ability to condition to ensure Downtown character and views are maintained
- Reduce heights in zones by 10 feet with ability to ask for greater height with 3-D model and criteria in the following zones:
  - R-M (from 50 to 40 feet)
  - T-A (from 50 to 40 feet)
  - C-HS (from 50 to 40 feet)
  - C-W (from 35 to 25 feet)

In the SUD zone, heights would vary based on view corridors:

- Within public view corridor: 25 feet
- Outside of public view corridor: 35 feet

## WATER QUALITY, STEEP SLOPES, AND GRADING

The Proposed Comprehensive Plan and Municipal Code Update addresses water quality, slopes and grading with new policies and codes described below.

- In addition to a base of existing policies, amendments or new policies further reinforce water quality:
  - Implementing clearing and grading regulations and require erosion control for large scale activities which have the potential to impact water quality, while exempting those activities that pose no threat. Agricultural activities should be exempt. (Amended)
  - Enforcing erosion control measures where erosion occurs and is not of natural origin. (Amended)
  - Supporting practices that reduce noxious weeds and invasive species affecting water quality by promoting boat inspections and boat maintenance practices that avoid transport of them. (New)
- Amending the City's critical areas ordinance to address best available science for geologic hazard areas – standards address in particular streams/ravines and erosion hazard areas relevant to water quality:

- Refining ravine definitions and create map
- Retaining slope disturbance limits
- Requiring dust control and weed control
- Adding hillside development standards to minimize changes to natural landforms
- Removing the slope-density chart in the City’s development standards given proposed hillside development standards

## DEVELOPMENT IMPACTS

The Proposed Comprehensive Plan and Municipal Code Update address the effects of new development, including:

- Amending critical areas, grading, and hillside development standards as described above
- Addressing weeds with dust control plans as described above
- Centralizing requirements and adding a process for determining adequate facilities (water, sewer, roads, parks, power, schools, etc.)

## AGRICULTURE / AGRI-TOURISM

The City’s economy is tourism focused. In addition to lake recreation, Chelan has a burgeoning wine industry, and its character is influenced by agricultural vistas. The Proposed Comprehensive Plan and Municipal Code Update address agriculture and agri-tourism in the following ways:

- Agri-tourism uses
  - Clarify cottage winery size
  - Allow cider and small distilleries
  - Increase number of casitas by conditional use permit
- SUD
  - Adjust density to requiring clustering and agricultural land retention
  - Adjust height to address agricultural vistas
  - Allow amended agri-tourism uses
- W-I
  - Treat wineries and distilleries similarly
  - Allow adjusted agri-tourism uses
- R-M
  - Allow agri-tourism uses (low and moderate permitted; high intensity conditional use permit) to allow wineries accessory to agricultural use
- Downtown
  - Allow winetasting similar to other like uses

- Citywide
  - Add Right to Farm provisions

## NON-CONFORMING USES-RESIDENTIAL

In the DMU and W-I zones, existing single family uses are considered non-conforming today. CMC 17.68.040 allows existing single family to be rebuilt if destroyed by fire if a building permit is deemed complete prior to 2026. The reason was to allow for primary uses of the zones to occur such as mixed use or industrial, and to transition away from single-family over time giving a lengthy time period for market forces to accomplish that. At one time, proposed code amendments would have extended the date to 2041. The new proposal instead would permit existing legal single family homes and allow them to expand by 25%. New homes would not be allowed.

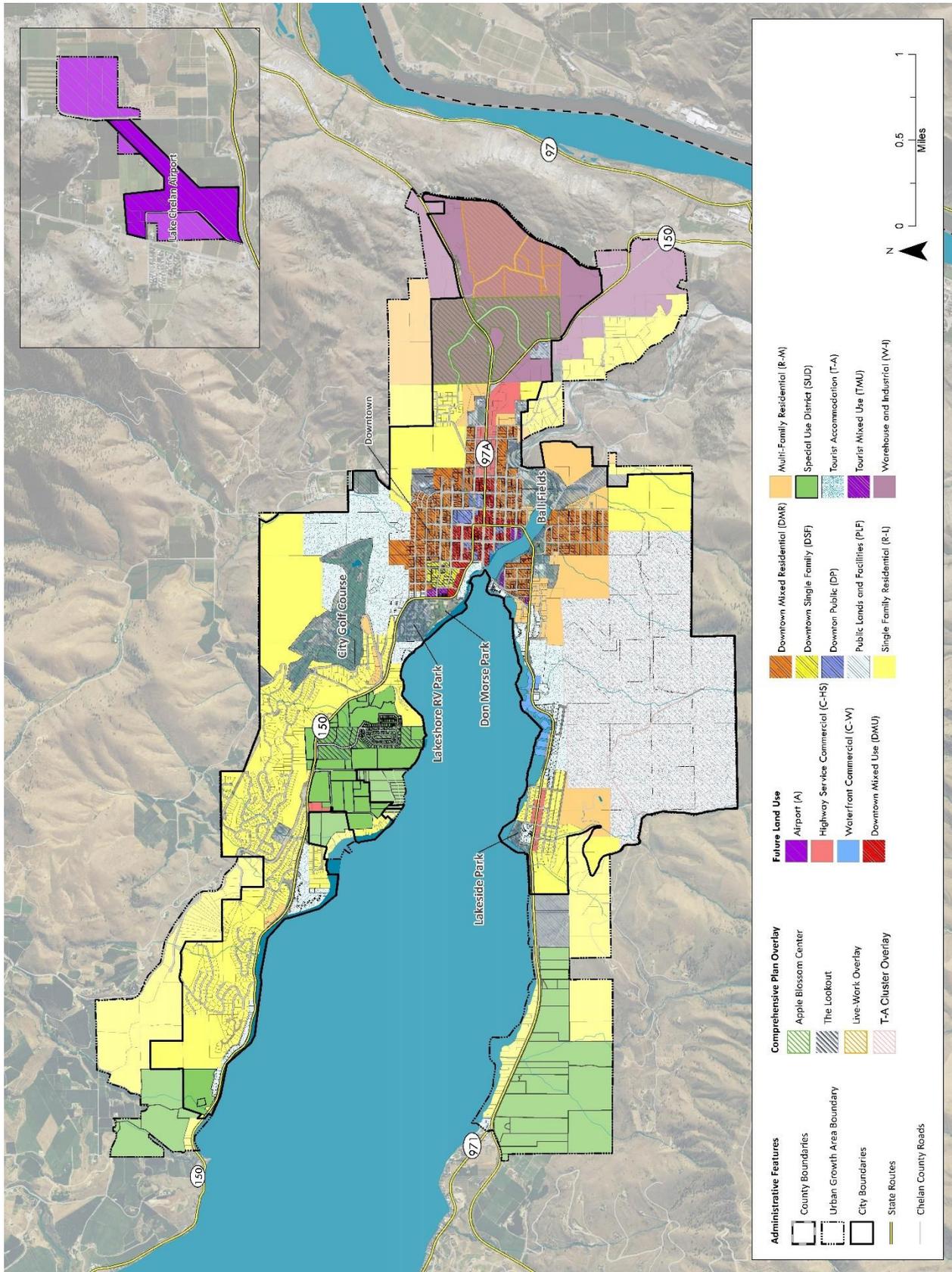
- New proposal
  - Allow “existing legal single family dwellings” as permitted in both zones
  - Allow expansions up to 25%

## PARKS AND CAPITAL FACILITIES

Parks and recreation facilities were added as allowed uses to the following zones: SUD, C-W, T-A, W-I. They are already allowed in R-L, R-M, C-HS, and PLF zones. In most zones, parks and recreation are allowed with a conditional use permit, but given the desire for more shoreline access were shown as a permitted use in the C-W zone.

In the Capital Facilities Plan the parks level of service is clarified, and seasonal population is addressed.

# Attachment A: Future Land Use / Zoning Map



# Attachment B: Summary of Comments and Requests considered by the Planning Commission

**Exhibit 3. Table of Comments November 2016 to May 2017**

#	Name / Date	Request	Status
1.	Anonymous, 2/21/17	Town needs affordable housing. Identifies 30-acre land for mobile home park. Suggests the City could purchase it.	Property is zoned R-M allowing a range of unit styles that could meet affordable housing needs. Chapter 17.54 Manufactured Housing Parks identifies how such uses can be allowed in various zones including R-M.
2.	Brownfield, Joan, 5/30/17	Support letter by Chelan Basin Conservancy.	Comment noted.
3.	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 (and a portion of a fourth) change from R-L to R-M.	Requests included in Planning Commission recommended Future Land Use / Zoning Map.
4.	Chelan Basin Conservancy 5/16/17	<ul style="list-style-type: none"> <li>▪ Maintain lake water quality.</li> <li>▪ Match recreation to growth.</li> <li>▪ Plan for increasing boat traffic.</li> <li>▪ W-C zoning change premature on Three Fingers.</li> <li>▪ Land east of Butte Road should be Open Space.</li> <li>▪ Land west of Butte Road should stay in UGA.</li> <li>▪ Support for Campbell's rezoning, and amending R-L near Crystal View.</li> <li>▪ Commence Inter-agency planning.</li> </ul>	The City has proposed several measures to reduce erosion and protect water quality such as ravine standards, new hillside development standards, and dust control standards. The Capital Facilities Plan Appendix incorporates the City's Parks, Recreation, and Open Space (PROS) Plan and addresses permanent and seasonal population. W-C zone amendments are areawide and there are already allowances for water transport. Regarding the UGA, the Planning Commission and City Council will consider policy choices and trends including ability to serve and others. Regarding other land use/zoning changes, comments are noted. The City has provided comment opportunities to other agencies. For example, the PUD was contacted to provide input into utility planning. The City and County have jointly held a meeting on the UGA boundaries in fall 2016.

#	Name / Date	Request	Status
5.	Chelan Basin Conservancy, 6/2/17	Resubmitted comments similar to those provided to Planning Commission. Maintain lake water quality. Address boat traffic. Regulate year-round moorage at Sunset Marina. Do not change zoning on Three Fingers. Zone Butte Open Space rather than T-A. Keep land in UGA on southshore. Support Campbells rezone. Support R-L near Crystal View Estates. Conduct Interagency Planning.	See above.
6.	Chelan Fruit Cooperative, Colbert, Jim 2/8/17	Farmworker housing and housing for Chelan Fruit production employees.	Amendments to W-I zone to allow accessory workforce housing.
7.	Chelan Lanes Raines, Shawn 3/14/17	The bowling alley has a remodel planned and the required parking is difficult to achieve.	Policy and code changes included regarding allowing a parking study and ability for City to condition appropriately.
8.	Chicoine, Joe, 5/18/17	Need to address vacation rentals.	See Land Use Element policy that supports developing appropriate regulations for short-term rentals.
9.	Comcast, Bev, 5/22/17	Designate Three Fingers for dog park, park, and parking. Sunset Marina unsightly, long waiting list. Have place that's a legacy.	The site is currently designated as Commercial Waterfront (C-W) and the uses allowed are governed by the zone and the shoreline master program. Proposed zoning code changes would allow for parks as an allowed use. See also the City's PROS Plan and the Draft Capital Facility Plan regarding the City's plans for parks and trails facilities.
10.	Cooper Smith, Connie, 6/13/17	Lack of second route in and out of Chelan Hills and Manson during tourist season.  Keep it blue. Concerned over in stream flow, fishing, and Hirst decision and property rights. What is source of phosphorous, nitrates, and decreased oxygen – what if due to natural events and not agriculture? Park at Three Fingers not a good location.  Use lots deeded to City instead.  GMA removes competition and restricts land for building. Results in affordable housing problem.  Sustainability is a buzz word.	The proposed Comprehensive Plan Transportation Element includes proposed improvements and studies including SR 150 North Shore Corridor Study to look at improvements to meter traffic and manage access. The Parks Plan and Capital Facility Plan consider a range of possible locations for shoreline access. The UGA is sized to meet growth targets and includes a market factor. The plan vision and policies reflect community needs and GMA goals including environmental protection and managed growth.

#	Name / Date	Request	Status
		Comprehensive Planning members have worked hard. Commend hard work. Frustration abounds in undertakings.	
11.	Dabney, Stanley and Sylvia, 5/17/17	Want to subdivide 20 acres into 4 lots in R-L in Little Chelan Butte.	Property is R-L. Currently services are not available and City rules would limit plats. Proposed regulations would allow one additional lot (two lots total) when services are not available to allow for heirs.
12.	Dietrich, Kevin & Melissa, 6/13/17	Would like Home Stay Units on property between orchard and SR 150.	The SUD zone allows agri-tourism uses including home stays on parcels of ten acres. The subject property is under ten acres. However, a bed and breakfast is allowed by conditional use permit regardless of size.
13.	Eberle, Jon 4/26/17	Rezone W-I land to allow live/work or mix residential and commercial or residential and industrial.	Live-work overlay created and expanded, and allowed as conditional use subject to guidelines and standards.
14.	Eberle, Jon 5/13/17	Property owner supports affordable residential options on the land east of Apple Blossom Center.	See above.
15.	Edgewater Residents 4/26/2017	Rezone C-W to T-A	Planning Commission recommendations include the property as T-A.
16.	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.	Planning Commission recommendations include a proposed policy that incentivize trails.
17.	Evans, Mitch 2/22/17	Portion C-HS, Portion R-M.	Planning Commission recommendations include the request.
18.	Fifer, Robert 3/15/17 3/16/17	Retain T-A as is with no changes.	Planning Commission recommendations apply T-A Overlay. Based on Commission recommendations, the Overlay was amended to allow heights as much as T-A base zone. Other standards amended as well.
19.	Fletcher, Scott A., 5/16/17	Property is included in W-I zone (55 Issenhardt Rd). Do not want apartments or low-income housing on property.	The W-I zone continues to emphasize employment uses. Workforce housing would be accessory. Live-work would include

#	Name / Date	Request	Status
			a substantial amount of employment uses and housing forms that support business owners and offer “missing middle” housing forms for ownership or rental.
20.	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.	In addition to estimating seasonal units in the Land Use Element, the draft Capital Facilities Plan adds analysis of seasonal population, 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. The Shoreline Master Program (SMP) requires public access with new development. The SMP also prioritizes water-oriented uses such as a water transport hub. Proposed code edits add parks as a permitted use in C-W zone. PLF is applied to publicly owned properties.
21.	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 <sup>1</sup> . Must zone property for public park. Want to formulate a petition for Growth Management Hearings Board.	Proposed code edits add parks as a 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.” <sup>2</sup>

<sup>1</sup> 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>.

<sup>2</sup> 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

#	Name / Date	Request	Status
22.	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.	Transport hub already appears in C-W code, and minor clarifications are proposed.  The C-W zone allowance for residential would ensure it matches the SMP allowance.
23.	Gibb, Michael 3/7/17	Provided photos of power lines that are proposed.	See proposed policies in Utilities Element regarding undergrounding. City standards and franchise agreements require undergrounding of distribution lines for new development.
24.	Goede, Sue, 6/13/17	Propose T-A for shoreline frontage lots between Crystal View Drive and Lenore Court.	Planning Commission recommendations include the property as T-A.
25.	Hanson, Alice 5/9/17	Concern about development above neighborhood (Butte area and land downslope) affecting Mountain View Drive and Lake Street.	Current T-A designations were included in the Comprehensive Plan several years ago and were subject to public review at that time. As part of the 20- year review, the City is taking a closer look at development standards to address concerns over having both a reasonable use of property and development standards that achieve more sensitive development patterns. Development across the city is modeled in infrastructure system plans at an areawide cumulative analysis. When a project is proposed, development is required to prepare site-specific analysis including a traffic impact analysis and compliance with infrastructure standards. Future development would also be subject to stormwater, critical area and grading standards. The proposed code amendments improve standards regarding dust, grading

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	Status
			and erosion control, ravine protection and others.
26.	Hemenway, Robert W and Patricia, 6/8/17	Support the TA zoning for our property located at 383 SR 150	Planning Commission recommendations include the request.
27.	Heritage Heights 5/10/17	Ensure zoning of possible Senior Living Initiative sites allows for use.	The PLF zone would be amended to conditionally allow residential uses.
28.	Hirschberger, Evie, 6/8/17	<p>Concerned about development allowed in T-A Overlay and wildfire. Clustering could lead to development like The Lookout.</p> <p>Concerned that changes to zoning code changes to townhome lot depth in R-M would allow more units on Holiday Hills. Lot sizes for townhomes should be at least 2,200 square feet, 80 feet deep, and 20 feet wide. More appropriate for small town feel. For Holiday Hills Lake Street, Mountainview Drive, and Park Street should not be used for Holiday Hill development. What does the City require for a cash bond from an LLC?</p> <p>Comprehensive Plan has important decisions. Year-round residents as important as tourism. Address minimization of impacts of seasonal housing, traffic, and view protection. Take time to get it right.</p>	The T-A Overlay proposal would allow for densities of about 1 to 1.5 du/ac depending on if recreation, trails, or affordable housing is provided. The base densities are like what the City has considered previously (e.g. Daybreak PDD). Building heights are proposed based on public view analysis and would be lesser in visible areas than The Lookout. Any higher density through a Resort Plan would require a hearing and Conditional Use Permit, plus greater open space, and provision of public benefits. The greater open space / recreation would help to maintain the natural setting and community character. The townhome lot depth changes would not change the allowed density. It may allow for less site alteration given the smaller footprint. The timeline has been extended through fall 2017 to allow for additional consideration of proposals.
29.	Isenhart, Wendy, 6/13/17	Ideas for Three Fingers – guiding waterfront development towards uses that invite public access and inspired private enterprise. Western finger: public beach. Center Finger: waterfront restaurant and office. Eastern Finger: commercial/recreation boathouse, RV park.	Please see C-W zone and SMP for allowed uses. Uses that are water oriented including commercial mixed use, recreation, with shoreline access are preferred uses.
30.	Joi, BeverLi, 5/20/17	In agreement with Chelan Basin Conservancy's response to the 2017 City of Chelan Comprehensive Update	Comment noted.
31.	Jones, Dusty, 5/18/17	Change steep slope setback from centerline in steep slope areas.	Changes included in Planning Commission recommended code amendments.

#	Name / Date	Request	Status
32.	Kunz Family, 6/13/17 (dated 6/2)	Property at 548 Manson with SUD zoning.  Support Rural to Urban Transition standards that allow 4 lots of 5 acres with building placement standards and interim water and sewer standards.	Changes included in Planning Commission recommended code amendments.
33.	Lafferty, Charlie 4/19/17	Zoning is R-L. Need best combination of zoning that allows single family and multifamily, including clustering.	Planning Commission recommendations include the site as R-M allowing a flexible range of dwelling types; clustering would be allowed.
34.	Lafferty, Charlie 4/28/17	Request zoning change to allow standard TA zoning, not overlay. Overlay with lots of 10 acres or 2.5 acres clustered would not work for property.	See above.
35.	Laurent, Lynn and Leeann, 6/13/17	Live along Mountain View Drive. Concerned about development of Butte area. Preserve views, address water pressure, viable access, infrastructure. Zoning changed without notice.	See response to Row 28. The City considers land use changes as part of its Comprehensive Plan Update and docket process. Areawide changes are noticed through news ads and utility billing notices as well as other methods.
36.	Lemon, Timothy, 5/17/17	Ensure adequate streets, water, emergency access to development near Mountain View Drive. Provided CCRs.	City road and infrastructure standards would be required for new development. CCRs are available at Community Development Department.
37.	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-l. 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.	A. Consider housing affordability and variety need per Draft Housing Element. Consider Land Use Workshop results, generally supportive of proposal. B. The Planning Commission has recommended R-M. Both R-M and T-A allow housing while T-A also allows tourist accommodations. C. See Row 20 and 21. D. Comment noted. See Land Use Workshop results, generally supportive of proposal. Consider City's ability to serve area. E. Comment noted. Considered in code amendments.

#	Name / Date	Request	Status
			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.
38.	Mason, Dennis and Debby 5/5/17	Concerned that development plans for area south of Hwy 97A and south of Mountain View Drive include development levels in T-A zone that would cause traffic, drainage, dust, vibration, water pressure concerns. Effect on downtown and accessibility for recreation by public?	See Row 25 (Hanson).
39.	McCreary, Jon 5/10/17	T-A zoning density outside of T-A Overlay should be same as R-M 18 units per acre, and with a similar minimum lot size of 1,500 square feet. Confirm hotel room is not considered a "unit" for purposes of density (dictated by parking, setbacks, other).	The T-A base zone applies a density of 8.7 units per acre based on the current minimum lot size of the zone. However, recognizing that there is vagueness with standards applied to multifamily uses, the Planning Commission recommendations propose that the T-A base zone match the RM zone for multifamily density. Hotel units are not considered a unit for purposes of density.
40.	McCreary, Jon 6/1/17	T-A zone should not be reduced from 30 du/ac to 8.7 du/ac  Make it same a multifamily or 15 du/ac.	The T-A zone does not allow 30 units per acre today.  The subject site in the comment letter is R-M. The Comprehensive Plan density limit is 18 du/ac and would continue to be a cap on dwellings.
41.	Multiple owners, 5/15/17	Make property next to Campbell's T-A request also T-A.	The Planning Commission recommended map includes T-A for the subject properties.
42.	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.	Comment noted regarding Downtown art. Heights are lowered in several zones per Planning Commission recommended code.
43.	Schell, Kara 3/20/17, 3/8/17	Support for change from W-I to R-M or T-A.	The Planning Commission recommendations include R-M for the property.
44.	Senyitko, Steve 5/12/17	Concern over development accessing Mountain View Drive. Concerns include traffic, winter weather. Zoning of	See Row 25 (Hanson).

#	Name / Date	Request	Status
		neighborhood changed to T-A in the past without knowledge of neighbors.	
45.	Senyitko, Steve and Barbara, 6/12/17	<p>Concerned about Holiday Hills development proposal.</p> <p>Current homes surrounded. Mountain View Drive only access. There is potential for flooding and runoff. Impacts to traffic and SR 97A. Effect on water and sewer systems. View protection from Downtown and parks is vital.</p>	The property is mostly zoned R-M and a portion is zoned T-A and part of the proposed T-A overlay. Regardless of zoning, the future development would be held to city subdivision and development standards, including traffic impact analysis and requirements for water and sewer extension and general facility charges. Changes to the maximum height of R-M and T-A are proposed through the update to address views and community character.
46.	Shelton, Mike Golden Gate Ventures 5/8/17	Maintain current zoning of T-A without overlay.	The letter responds to the original March 2017 T-A Overlay and not the revised May 2017 Overlay. Please also see the Planning Commission Recommendations, which provides additional flexibility for townhouses in the T-A Overlay, and also increases the height to be 40 feet like the base zone.
47.	Shelton, Mike, Golden Gate Ventures, 5/17/17	Do not implement T-A Overlay. The change in height and density would reduce value.	The prior Daybreak PDD is the development considered in the current Comprehensive Plan and reflects a similar density as proposed in the T-A Overlay. The current zoning density described in the letter does not reflect what is allowed (e.g. slope-density diagram), and doesn't reflect slopes onsite. Some portions of the T-A Overlay appear to be misinterpreted in the letter such as the Resort Plan densities which have a higher range. The value calculator provided with the letter also would benefit from some supporting information. The lesser cost of infrastructure in a cluster development should be considered.
48.	Shelton, Mike, Golden Gate Ventures, 6/13/17	City Mayor indicated interest in purchasing property and city would not diminish property rights. City wants open space, lower densities, and views and to prevent development. About 24 years ago	In 2016, the City initiated a Comprehensive Plan Update consistent with the GMA periodic review requirements. As part of the legislative review the City must review its densities, growth targets,

#	Name / Date	Request	Status
		<p>City designated site for high density tourist accommodation. The elected official of the City created the T-A zone in large measure to apply it to our property on the Butte. Have made significant investments and now City wants to change. T-A Overlay will destroy value of land. Open Space percentage is high, and building heights are lowered. Hillside grading and steep slope regulations would limit ability to develop roads and infrastructure. Eliminate the T-A Cluster Overlay from the proposed Comprehensive Plan Update.</p>	<p>critical areas regulations, and other development regulations. It must also review its Capital Facilities Plan and show consistency with system plans including the Parks, Recreation, and Open Space Plan which has a goal to provide parks and open space as growth occurs.</p> <p>City regulations currently protect steep slopes and ravines and the proposed regulations would update them based on Best Available Science.</p> <p>Other development regulations are being updated to address community character expressed in Visioning efforts.</p> <p>The T-A Overlay more than provides the number of units previously planned with the Daybreak Development.</p> <p>The City proposes greater flexibility by removing the slope density chart in its development standards.</p>
49.	Singh Gill, Harbans 3/13/17	Residential use instead of W-I	Property is included in live-work overlay in Planning Commission recommended plan and code. See responses to Eberle above.
50.	Sterling, Merry 4/13/17	Change the zoning from R-L to T-A	The proposal is included in Planning Commission recommendations.
51.	Talley, Darren 11/16/16	Request for SUD instead of R-L.	The proposal is included in Planning Commission recommendations.
52.	Tuttle, Jim 5/17/17	Desire a waterfront city park on Three Fingers Property. See PROS Plan and Comp Plan Vision Process. Seaplanes not needed due to Chelan Airport and Stehekin having airports. Do not include non-park alternatives in C-W zone. Create a park solution.	Commercial aviation is already allowed in the C-W zone. Public aviation would be added, a minor housekeeping change. Public parks would be added as an allowed use to the C-W zone. Mixed use residential would be made consistent with the underlying SMP. The SMP requires public access for development that creates a demand for shoreline access. The Parks, Recreation, and Open Space Plan and proposed Capital

#	Name / Date	Request	Status
			Facility Plan identify potential park acquisitions including the Three Fingers site.
53.	Van Over, Lesley and George 5/11/17	Concerns over ingress and egress, traffic, winter conditions, sharp turns, pedestrian traffic in relation to future development above Mountain View Drive.	See Row 25 (Hanson).
54.	VSI, 6/13/17	T-A Overlay does not meet GMA goals for encouraging urban growth in UGAs and reducing sprawl. Density is low except through Resort Plan. Lower densities based on local circumstances should not be based on community preference. If based on unique critical areas, does the area require lower densities on top of critical area designations. View protection not part of GMA. Prefer a subarea plan process to properly plan for Butte, and offer a proposed policy.	<p>The City intends a development pattern that respects the site while allowing for growth on the developable areas designed to advance the community's Vision. The City has a tourist-based economy and the natural setting contributes to the character and economy.</p> <p>The T-A Overlay property has steep slopes, ravines, and has among the highest risk for wildfire in the City. The property is more difficult to serve with infrastructure compared to other areas of the City given the terrain and other factors.</p> <p>See row above regarding City critical area regulations that already limit clearing on steep slopes and protect ravines. Proposed changes to the ordinance are based on a review by RH2 Engineering and consideration of Best Available Science.</p> <p>As noted in the letter, there is no density bright line in GMA. The proposed densities are gross and when clustered at net densities are urban (e.g. at 1.5 du/ac gross the net densities would equal about 3.5 du/ac). The Resort Plan allows greater density through a conditional use permit process (4-8.7 gross du/ac) rather than the more demanding PDD process that the site had been reviewed under in the past. Additionally, the T-A overlay allows hotel and other accommodations <i>without</i> a density restriction. The allowed densities more than match what was</p>

#	Name / Date	Request	Status
			<p>proposed on the site with the Daybreak Development.</p> <p>Further, the City can more than meet its growth targets with or without the T-A Overlay densities. The City is focusing growth in Downtown and extending the area that is not subject to density around Downtown. That's an area where there are more services and less constraints. The City can "designate some urban areas at less than urban densities to protect a network of critical areas, to avoid further development in frequently flooded areas, or to prevent further development in geologically hazardous areas." WAC 365-196-300 (4)</p> <p>Clustering is encouraged as an innovative technique in RCW 36.70A.090. GMA also allows open space corridors within the UGA (RCW 36.70A.160).</p>
55.	Wakefield, Rusty 3/29/17	Place power lines underground	See response to Gibbs above.
56.	Wall, John T	Request multifamily zone instead of DSF.	The Planning Commission recommendations include DMR for the property.
57.	Whisky Ranch, 5/17/17	Property 40250 is split zoned SUD/R-L. The latest zoning map shows property all SUD and should retain split zone.	Split zone is restored in the Planning Commission recommended map.

# Attachment C. Summary of Zoning and Other Municipal Code Changes

## Exhibit 4. Summary of Zoning Code Changes

Chapter	Description of Amendments
Global changes	<ul style="list-style-type: none"> <li>▪ Remove unmapped zones, retitle zones, and amend purpose statements to match Comprehensive Plan Update and amended FLU/Zoning Map.</li> <li>▪ Update outdated terms (e.g. sanitarium = medical facility).</li> </ul>
Chapter 17.04 General Provisions	<p>Clarifications and modifications:</p> <ul style="list-style-type: none"> <li>▪ 17.04.070 Exceptions to front yard setback requirements – respond to comments.</li> <li>▪ 17.04.110 Movement of single-family dwelling, two-family dwelling or multi-family dwelling – match approach to C-W zone residential amendments.</li> </ul> <p>Additions:</p> <ul style="list-style-type: none"> <li>▪ 17.04.180 Right to farm. See Draft Evaluation of Code Amendments Report.</li> <li>▪ 17.04.190 Rural to Urban Transition Standards. See Draft Evaluation of Code Amendments Report.</li> <li>▪ 17.04.200 Requests for Additional Height. Per Planning Commission recommendations to address height in several zones to protect small town character and public views.</li> </ul>
Chapter 17.14 Chelan Downtown Land Use and Development Code	<ul style="list-style-type: none"> <li>▪ Address interpretation for added areas of DMR not on regulating map.</li> <li>▪ DMU – permit existing legal single-family dwellings.</li> <li>▪ Allow tasting rooms in same locations as restaurants, bars, and brewpubs for consistency.</li> <li>▪ Maximum building height in the DMU and TMU districts – those with 4 on the regulating map would be 45 feet instead of 50 feet. All buildings 3 stories or 35 feet and above, required to have a 3-D drawing or model. City may condition development to address bulk, building spacing, or height to protect public views.</li> </ul>
Chapter 17.15 Chelan Infill Overlay District Land Use and Development Code	<ul style="list-style-type: none"> <li>▪ To be removed. This code has not been implemented per City staff.</li> </ul>
Chapter 17.16 Zone A – Agricultural District	<ul style="list-style-type: none"> <li>▪ To be removed. Zone is not mapped any longer. Remove from code.</li> </ul>
Chapter 17.18 Zone A –Airport District	<ul style="list-style-type: none"> <li>▪ Address airport land use compatibility per Airport Plan and similar to County standards.</li> <li>▪ Allow private industrial and commercial uses that are consistent with the Airport Layout Plan as permitted uses and those that are non-aviation in nature, but compatible with the Airport Plan, by conditional use permit.</li> </ul>

Chapter	Description of Amendments
Chapter 17.20 Zone R-L Single Family Residential District	<ul style="list-style-type: none"> <li>■ Amend dimensional standards by:               <ul style="list-style-type: none"> <li>○ Adding density per the Comprehensive Plan density range.</li> <li>○ Adjusting the lot sizes to better match the density range of the zone, including allowing a lot size when clustering is proposed.</li> <li>○ Allowing a density bonus for the R-L zone when affordable housing is provided.</li> <li>○ Adjusting lot width and lot coverage to match changes in lot sizes.</li> <li>○ Referencing hillside development and design standards.</li> </ul> </li> </ul>
Chapter 17.24 Zone R-M – Multi-Family Residential District	<ul style="list-style-type: none"> <li>■ Permitting low intensity agri-tourism uses.</li> <li>■ Conditionally permitting moderate and high intensity agri-tourism uses</li> <li>■ Amend dimensional standards by:               <ul style="list-style-type: none"> <li>○ Clarifying single-family and multifamily area per dwelling unit and densities.</li> <li>○ Modify lot width for single family and apartment properties.</li> <li>○ Modify townhouse lot depth and lot coverage.</li> <li>○ Reduce standard height by 10 feet; allow consideration of heights greater than standard with model and compliance with criteria in CMC 17.04.200.</li> </ul> </li> </ul>
Chapter 17.28 Zone C-L – Low Density Commercial District	<ul style="list-style-type: none"> <li>■ Zone is not mapped any longer. Remove from code.</li> </ul>
Chapter 17.32 Zone C-H – High Density Commercial District	<ul style="list-style-type: none"> <li>■ Zone is not mapped any longer. Remove from code.</li> </ul>
Chapter 17.36 Zone C-HS – Highway Service Commercial District	<ul style="list-style-type: none"> <li>■ Remove reference to C-L zone since zone is no longer in use and bring in text of C-L as needed to C-HS zone.</li> <li>■ Replace old language of trailer plazas to more current name and section of code – manufactured home park in CMC 17.54.</li> <li>■ Reduce standard height by 10 feet; allow consideration of heights greater than standard with model and compliance with criteria in CMC 17.04.200.</li> </ul>
Chapter 17.40 Zone C-W – Waterfront Commercial District	<ul style="list-style-type: none"> <li>■ Match Shoreline Master Program (SMP) allowance for 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.</li> <li>■ Allow existing legal residential developments as of the date of the code.</li> <li>■ Add allowance for parks and playgrounds.</li> <li>■ Remove cross references to R-L and C-L zones and pull in appropriate uses to the C-W zone.</li> </ul>

Chapter	Description of Amendments
	<ul style="list-style-type: none"> <li>▪ Reduce standard height by 10 feet; allow consideration of heights greater than standard with model and compliance with criteria in CMC 17.04.200.</li> </ul>
Chapter 17.44 Zone W-I – Warehousing and Industrial District	<ul style="list-style-type: none"> <li>▪ Permit existing legal single-family dwellings.</li> <li>▪ Permit wineries in addition to distilleries as a similar use.</li> <li>▪ Allow wholesale trade and retail trade when serving industrial uses.</li> <li>▪ Allow agricultural processing uses per intent of zone and similar to Apple Blossom Center.</li> <li>▪ Allow heavy commercial uses where already found on SR-150 on lots less than 2 acres.</li> <li>▪ Allow temporary and permanent worker housing accessory to industrial uses. Add standards for such uses.</li> <li>▪ Conditionally allow parks and playgrounds.</li> <li>▪ Conditionally allow live-work development. Add standards and guidelines for such uses.</li> </ul>
Chapter 17.46 Zone SUD – Special Use District	<ul style="list-style-type: none"> <li>▪ Conditionally allow parks and playgrounds.</li> <li>▪ Modify minimum lot sizes and allow densities consistent with approach in Comprehensive Plan to promote clustered development and agri-tourism in gateways and address alternative density in Lord Acres.</li> <li>▪ Allow density bonus for affordable housing.</li> <li>▪ Modify minimum open space to be greater at gateways.</li> <li>▪ Minimum lot width and lot coverage adjusted depending on lot size.</li> <li>▪ Heights reduced in public view corridors to two-stories. Otherwise three stories continues to apply.</li> <li>▪ Reference hillside development and design standards.</li> </ul>
Chapter 17.47 Agricultural Tourism	<ul style="list-style-type: none"> <li>▪ 17.47.060 High intensity uses. Allow greater number of home stay units, 20 instead of seven. Allow off-site tasting room.</li> </ul>
Chapter 17.48 Zone T-A – Tourist Accommodations District	<ul style="list-style-type: none"> <li>▪ Remove cross reference to R-M zone and address multifamily and townhouse standards in T-A zone.</li> <li>▪ Add allowance for parks and playgrounds, including park buildings.</li> <li>▪ Allow Resort Plans by conditional use permit in T-A Overlay.</li> <li>▪ Address maximum density for residential uses, both single-family and multi-family.</li> <li>▪ Modify lot coverage to be more consistent with R-M zone for residential development.</li> <li>▪ Reduce standard height by 10 feet; allow consideration of heights greater than standard with model and compliance with criteria in CMC 17.04.200.</li> <li>▪ Reference hillside development and design standards.</li> </ul>

<b>Chapter</b>	<b>Description of Amendments</b>
	<ul style="list-style-type: none"> <li>▪ Create T-A Overlay District for the Butte area that modifies densities and development standards. Allows for single-family, townhouse, and other residential and hotel/accommodation uses in a clustered pattern, as well as a Resort Plan conditionally to address additional densities with a coherent plan and public benefits.</li> </ul>
Chapter 17.50 Zone PLF – Public Lands and Facilities District	<ul style="list-style-type: none"> <li>▪ Conditionally allow affordable residential development.</li> <li>▪ Reference hillside development and design standards.</li> </ul>
Zone PDD – Planned Development District	<ul style="list-style-type: none"> <li>▪ Amend regulations to indicate a PDD should be consistent with uses of the base zone – the PDD would need to be paired with a Comprehensive Plan Amendment / Rezone to ensure uses are in alignment.</li> <li>▪ Application at the preliminary PDD level would include a conceptual plan rather than a detailed plan. The director can waive some of the submittal requirements.</li> <li>▪ Density bonus tied to public benefits.</li> <li>▪ Public benefits required are expanded beyond common open space. Common open space percentage increased to be similar to SUD standard.</li> </ul>
Chapter 17.56 Conditional Uses	<ul style="list-style-type: none"> <li>▪ 17.56.300 Community waterfront parks – include recreation facilities as a type. Modify the shoreline length. Buffers do not apply for docks.</li> <li>▪ Include T-A Overlay Resort Plan.</li> </ul>
Chapter 17.58 Signs	<ul style="list-style-type: none"> <li>▪ Allow electronically changeable message sign on properties zoned PLF.</li> </ul>
Chapter 17.59 Hillside Development and Design Standards	<ul style="list-style-type: none"> <li>▪ New chapter to address development on slopes 30% or greater to minimize grading and changes to natural topography.</li> </ul>
Chapter 17.60 Landscaping	<ul style="list-style-type: none"> <li>▪ Add standards for landscaping required to meet Wildland Urban Interface code.</li> </ul>

**Exhibit 5. Changes to Other Municipal Code Sections**

<b>Chapter</b>	<b>Description of Amendments</b>
Chapter 14.10 Critical Areas	<ul style="list-style-type: none"> <li>▪ Amend geologically hazardous areas, consistent with RH2 recommendations and review based on Best Available Science. (See Attachment F of Chelan Municipal Code Amendments to Title 14, 15, 16, 19, 25 and SMP)</li> <li>▪ Amend critical area regulations regarding wetlands and fish and wildlife habitat conservation areas that were incorporated into in the Shoreline Master Program (2016) into citywide regulations.</li> </ul>
Chapter 15.04 Building Codes	<ul style="list-style-type: none"> <li>▪ Minor cross-referencing and housekeeping edits.</li> </ul>
Chapter 15.06 Wildland and Urban Interface Code	<ul style="list-style-type: none"> <li>▪ Adopt a Wildland Urban Interface (WUI) Code into the Chelan Municipal Code to regulate new development and retrofit existing development within the city and UGA boundaries.</li> </ul>

Chapter	Description of Amendments
Chapter 15.12 Excavations-Dangerous Conditions	<ul style="list-style-type: none"> <li>▪ Clarify grading applications go to Planning and Building Department.</li> <li>▪ Add section on Dust Control.</li> </ul>
Chapter 15.24 Storage of Combustible Material	<ul style="list-style-type: none"> <li>▪ Regulate storage of flammable materials in industrial areas to reduce wildfire risk to buildings and infrastructure.</li> </ul>
Chapter 16.24 Binding Site Plans	<ul style="list-style-type: none"> <li>▪ Allow the process for a condominium application.</li> </ul>
Chapter 16.36 Design Standards	<p>Add new chapters:</p> <ul style="list-style-type: none"> <li>▪ 16.36.130 Clustering Standards</li> <li>▪ 16.36.140 Condominium conversions</li> </ul>
Title 19 Administration of Development Regulations	<ul style="list-style-type: none"> <li>▪ Add industrial and commercial terms similar to Apple Blossom Center development agreement definitions.</li> <li>▪ Amend agri-tourism related definitions, e.g. cottage winery to add cider. Define size of cottage winery and craft distillery by building size.</li> <li>▪ Add definition of live-work.</li> <li>▪ Add definition of water-based transportation.</li> </ul>
Chapter 25.10 Adequacy of Public Facilities	<ul style="list-style-type: none"> <li>▪ Amend code provisions to require development to provide necessary infrastructure and facilities onsite and offsite to ensure facilities and services are adequate at the time of development.</li> <li>▪ Require development to meet already adopted plans and standards for transportation, sewer, water, parks, as well as allow for conditions of approval regarding schools, fire, public safety, energy, administration, and others.</li> </ul>
Shoreline Master Program	<p>Proposed SMP amendments are not required. The SMP permits water-based transportation uses and the definition of transportation includes air fields. Optionally, for greater clarity it would be appropriate to:</p> <ul style="list-style-type: none"> <li>▪ Amend the definition of transportation facilities for clarity regarding seaplanes.</li> <li>▪ Correct use matrix table note numbering and to ensure SD (shoreline development permits) is listed as “P” for permitted under Transportation and Parking facilities.</li> </ul>