

Public Comment Compilation

Draft July 18, 2017 | City of Chelan Comprehensive Plan Update | Public Comment Compilation

This document provides comments submitted at the Planning Commission hearing on May 17, 2017 or after through June 13, 2017. Written comment period closed June 13, 2017 at 5:00 p.m.

Exhibit 1. Public Comment Compilation – June 13, 2017; Corrected July 18, 2017

#	Name and Date	Request	Discussion
i.	Anonymous, 2/21/17	Town needs affordable housing. Identifies 30-acre land for mobile home park. Suggests the City could purchase it.	Letter was not sent to Community Development and was just found.
ii.	Fletcher, Scott A., 5/16/17	Property is including in W-I zone (55 Issenhart 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.
iii.	Multiple owners, 5/15/17	Make property next to Campbell's T-A request also T-A.	The property is proposed for Downtown Mixed Residential (DMR) as is the facing block. To maintain the character of the existing block suggest maintaining DMR rather than T-A.
iv.	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.
v.	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.
vi.	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

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			of infrastructure in a cluster development should be considered.
vii.	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 Shoreline Master Program (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 Facility Plan identify potential park acquisitions including the Three Fingers site.
viii.	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.	The May 2017 land use map employed an updated parcel layer and some split zones were missed and inadvertently changed. The property is corrected in the supplemental report to the Planning Commission for the 6/14/17 meeting.
ix.	Chicoine, Joe, 5/18/17	Need to address vacation rentals.	The comment is noted. The City has a work program to address vacation rentals apart from the Comprehensive Plan Update.
x.	Jones, Dusty, 5/18/17	Change steep slope setback from centerline in steep slope areas.	Please see Supplemental edits.
xi.	Joi, BeverLi, 5/20/17	In agreement with Chelan Basin Conservancy's response to the 2017 City of Chelan Comprehensive Update	Comment noted.
xii.	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.
xiii.	Brownfield, Joan, 5/30/17	Support letter by Chelan Basin Conservancy.	Comment noted.

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xiv.	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.
xv.	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.	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 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.
xvi.	Hirschberger, Evie, 6/8/17	Concerned about development allowed in T-A Overlay and wildfire. Clustering could lead to development like The Lookout. 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?	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

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		<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>	<p>natural setting and community character.</p> <p>The townhome lot depth changes would not change the allowed density. It may allow for less site alteration given the smaller footprint.</p> <p>The timeline has been extended through mid-summer to allow for additional consideration of proposals.</p>
xvii.	Hemenway, Robert W and Patricia, 6/8/17	Support the TA zoning for our property located at 383 SR 150	The T-A proposal is part of the land use proposal.
xviii.	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.
xix.	Cooper Smith, Connie, 6/13/17	<p>Lack of second route in and out of Chelan Hills and Manson during tourist season.</p> <p>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.</p> <p>Use lots deeded to City instead.</p> <p>GMA removes competition and restricts land for building. Results in affordable housing problem.</p> <p>Sustainability is a buzz word.</p> <p>Comprehensive Planning members have worked hard. Commend hard work. Frustration abounds in undertakings.</p>	<p>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.</p> <p>The Parks Plan and Capital Facility Plan consider a range of possible locations for shoreline access.</p> <p>The UGA is sized to meet growth targets and includes a market factor.</p> <p>The plan vision and policies reflect community needs and GMA goals including environmental protection and managed growth.</p>
xx.	Dietrich, Kevin & Melissa, 6/13/17	Would like Home Stay Units on property between orchard and SR 150.	The SUD zone allows Agritourism Uses including home stays on parcels of ten acres. The subject property is under

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			ten acres. However, a bed and breakfast is allowed by CUP regardless of size.
xxi.	Goede, Sue, 6/13/17	Propose T-A for shoreline frontage lots between Crystal View Drive and Lenore Court.	The proposed Zoning Map includes the request.
xxii.	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.
xxiii.	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.	The option supported is part of proposal included in hearing.
xxiv.	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.	Please see row xvii above. 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.
xxv.	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 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.	A separate response is forthcoming. Preliminary responses are included below. In 2016, the City initiated a Comprehensive Plan Update consistent with the Growth Management Act periodic review requirements. As part of the legislative review the City must review its densities, growth targets, 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. City regulations currently protect steep slopes and ravines and the

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			<p>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>
xxvi.	VSI, 6/13/17	<p>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>	<p>A separate response is forthcoming. Preliminary responses are included below.</p> <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 CUP 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</p>

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			<p><i>without</i> a density restriction. The allowed densities more than match what was 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>