

CITY OF CHELAN COMPREHENSIVE PLAN UPDATE

Developer Forum Discussion Guide

AGENDA

1. Introductions
2. Project Overview
3. What we've Heard
4. Land Use Concepts
5. Guiding Principles for Hillside Development
6. Discussion Questions

WHAT WE'VE HEARD

The Chelan community identified hillside development impacts, both aesthetic and environmental, as a key issue to address as part of the Comprehensive Plan update. The protection of major public views, including view impacts from hillside development is also a major concern for the community.

Online Survey

The City conducted an online survey and asks respondents about their views on development and associated impacts. The following is a summary of key responses:

- Recent **development** was seen as an area that least represented Chelan's positive characteristics, with 18 mentions. Concerns included changes to views, loss of vegetation, and natural look, grading, quality construction. Locations of development not representing the positive characteristics of Chelan included recent **Northshore hillside development** such as Lookout, Chelan Hills, and general comments about large homes as well as condominiums blocking views. **Walmart** was listed often, which is located in for the Apple Blossom area.
- Most respondents see (#1) **housing choices and prices** as the largest improvement needed in Chelan.
- **Affordable Housing** was the most commented on issue concerning housing options, with 16 responses in favor of more affordable housing.
- **Rentals** and **second homes** for vacations received many negative comments from respondents, with comments that these types of housing are bad for residents of Chelan, seeing them as taking away options for full time residents for the benefit of non-residents.

Vision Workshop

On November 16, 2016 the City held a public workshop and open house on the City's comprehensive plan vision. As part of the open house participants were asked to vote on preferences for the kinds of hillside development they would like to see, using photo examples to help illustrate the concept.

Hillside Development Concept Voting

<p>Use of natural materials</p>  <p>Dot count: 7</p>	<p>Building steps down slope</p>  <p>Dot count: 5</p>	<p>Low profile, massings blends with surroundings</p>  <p>Dot count: 17</p>
<p>Clustering</p>  <p>Dot count: 11</p>	<p>Materials blend with surroundings</p>  <p>Dot count: 6</p>	<p>Minimal regrading</p>  <p>Dot count: 3</p>

- The majority of participants liked the **low profile, massings blends with surroundings** hillside development type.
- **Clustering** was also a preferred development type.

LAND USE CONCEPT (DRAFT)

Land use and zoning changes including amendments to the Urban Growth Area (UGA) boundary are being considered as part of the Comprehensive Plan update. The attached land use concept highlights changes currently under consideration.

GUIDING PRINCIPLES FOR HILLSIDE DEVELOPMENT (DRAFT)

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

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

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

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

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

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

Principle #6 – Develop hillside development standards to maintain the Chelan’s character, improve hillside development, and support implementation of the guiding principles

DISCUSSION QUESTIONS

1. What is your general response to the community concerns and input thus far regarding hillside development impacts? Are the concerns justified?
2. What are the biggest obstacles to addressing community concerns and modifying how future hillside development is designed?
3. What are the biggest opportunities to improve hillside development?
4. What design and development standards should the City consider to improve hillside development?