T-A Overlay Comparison Chart

City of Chelan Comprehensive Plan & Municipal Code Update | Draft September 21, 2017

This document provides a comparison of current and proposed plans and regulations regarding the Tourist-Accommodation (T-A) Overlay applied to the Chelan Butte. Second, the document provides clarifications to the growth capacity described in the T-A Zone Handout dated September 12, 2017. Last, it provides a parcel map, and maps with and without the ravine buffers and cluster illustration.

Exhibit 1 summarizes and compares current and proposed policies and regulations in the T-A Overlay.

Exhibit 1. Plan and Code Features that Apply to the Tourist Accommodations (T-A) Overlay

FEATURE	CURRENT PLAN/ REGULATIONS	PROPOSED PLAN/ REGULATIONS JULY 2017
Comprehensive Plan	The County approved adding the Butte to the Urban Growth Area in 1997 (Resolution 97-131), and indicated the zoning should be limited to the nature of the development planned by Snowcreek. The City's Comprehensive Plan references the proposed Snowcreek planned development district (PDD) on 800 acres and sewer improvements for Daybreak, its successor proposed in 2005. The proposed PDD for Daybreak was for 814 dwellings clustered around a golf course.	The new T-A Overlay promotes clustering of development into areas with less slopes and away from ravines. The proposed Comprehensive Plan and regulations would allow a similar level of development as Daybreak and a path to added growth when public benefits are provided.
Steep Slope Clearing Limits	Clearing limits apply in erosion hazard areas at 30% slopes and greater. No more than 60% of the land characterized by slopes 30-40% may be disturbed. And, no more than 30% of land with slopes 40%+ can be disturbed.	Retained.
Ravine Regulations	Ravines are defined and include valley and sidewalls. Setbacks are required from the top of ravines extending 25 feet.	Ravines are now mapped at a planning level (citywide). Critical area regulations are amended based on Best Available Science. Ravine channels include lands within 200 feet from centerline plus 50 feet from top of ravine; this setback can be reduced to 25 feet.
Slope-Density Diagram	See Chelan Development Standards, CMC 25.05. Requires larger lot size as slope increases.	Removed. Hillside Development and Design Standards apply, along with the inclusion of gross density in Comprehensive Plan and Zoning Code.
Hillside Development and Design Standards	Limited. CMC 16.36.020 says fill and grading shall be minimized. Minimized not defined.	New Hillside Development and Design Standards address how to minimize grading and protect natural slopes.
Land Uses Allowed	Hospitality, tourist accommodation, retail, and single family and attached housing.	Same uses allowed. Resort Plan allows a request for more density with public benefits.
Density and Other Standards	No density stated. Code allows 5,000 square foot lots. That equals 8.7 du/ac.	Base density is 1 unit per 5 acres, gross, if not clustered. Clustered, gross density equals 1 unit per 1 acre. Density bonuses up to 1.5 du/ac permitted if providing recreation, trails, or affordable housing. Conditional Use Permit for Resort Plan allows request for 4-8.7 du/ac. Ridgeline setbacks apply.

FEATURE	CURRENT PLAN/ REGULATIONS	PROPOSED PLAN/ REGULATIONS JULY 2017
Potential Growth (rounded)	Planning analysis shows a range of about 800 to 3,200 units are possible, depending on extent of steep slopes, effect of slope-density chart, and effect of clearing limits. Accommodations would be allowed without density limits. No removal of ravines is made except where overlapping erosion hazard areas (slopes 30%+). The lower range assumes moderate slope density and disturbance limits and the upper range assumes lesser slopes and that erosion hazard regulation disturbance limits do not limit units. Units may be spread across more of the site, closer to ravines, and there would be no setbacks from ridgelines.	Gross density applies to the whole site including critical areas. Development placement must avoid critical areas and retain open space (can be used for recreation or agriculture). If no clustering is proposed, the result would be about 175 units. With clustering at 1.0 – 1.5 du/ac there could be about 870 – 1,310 units. With a conditional use permit an applicant can request a Resort Plan to attain 4 – 8.7 du/ac. If Resort Plan densities were approved, the range of units would be 3,490 – 7,580, but public benefits requirements would be extensive. Thus, the T-A Overlay allows a similar range of dwellings as possible today, but more sensitively designed. Accommodations are still allowed without density limits.

Potential growth under current and proposed regulations is compared in the row above, and details of calculations provided in the T-A Zone Handout prepared September 12, 2017. The following table clarifies column headings indicating the proposed T-A Overlay applies gross densities. It also lists the factors that went into calculating dwellings under current regulations.

Exhibit 2. Density Analysis: T-A Zone

	DWELLINGS PER CURRENT REGULATIONS: SLOPE DENSITY AND LOT SIZE			PROPOSED T-A OVERLAY: POTENTIAL DWELLINGS APPLYING GROSS DENSITIES TO PROPERTY ACRES (DU/AC)						
Property Owners	Property Acres	Dwellings Low	Dwellings High	No Cluster: 0.2	Cluster: 1.0	Cluster + Bonus: 1.25	Cluster + Bonus: 1.5	Resort Plan CUP: 4	Resort Plan CUP: 8.7	Property Owner Proposals
Fifer	21.2	11.2	42.4	4.2	21.2	26.5	31.9	84.9	184.8	25
Palisade	52.2	44.1	175.5	10.4	52.2	65.3	78.3	208.8	454.1	89
Morris	24.3	11.8	44.0	4.9	24.3	30.4	36.5	97.2	211.4	unknown
Golden Gate Ventures	773.7	730.5	2,936.5	154.7	773.7	967.2	1,160.6	3,095.0	6,731.6	814
Total	**871.5**	**797.6**	**3,198.4**	**174.3**	**871.5**	**1,089.4**	**1,307.2**	**3,485.9**	**7,581.9**	**928**

General Notes: Recently submitted Holiday Hills subdivision is partly designated T-A and partly R-M, and includes some tourist accommodation lots but the majority are single family and townhouse residential lots.
Source: BERK Consulting 2017

A map series is provided on the following pages showing:

- Vacant and Underutilized Land
- Slopes and Streams
- The T-A Overlay illustrating ravine buffers and slopes as well as conceptual cluster location

Exhibit 3. Vacant and Underutilized Land in Chelan Butte within T-A Overlay

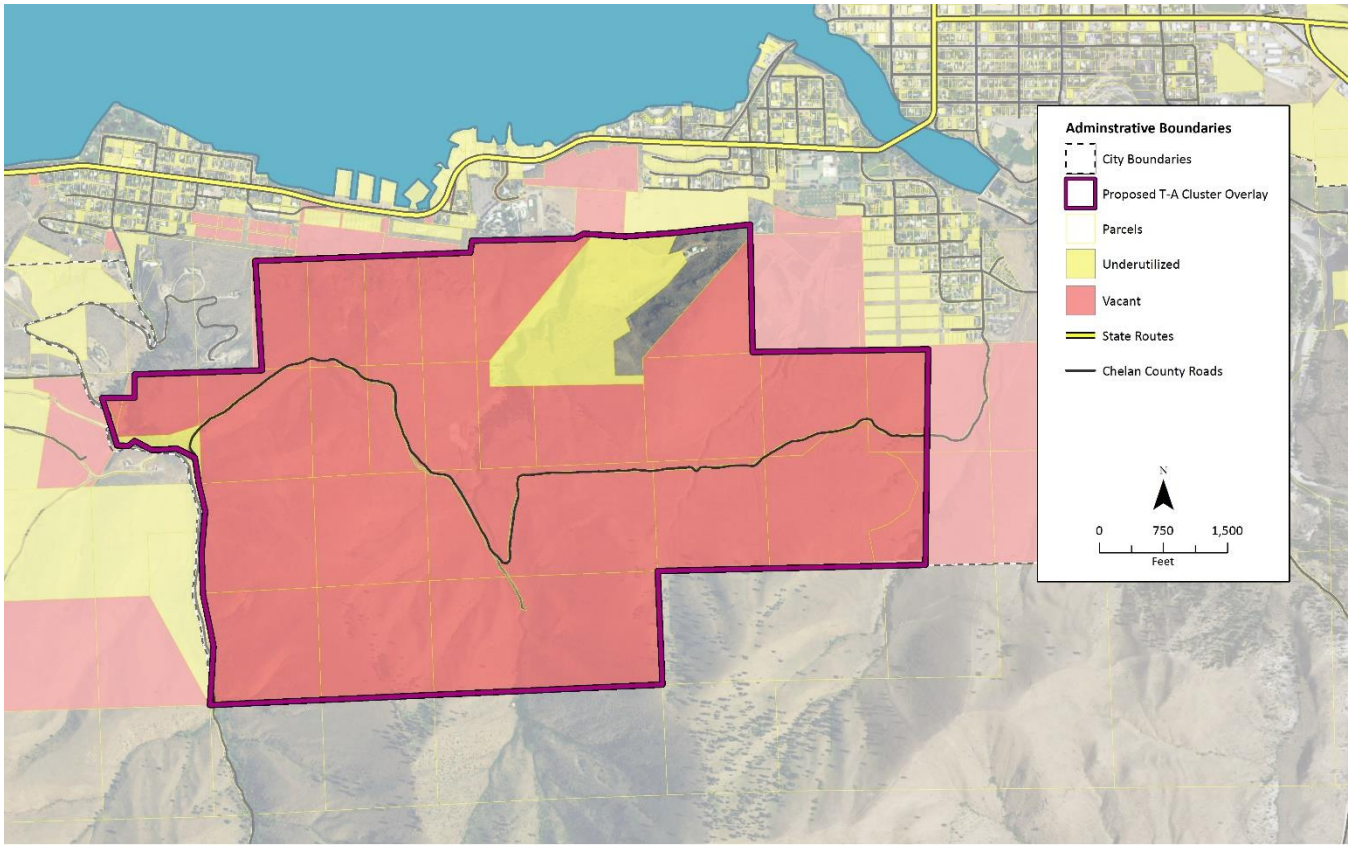

Exhibit 4. Slopes and Streams in Chelan Butte within T-A Overlay Boundary: 5% Slope Bands

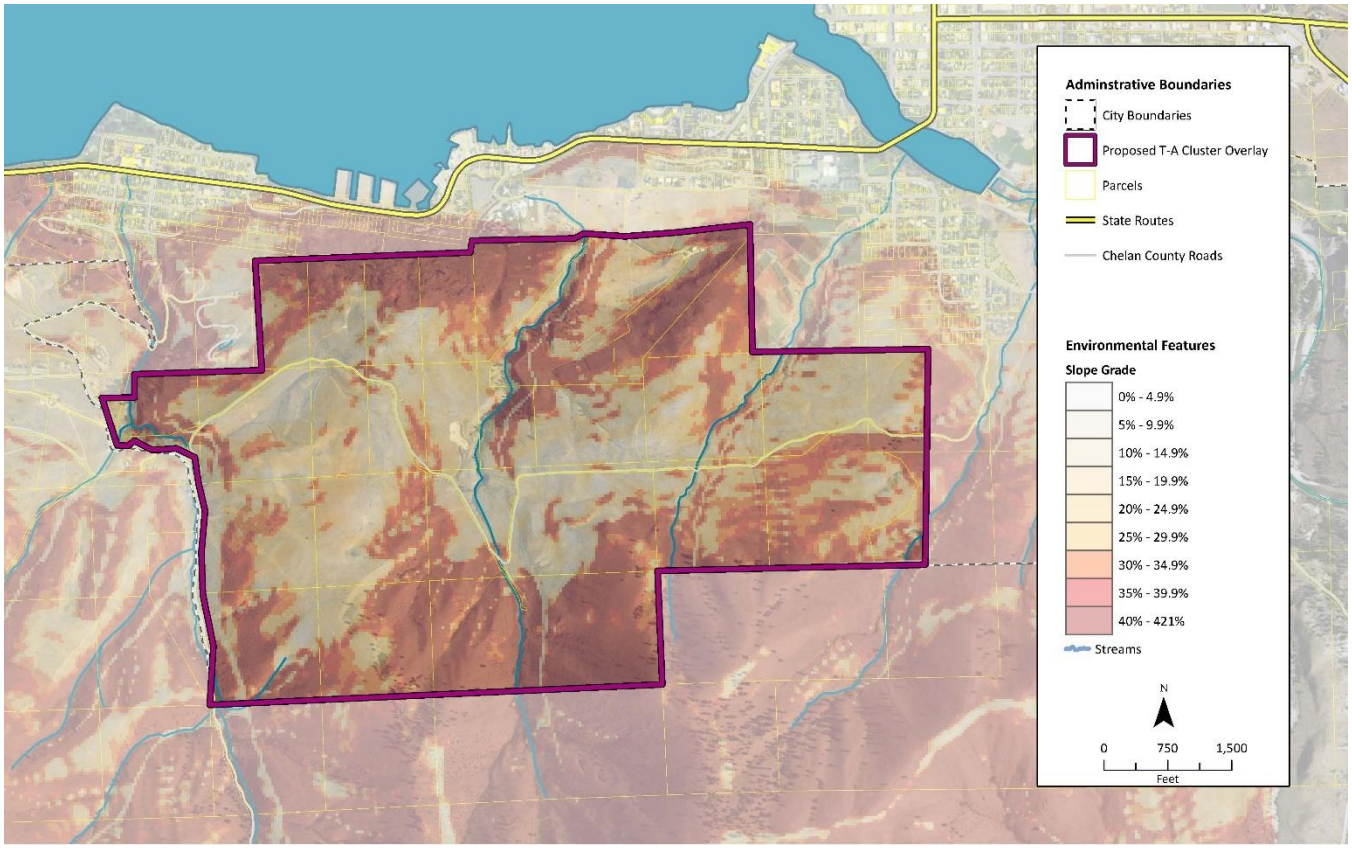

Exhibit 5. Slopes and Streams in Chelan Butte within T-A Overlay Boundary: Slopes in 15% Bands

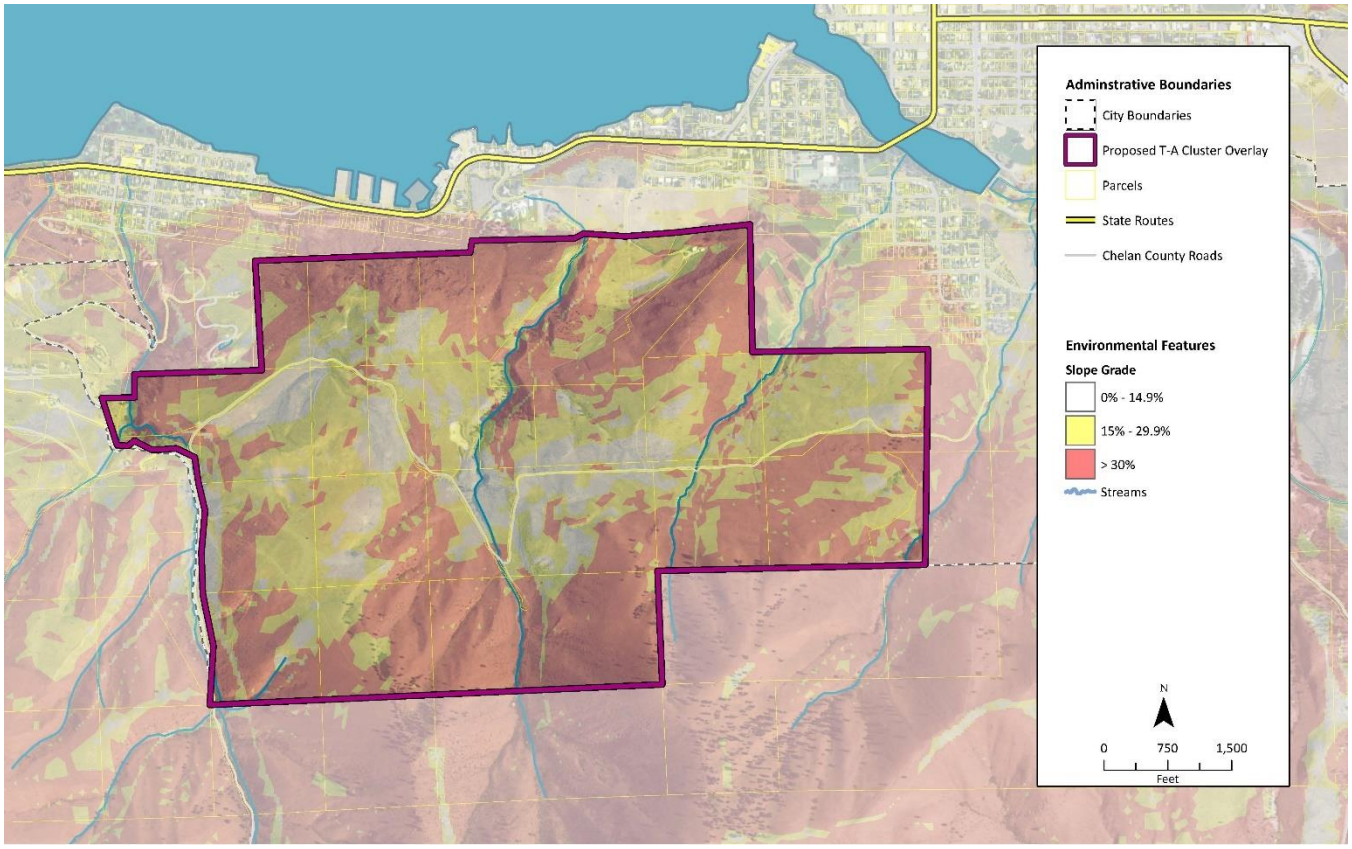
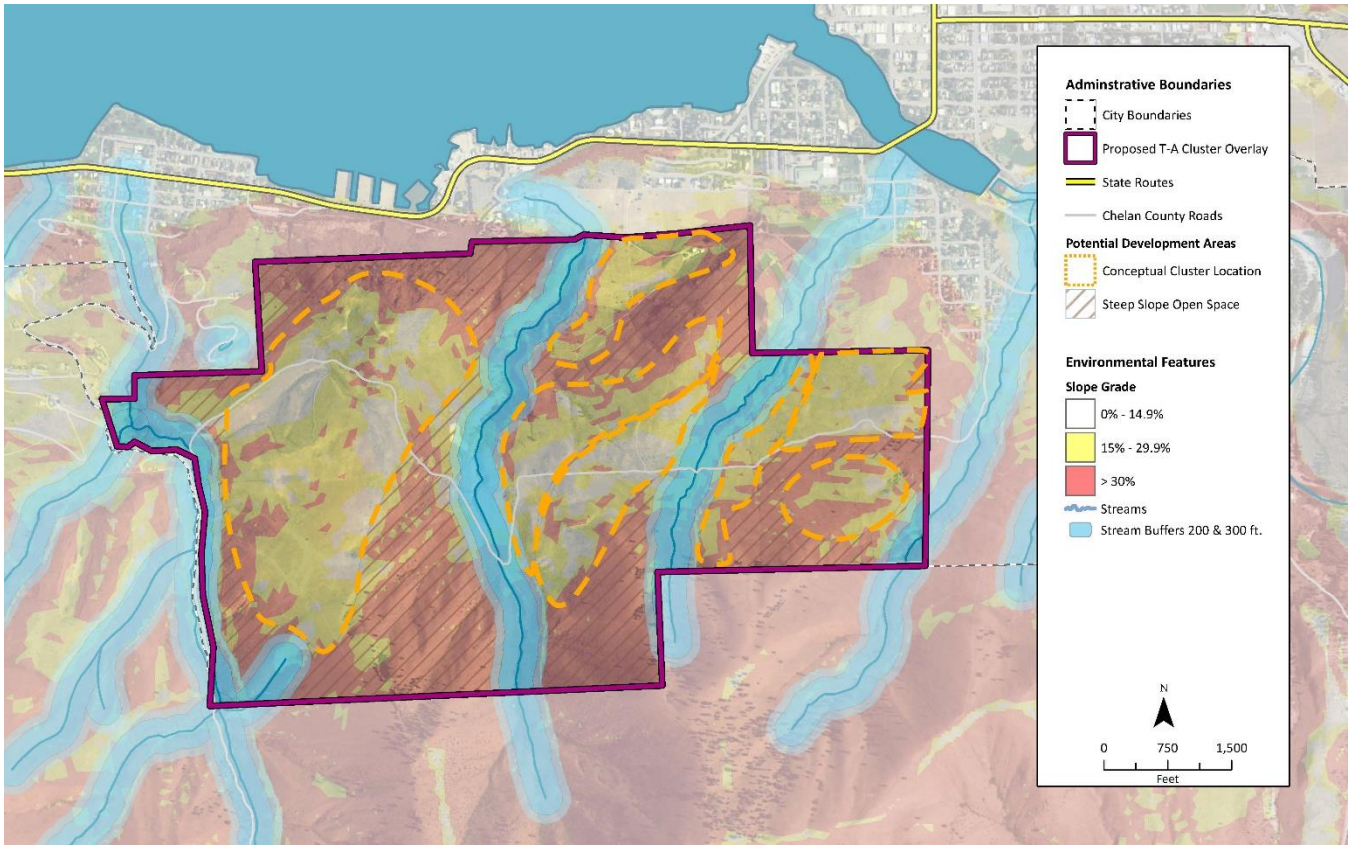
Exhibit 6. T-A Cluster Overlay: Conceptual Cluster Locations in Relation to Slopes and Ravines with Buffers