



CITY OF CHELAN
City Council Meeting - August 22, 2017

COUNCIL AND ADMINISTRATIVE PERSONNEL PRESENT

Mayor:

Michael Cooney

Councilmembers:

Kelly Allen

Ray Dobbs

Guy Harper

Wendy Isenhart

Erin McCardle

Cameron Morehouse

Servando Robledo

Staff Present:

Mike Jackson, City Administrator

Quentin Batjer, City Attorney

Peri Gallucci, City Clerk

Cheryl Grant, Finance Director

Karen Sargeant, Parks, Recreation & Community Services Director

Craig Gildroy, Planning Director

Dwane Van Epps, Public Works Director

Jake Youngren, City Engineer

Joey Meisenheimer, Associate Planner

Linda Williams, Permit Technician

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL

2. AGENDA CHANGES

A. None.

3. CITIZEN COMMENTS

Items not on the agenda. Time limited per the Mayor.

4. MINUTES

A. None.

5. CONSENT AGENDA

All items under the consent agenda are approved with one motion.

A. August 22, 2017 Claim Warrants No. 89329 to 89395 totaling \$237,150.75 and Payroll Warrants No. 50850 to 50962 totaling \$206,783.64

B. 2018 Budget Calendar Acceptance

C. First Half 2017 Financial Reports

Motion to approve the consent agenda.

Moved by Councilmember Isenhart, seconded by Councilmember Morehouse.

Motion passed unanimously.

6. SPECIAL PRESENTATIONS

A. None.

7. MOTION CONSIDERATIONS

A. Airport Master Plan FAA Grant Offer Acceptance

City Administrator Jackson explained the next three items were all related to the FAA mandated Airport Master Plan Update. The first is the FAA Grant Offer, the second is the WSDOT Grant Offer, and the third item is the Professional Services Agreement with J-U-B Engineers. The City issued Requests for Proposals and J-U-B Engineers were selected for the project. Scope of Services negotiations have been concluded and the project cost is \$380,588.60. The FAA Grant offer is \$346,579 which will cover the costs for 90% of the project. The City and WSDOT - Aviation Division will each provide five percent (5%) matching funds.

Motion to accept the FAA Grant Offer for the Airport Master Plan Update.

Moved by Councilmember Allen, seconded by Councilmember McCardle.

Motion passed unanimously.

B. Airport Master Plan WSDOT Grant Offer Acceptance

There was no further Council discussion on this item.

Motion to accept the WSDOT Grant Offer for the Airport Master Plan Update.

Moved by Councilmember Allen, seconded by Councilmember McCardle.

Motion passed unanimously.

C. Professional Services Agreement with J-U-B Engineers for the Airport Master Plan Update

There was no further Council discussion on this item.

Motion to authorize the Mayor to execute the Professional Services Agreement with J-U-B for the Airport Master Plan Update.

Moved by Councilmember Isenhardt, seconded by Councilmember Allen.

Motion passed unanimously.

D. Johnson Avenue Building Lease Agreement with Kelly Allen Financial Services

Councilmember Allen recused herself for this agenda item and left the "dais". City Administrator Jackson informed Council the City had issued a Request for Proposals and received no responses. Ms. Allen was already a sub-lessee of the previous lease holders and would like to lease the building herself. The lease amount will be \$1500 per month and there are no substantive changes to the previous lease agreement.

Motion to authorize the Mayor to execute the Johnson Avenue Building lease agreement with Kelly Allen Financial Services.

Moved by Councilmember Isenhart, seconded by Councilmember Morehouse.

Motion passed unanimously.

- E. Chelan County Solid Waste & Hazardous Waste Program Interlocal Agreement
Councilmember Morehouse explained this was an updating of signatures for the existing agreement. The terms are the same as the previous agreement.

Motion to authorize the Mayor to enter into the Interlocal Agreement with Chelan County for the county-wide solid and hazardous waste program.

Moved by Councilmember Isenhart, seconded by Councilmember Allen.

Motion passed unanimously.

8. ADMINISTRATIVE REPORTS

- A. None

9. INFORMATIONAL ITEMS

These items are for informational purposes and are generally not discussed.

- A. Advanced Agenda

10. RECESS - AIRPORT BOARD MEETING

- A. The City Council meeting was recessed at 6:11 p.m. to allow City Council to participate in the Airport Board meeting. The City Council meeting was reconvened at 6:12 p.m.

11. PUBLIC HEARINGS

- A. 2017 Comprehensive Plan Update Public Hearing

Mayor Cooney stated the City was trying to balance the community's vision with property owner's rights and the purpose of this public hearing was to take public comment on the Planning Commission's recommendations. He then read the procedure for the public hearing.

Planning Director Gildroy stated this was the twenty fourth public meeting held on the Comprehensive Plan Update. He explained the Tourist Accommodation Overlay Zone (T-A Overlay) has the widest variety of uses and many of the requests, comments and concerns which have been received have to do with T-A Overlay

Consultant Lisa Grueter presented a PowerPoint which is incorporated into these minutes. Councilmembers asked various questions regarding the T-A

Overlay including the Department of Transportation's input, traffic concerns and diverting commercial activity away from downtown.

The Public Hearing was opened at 6:25 p.m.

Clint Campbell, Chelan, provided public comment stating he was withdrawing Campbell's request for the rezone of their three acre property by the golf course.

Chris Martin, Wenatchee, provided public comment on the Three Fingers and is looking for a win for the City and GBI. He produced a conceptual drawing.

Magnolia Polley, Chelan, provided public comment in support of the T-A Overlay Zone on Chelan Butte Road.

Steve Kline, representing Friends of Lake Chelan, provided public comment in support of open lake access and the purchasing the Three Fingers from GBI.

John Olson, Chelan, speaking on behalf of the Friends of Lake Chelan, provided public comment in opposition of the T-A Overlay on Campbell's Avenue.

Lynette Brandy, Chelan, provided public comment in favor of affordable housing, mandatory workforce housing and having the Three Fingers become a park.

Jim McElvaney, Chelan, provided public comment on retaining the character of the City and in favor of Three Fingers becoming a park.

Jim Tuttle, Chelan, provided public comment in favor of the City funding a park at Three Fingers.

Jill Fletcher, Chelan, provided public comment in opposition to the T-A Zone.

Eric Oswald, Chelan, provided public comment supporting the T-A Zone at Little Butte Road.

John Dryer, Chelan, provided public comment on three issues including Chelan Hills zoning, utility projects and short term rentals.

Krisal Samaniego, Wenatchee, provided public comment in opposition to GBI developing the Three Fingers.

Harold Schell, Chelan, provided public comment requesting T-A Zone in the Apple Blossom neighborhood.

Jodi Reid, Chelan, provided public comment in opposition to multifamily homes in single family residential neighborhoods as she is worried about the elderly on a fixed income.

Paul Palumbo, Chelan, agrees with the previous speaker the City needs to protect the vulnerable citizens of our community.

Virginia Palumbo, Chelan, agrees with previous speaker and provided public comment on the need for affordable housing and lake access.

Vanessa, Wenatchee, provided public comment in opposition of paying for something not wanted.

David, Wenatchee, provided public comment in opposition of taking down trees.

Tom Rissman, Chelan, provided public comment in opposition of changing zoning from residential to T-A Zone on Highway 150 at Cabana Row.

Maria Goulet, Chelan, provided public comment in opposition to the T-A Zone in residential neighborhoods.

Brigitte Stabz, Chelan, provided public comment in favor of Campbell's Avenue T-A request.

Jeff Ballod, Bear Mountain, has a very specific request as he has a purchase contract on property in downtown Chelan which is DMU. Financing being impacted because if catastrophic loss, it cannot be rebuilt as a single family residence.

Loren Combs, Tacoma, provided public comment supporting removing the T-A Zone from the 2017 Comprehensive Plan Update. His clients have agreed to give up development rights until January 2019 so the City and everyone involved can work out a mutually beneficial plan.

The Public hearing was closed at 7:28 p.m.

12. MAYOR AND COUNCIL COMMENTS

A. Councilmember Allen

- Attended the LINK Transit Board meeting. The Manson to Chelan route has a lot of unreliability. There is concern on how LINK will try and facilitate the highway expansion to grow with traffic.
- Stated Council is listening to the citizen's concerns regarding the comprehensive plan. The concerns do not fall on deaf ears and she is thankful citizens are here.

B. Councilmember Dobbs

- Passed.

C. Councilmember Harper

- Passed.

D. Councilmember Isenhardt

- Councilmember Robledo attend the last NCWEDD meeting with her and they had a presentation from the Art Alliance in Wenatchee. She would like to reach out to artists as they are economic drivers. She would like them to come to a presentation to the Council.

E. Councilmember McCardle

- Asked Planning Director Gildroy what the next steps in the Comprehensive Plan Update process were. He informed her Council will deliberate at the September Council meetings and the goal is to have Council make a decision in September.

F. Councilmember Morehouse

- Nominated Representative Mike Steele for an award through AWC for various items including securing the \$280,000 for the City as City funds were used for the No-See-Um Roundabout. He encourages citizens and the Council to send in comments to Dave Williams.

G. Councilmember Robledo

- Passed.

H. Mayor Cooney

- Thanked everyone for the public hearing and the public input. He and the Council get to work with terrific staff.

13. CITY ADMINISTRATOR/DEPARTMENT DIRECTOR'S REPORTS

A. None.

14. EXECUTIVE SESSION

A. None.

15. ADJOURNMENT

The meeting was adjourned at 7:34 p.m.

DATE
APPROVED BY
COUNCIL:

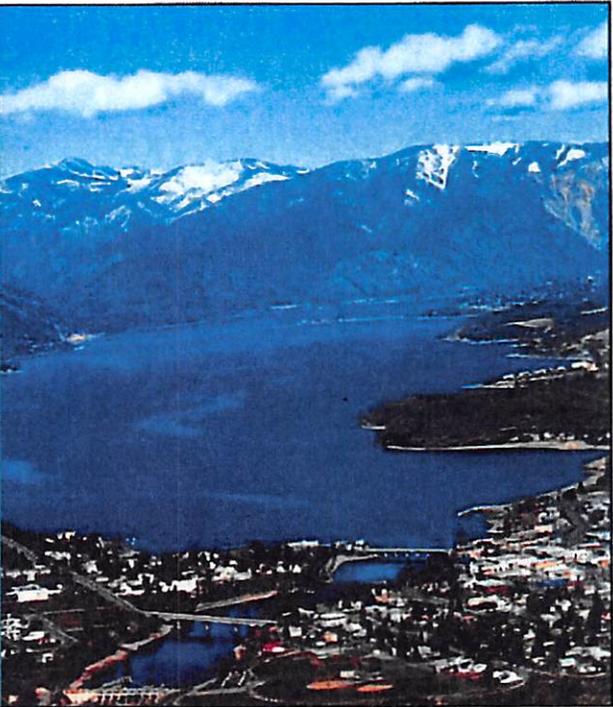


Peri Gallucci
City Clerk



Michael Cooney
Mayor

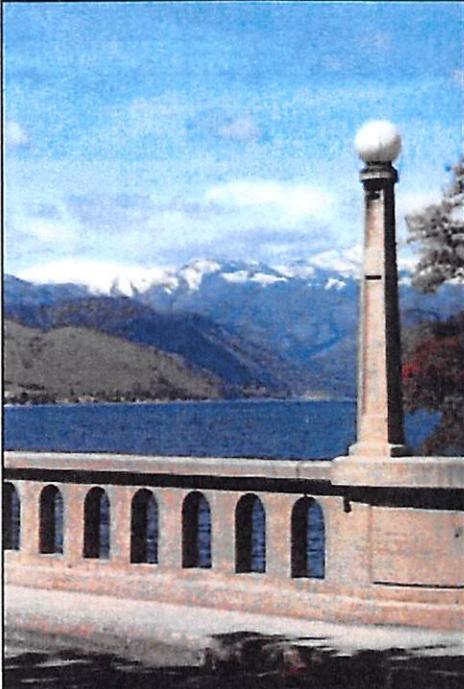
September 26, 2017



**City of Chelan
Comprehensive
Plan Update**

City Council Hearing

August 22, 2017



Agenda

- Purpose of Plan Update
- Public Outreach & Engagement
- Planning Commission Recommendations
- Public Hearing & Deliberation Schedule

What is a comprehensive plan?

- Required by the Growth Management Act
- Guides Chelan's physical development over 20 or more years
 - Establishes land use plan that is implemented by zoning
 - Plans for Chelan's expected growth in housing and jobs
 - Coordinates services and capital investments
- Addresses community values, city functions
- Provides a statement of policy

- Promote**
- ❖ Community character
 - ❖ More housing choices
 - ❖ New places to work and shop
 - ❖ Better connected roads
 - ❖ New recreation opportunities
 - ❖ Improved public services
 - ❖ Protected natural systems
 - ❖ Coordinated investments in capital facilities

Public Outreach & Engagement



Documents

- **Draft Comprehensive Plan Elements – July 2017**
 - Includes Land Use Map / Zoning Map
 - Comprehensive Plan Appendix A- Capital Facilities Plan July 2017
 - Staff has updated Airport information
 - Latest TIP to be included
 - Comprehensive Plan Appendix B – Definitions July 2017
- **Draft Zoning Code Amendments – July 2017**
- **Other Municipal Code Amendments – July 2017**
 - Attachments to Other Municipal Code Amendments – May 2017

Planning Commission Recommendations

- Approve the Comprehensive Plan Update with amendments.
- Approve the Future Land Use Map/Zoning Map as presented in the Land Use Element Update with amendments.
- Approve the Municipal Code Amendments with amendments.

Comprehensive Plan Update

Plan Elements

- Overview and Vision
- Land Use
- Downtown
- Economic Development
- Housing
- Capital Facilities
- Utilities
- Transportation

Appendices

- Capital Facilities Plan
- Definitions (from 2011 plan)

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.

Intent of Future Land Use Plan / Zoning

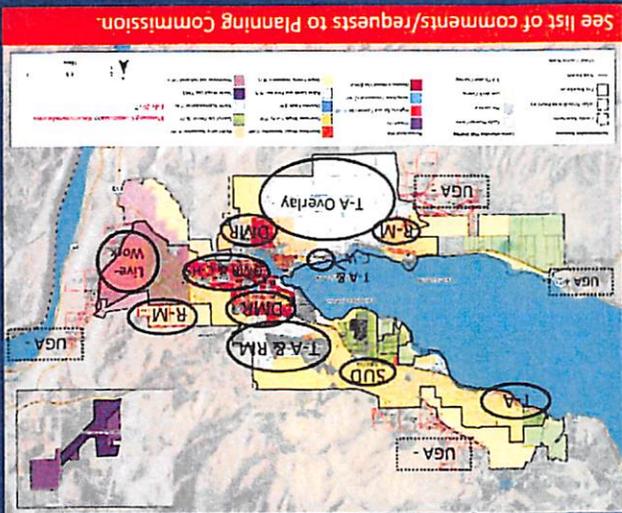
- Promotes mixed uses, higher densities, and infill in Downtown where there are supporting services and transportation.
- Reserves waterfront areas for water-dependent, water-related, and water-enjoyment uses as well as residential uses.
- Reinforces Chelan's agricultural heritage at gateways and within Lord Acres by providing for agri-tourism activities, allowing lower densities and clustering, and conserving agricultural vistas.
- Promotes low-density residential dwellings, seasonal housing, and tourist accommodations that are designed to respect Chelan's natural topography, environment, and iconic views.
- Supports a wide array of housing choices to fit different households' lifestyle and economic needs while reflecting enduring design quality.
- Encourages year-round family wage jobs and supporting the wine and agricultural industry in industrial areas.
- Reinforces 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.

Future Land Use and Zoning Map

Respond to Vision and Land Use Workshops and Property Owner Requests

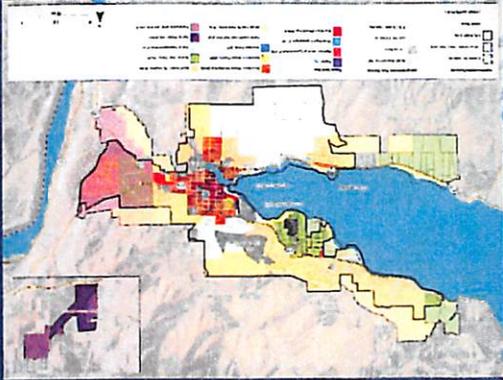
Key Changes: ~15 Areas

- UGA reductions: North, East, South (Modified)
- Added areas of R-M and T-A
- DMR:
- Expanded next to Downtown, abutting C-Hs, and in South Cheilan
- Correction to DSF = DMR
- Small additions to SUD near Lord Acres
- Small changes to C-HS and C-W
- Added overlays: T-A on Butte and Live-Work in W-1



Zoning & Municipal Code Update

- Title 17 Zoning Code
- Zone Uses and Development Standards
- Zone Titles and Obsolete Zones
- Procedures and Criteria (e.g. PDD, Conditional Uses)
- Chapter 14.10 Critical Areas
- Title 15 Buildings and Construction
- Title 16 Land Divisions
- Title 19 Administration of Development Regulations
- Title 25 Development Standards
- Shoreline Master Program

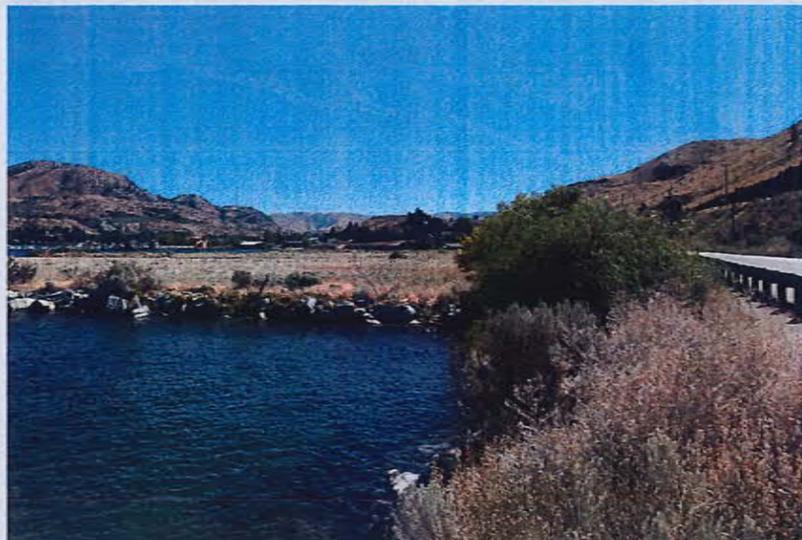


Public Hearing & Deliberation Schedule

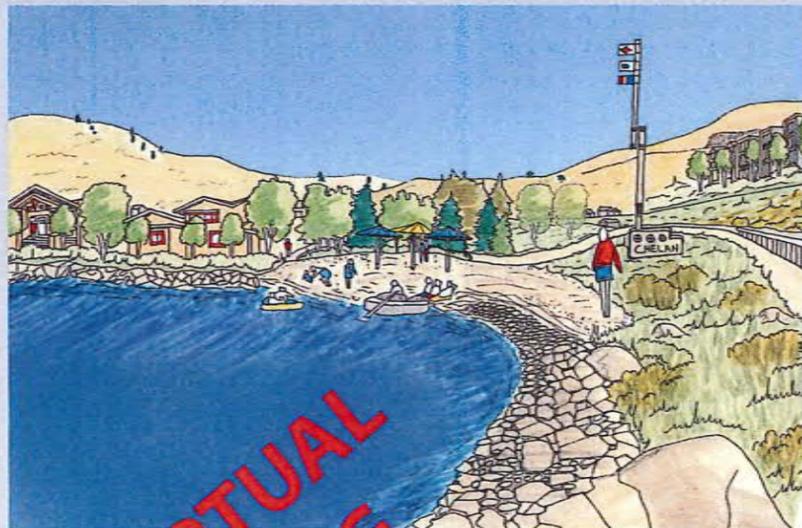
- Hearing August 22, 2017
 - Chelan High School Performing Arts Center (PAC)
- Deliberation and Potential Action
 - September 12, 2017
 - September 26, 2017



Lake Chelan



BEFORE



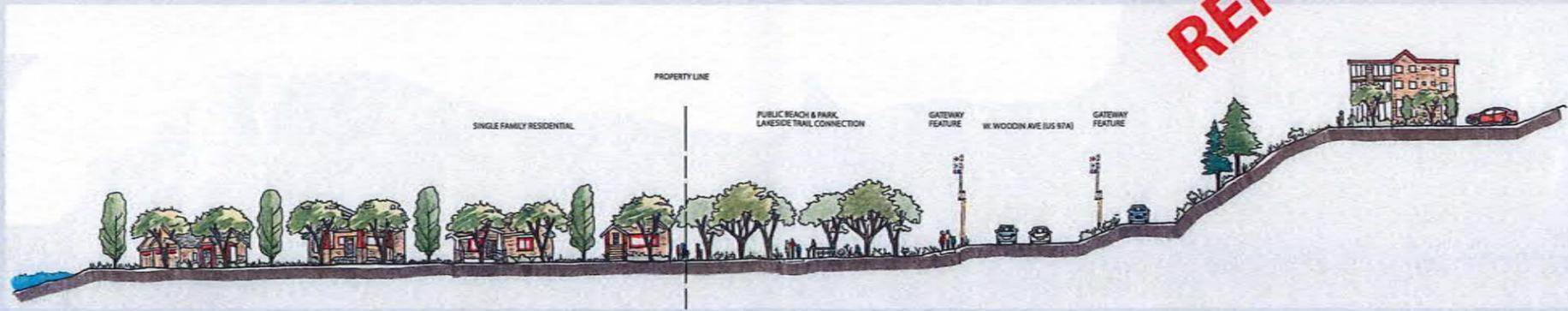
AFTER

PLAN

Design Notes:

- The vacant land along Lake Chelan will be transformed into a beautiful shoreline property for the public and residents.
- A nautical gateway marker will celebrate the transition from Lakeside to Chelan.
- Lush tree plantings will create a major greenspace on the shores of Lake Chelan.
- Amenities including picnic tables, benches, sunny lawn areas will enhance the public enjoyment.
- The meandering Lakeside Trail will lead visitors through the property and provide access points to the lake.
- A public beach is provided on the up lake side of the fingers for swimming and enjoyment of views.
- A waterfront commercial amenity will offer opportunities for water based businesses such as the seaplane.
- A public comfort station will offer services for visitors to the park area and those on the Lakeside Trail.
- Extensive plantings soften the views of the residential buildings and frame views of the lake.

**CONCEPTUAL
RENDERING**



SECTION

Lake Chelan Waterfront Development (DRAFT)

Goodfellow Bros Inc.

GOODFELLOW BROS. INC.
ESTABLISHED 1921

j.a. brennan
ASSOCIATES PLLC