

Errata

November 8, 2017

Since the proposed plan and code were posted on November 3, 2017, some consistency edits have been identified. These would be added to the proposed plan and code attached to the proposed adoption Ordinance.

Land Use Element / Exhibit 3A

To ensure there is consistency in the density stated in the proposed code at CMC 17.44.040.C and recognizes the pending PDD and development agreement amendment.

Amend Exhibit 2 19. Future Land Use Map Designations and Densities – selected rows as follows:

Warehousing Industrial District (W-I)	and	8.7 du/acre; <u>18 du/ac in Apple Blossom Center or as permitted by the PDD and associated development agreement</u>
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Apple Blossom PDD	8.7 <u>18 du/ac or as permitted by the PDD and associated development agreement</u>
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Similar edits on page 2-34 under W-I:

Density: 8.7 du/acre for conditionally allowed workforce housing and live-work developments; 18 du/acre Apple Blossom Center Overlay or as permitted by the PDD and associated development agreement.

ZONING CODE

W-I/ Exhibit 41

Page 142 of PDF, add to paragraph 17.44.040.C:

C. Standards for multifamily housing in Apple Blossom Center: See PDD approval and Development Agreement. Density shall not exceed 18 units per acre or as permitted by the PDD and associated development agreement. Where the Development Agreement is silent, the City may apply R-M standards to address dimensional and other performance standards.

SUD/Exhibit 43

Page 145 of PDF, Subsection 17.46.040.A.2.a.i: references to 17.04.190.C.2.c should be 17.04.190.C.1.c.

Exhibit 2-19. Future Land Use Map Designations and Densities

Designation Name	Maximum Gross Density
Residential Designations	
Single-Family Residential (R-L)	4 du/ac. A density bonus for affordable housing is allowed.
Downtown Single-Family (DSF)	7.26 du/ac
Downtown Mixed Residential (DMR)	No limit. Density effectively limited by height and other development standards.
Multi-Family Residential (R-M)	Residential density shall not exceed 18 residential dwelling units per acre.
Mixed Use and Commercial Designations	
Special Use District (SUD)	Gateways: 1 du/5 acres; 1 du/acre if clustered with majority of land conserved in open space. Lord Acres: 1 du/5 acres; 3 du/acre if clustered with majority of land conserved in open space. A density bonus is allowed where more open space is provided or where affordable housing is provided.
Downtown Mixed Use (DMU)	No limit. Density effectively limited by height and other development standards.
Tourist Mixed Use (TMU)	No limit. Density effectively limited by height and other development standards.
Tourist Accommodations (T-A)	8.7 du/ac for single-family detached dwellings and eighteen (18) dwelling units per acre for all other forms of dwellings on T-A lands fronting state highways. A density bonus for affordable single-family housing is allowed. See Overlay for clustering on Butte.
Highway Service Commercial (C-HS)	8.7 du/acre
Waterfront Commercial (C-W)	Not applicable
Industrial and Airport Designations	
Warehousing and Industrial District (W-I)	8.7 du/acre; <u>18 du/ac in Apple Blossom Center or as permitted by the PDD and associated development agreement</u>
Airport (A)	Not applicable
Public Designations	
Public Lands and Facilities (PLF)	Not applicable
Downtown Public	Not applicable

Designation Name	Maximum Gross Density
Overlay Designations	
Planned Development District (PDD) Overlay	Uniquely determined through PDD process and any associated development agreements, where applicable.
Apple Blossom PDD	8-718 du/ac <u>or as permitted by the PDD and associated development agreement</u>
The Lookout PDD	6 du/ac
T-A Cluster Overlay	Without clustering, densities would be 1 unit per 5 acres. With clustering, gross densities would equal 1 unit per acre. Density bonuses allow densities to reach 1.5 units per acre where recreational trail connections open to general public or public amenities open to the public are provided, if greater open space is reserved above the minimum, or if affordable housing is provided. A Resort Plan that meets performance standards offers additional density (4-8.7 du/ac) and would be allowed by Conditional Use Permit.
Live-Work	8.7 du/ac
Shoreline Environment Designations	Density is same as base designation.

Residential Designations

Single-Family Residential (R-L)

Purpose: The R-L designation is intended to preserve existing housing stock and provide residential development opportunities for predominantly single-family detached dwelling units. The R-L designation promotes standards that preserve the natural landscape of hillsides and ravines and other critical areas, reduce the risk of geologic and fire hazards, and conserve designated public views.

Designation Criteria: This designation is intended to be applied in areas suitable and desirable for residential use, which are or will become developed by single-family dwellings. Lands should be adequately served at the time of development with roads, utility services and other public facilities commensurate with anticipated population and dwelling unit densities.

Principal Uses: Uses are limited to single-family residential uses, accessory dwelling units, and, under specific conditions, public service uses which are necessary to serve residential areas.

Density: Residential density shall not exceed four residential units per gross acre, except where a density bonus is offered for affordable housing.



Designation Criteria: This designation is applied to properties along the Lake Chelan shoreline that function as a working waterfront with water-oriented commercial uses.

Principal Uses: Allow boat fueling and servicing, industrial docks, water-based transport hub (e.g. float planes and boats), and other uses incidental to commercial water transportation. Permit water-dependent, water-related, and water-enjoyment uses consistent with the Shoreline Master Program. Commercial activities on the ground floors with office spaces above could create unique waterfront focal points for the community. Mixed-use residential providing water dependent and public access uses are allowed per the Shoreline Master Program.

Density: 8.7 units per acre for vertical or horizontal mixed uses.

Industrial and Airport Designations

Warehousing and Industrial District (W-I)

Purpose: The W-I designation provides appropriately located areas for various warehouse and industrial uses that enhance the city's economic base, and provide jobs for residents of the area, while at the same time ensuring a high quality of life free from excessive dust, noise, odors, smoke, heavy traffic congestion, and air and water pollution.

Designation Criteria: The W-I designation is applied in areas suitable for warehouse and industrial uses which are or will be developed by industries that are not detrimental to agriculture or recreation in the Lake Chelan area and that are located outside the Downtown Master Plan area. W-I is applied to larger land holdings that are topographically level, with arterial transportation access, and where such developments can be designed in a compatible manner.

Principal Uses: Allow agricultural production, manufacturing enterprises, warehousing, industrial establishments, and compatible commercial services.

Conditionally allow workforce housing that is accessory to principal uses. Design and locate workforce housing to promote the health and safety of the workforce, and ensure adequate access to commercial, educational, and recreational services. Ensure location and design of workforce housing or live-work development that supports long-term industrial employment uses both onsite and offsite.

Allow live-work developments conditionally to promote opportunities for entrepreneurial activities and new economy jobs, housing ownership and rental units (e.g. for townhouses, multiplex, or cottage style units), working lands such as agriculture, and recreation opportunities.

Density: 8.7 du/acre for conditionally allowed workforce housing and live-work developments; 18 du/acre Apple Blossom Center Overlay or as permitted by the PDD and associated development agreement.

Airport (A)

Purpose: The Airport (A) designation allows for a variety of mixed airport type uses for the airport property including: providing the leasing of lots at the airport for hangars, helipads and possibly some light manufacturing, assembly or for business uses. Airport designation regulations discourage the siting of incompatible uses adjacent to the airport.

Designation Criteria: Applies to Chelan Municipal Airport and abutting lands within the city limits and Chelan UGA.

Principal Uses: Uses necessary for airport operation such as runways, hangars, fuel storage facilities, control towers, etc. Allow commercial and industrial businesses that benefit from proximity to the airport; on private land, allow non-airport oriented commercial or industrial businesses where compatible with the City's Airport Layout Plan. Where urban services are not available, services will have to be provided on site.

Density: Not applicable.



Public Designations

Public Lands and Facilities (PLF)

Purpose: The PLF designation promotes both passive and active recreation, and provides suitable locations for public facilities.

Designation Criteria: The designation applies to lands and facilities under public ownership and use or private institutions. The PLF is not applicable to commercial amusement parks and other such activities.

Principal Uses: This designation is suitable for such uses as wildlife refuges and sanctuaries, municipal parks, ball fields, playgrounds, and golf courses. This designation may also be appropriate for institutions that utilize play fields and/or open space as part of their normal day to day operation or landscaping. Conditionally allow special needs and affordable housing.



Density: Not applicable, except for conditionally permitted special needs and affordable housing consistent with R-M designation.

C. Employee residences located on the property where the resident is employed; provided, that the structures meet the minimum setbacks prescribed in this district;

D. Single-family and joint use docks and boat launches for private, recreational use as accessory to single-family residences;

E. Crop and tree farming, truck farming, nursery buildings;

F. Attached or freestanding private garage, carport or combination thereof not to exceed fifty percent of the floor area of the principal structure, including basement area; provided, that all single-family residences, regardless of size, shall be allowed a minimum size private garage or carport of nine hundred sixty square feet. A garage larger than the standards set out herein shall be allowed as a conditional use under the conditions set forth under Section 17.20.030. Detached garages or carports must be set back twenty-five feet from the front property line;

G. Low and moderate intensity agricultural tourism uses, subject to standards in Chapter 17.47. (Ord. 1477 § 5 (Exh. D) (part), 2014; Ord. 1377 § 4 (App. B) (part), 2009; Ord. 1114 § 6 (part), 1998).

17.46.030 Conditional uses.

Conditional uses are as follows:

A. Places of public or private assembly;

B. Home occupations not meeting the permitted use criteria set forth in Section 17.20.010(F) under conditions set forth in Section 17.56.060;

C. Parks;

D. Community waterfront parks or recreation facilities;

E. Bed and breakfast, pursuant to Section 17.56.230;

F. Accessory dwelling unit;

G. High intensity agricultural tourism uses, subject to standards in Chapter 17.47; and

H. Campground or recreational vehicle parks. (Ord. 1491 § 5 (Exh. D) (part), 2015; Ord. 1477 § 5 (Exh. D) (part), 2014; Ord. 1474 § 7, 2014; Ord. 1377 § 4 (App. B) (part), 2009; Ord. 1257 § 4, 2002; Ord. 1114 § 6 (part), 1998).

I. Parks and playgrounds, including park buildings.

17.46.040 Dimensional standards.

Dimensional standards are as follows:

A. Minimum lot size and maximum gross density of six residential units per net acre;

1. Minimum lot size: twelve thousand (12,000) square feet, except where clustered consistent with open space standard 17.46.040.B.1 and cluster subdivision standards in Section 16.36.130, the minimum lot size can be eight thousand five hundred (8,500) square feet.

2. Maximum gross density:

a. SUD zones at the Chelan northwest gateway of the city limits (SR 150 west of Crystal Drive) and southwest gateway of the city limits (SR 97 west of S Millard Street):

i. one (1) dwelling unit per five (5) acres if development is not clustered subject to building placement standards of 17.04.190.C1c: or

I. Live-work developments subject to a master site plan and development standards in Section 17.44.040.E.

17.44.040 Dimensional standards.

Dimensional standards are as follows:

A. Minimum lot area: ten thousand square feet;

B. Minimum width of lot at building line: sixty-five feet. (Ord. 1477 § 5 (Exh. E) (part), 2014; Ord. 1411 § 3 (Exh. B) (part), 2010; Ord. 314 § 12D, 1962).

C. Standards for multifamily housing in Apple Blossom Center: See PDD approval and Development Agreement. Density shall not exceed 18 units per acre or as permitted by the PDD and associated development agreement. Where the Development Agreement is silent, the City may apply R-M standards to address dimensional and other performance standards.

D. Standards for accessory workforce housing:

1. Maximum gross density: 8.7 du/acre; and

2. Development Area. Minimum development area shall be at least 10,000 square feet.

3. Development Standards. Building height, coverage, setbacks shall be consistent with R-M zone at CMC 17.24.040.

4. Rents. Rents charged for any on-site residential unit produced to house temporary or permanent workers may not exceed 30% of the employee's gross wages;

5. Maintenance. All employee units shall be regularly maintained, and kept in a safe, sanitary, livable, and rentable condition.

6. Minimum Size. No employee-housing unit shall be less than 300 square feet.

7. The housing shall accommodate employees of the primary industrial use, whether those employees work onsite or offsite. An applicant may request that up to fifty percent (50%) of the units be available to for rental by employees of other businesses, and such a limit shall be specified in deed restrictions subject to review and approval by the Administrator and City Attorney and shall be recorded with the Chelan County Auditor.

8. Deed Restrictions. All employee-housing units shall be subject to minimum 50-year deed restrictions to ensure long-term use and affordability to employees. All deed restrictions are subject to review and approval by the Administrator and City Attorney and shall be recorded with the Chelan County Auditor. Such deed restriction shall be recorded prior to issuance of a certificate of occupancy for the subject property. Prior to the end of the 50-year deed restriction period, the City may approve a removal of the deed restriction provided there is a payment in lieu of continuing affordability.

E. Standards for live/work:

1. Proposals for live-work shall include a conceptual plan addressing the following:

- a. a project narrative demonstrating consistency with guiding principles and other provisions of the CMC; and
- b. a scaled master conceptual site plan, identifying critical areas, proposed areas of development, proposed recreation and open space, conceptual grading and drainage, parking, roads, and access;
- c. illustrations, architectural sketches, photos or drawings to assist in understanding and visualizing the design and use of the completed proposed development; and
- d. illustration and calculation of general height, bulk, number of dwelling units and square footage of employment and residential-employment buildings.
- e. Intended phasing.

Commented [LG47]: Purpose of Amendment: See Section 7.4 of May 2017 Code Amendment Report and July 2017 Planning Commission Recommendations.

Commented [LG48]: Purpose of Amendment: See Section 7.4 of May 2017 Code Amendment Report and July 2017 Planning Commission Recommendations.

Based on ADU standards. Jackson WY uses 400 sf/unit.

Commented [LG49]: Per Planning Commission recommendations.

Commented [LG50R49]: Council direction: Clarify that W-I accessory workforce housing can have other employees of businesses up to some percentage.

Commented [LG51]: Removed limitation to businesses in the city limit per City Council direction.

Commented [LG52]: Purpose of Amendment: See Section 7.4 of May 2017 Code Amendment Report and July 2017 Planning Commission Recommendations. Consistent with RCW 36.70A.540

Commented [LG53]: Purpose of Amendment: See Section 7.4 of May 2017 Code Amendment Report and July 2017 Planning Commission Recommendations. Consistent with RCW 36.70A.540

Commented [LG54]: Purpose of Amendment: Respond to variable site conditions in W-I zone. Standards are like Leavenworth, Portland and Tacoma.

Commented [LG55R54]: Revised to address comments of Naumes representative and Planning Commission Recommendations.