

Revisions in Response to Comments and Housekeeping Changes

City of Chelan Comprehensive Plan & Municipal Code Update | **Draft** October 31, 2017

This document provides a summary list of potential changes to the Comprehensive Plan & Municipal Code Update. A subsection identifies Council-proposed comments on plan or code text.

This document also responds to public comments received during the City Council's public hearing and comment process or are housekeeping changes meant to correct errors or improve clarity. Changes to the revisions since the 10/10/17 Council meeting are underlined.

This document may be updated in response to City Council direction at subsequent deliberation sessions and based on staff-suggested corrections.

City Councilmember Suggestions

The following suggestions were supported by the Council at the 9/26/17 meeting and integrated into the plan and code:

- Councilmember Isenhardt, email 9/18/17 to Craig Gildroy: I propose a reduction from 30% grade to 20% grade allowable for construction on the hillsides facing Lake Chelan. The foothills around Boise are limited to the 20% grade, it has helped keep construction clustered and open space in its natural condition as the city grows. Here in Chelan, we are seeing the degradation of the land and natural contours resulting from the 30% grade currently allowed. This will go on indefinitely, unless we limit where and how much grading is allowed. The rockslides on the South Shore portend what will be happening with more extreme weather more often to access roads and scraped hillsides all around us, if steep slope construction continues. The developers sell and move on, while the city is left with cleanup and ugly.
 - Staff Response: The City Council could consider a potential change to the proposed Hillside Development and Design Standards in CMC 17.59. Currently these are proposed to apply to lands with 30%+ slopes. The threshold for application could change to 20%.
- Councilmember Dobbs, email 9/20/17 to Craig Gildroy:
 - **COMP PLAN VISION STATEMENT CHANGE: COMP PLAN VISION 2037: (Original):** "The City of Chelan aims to conserve the qualities that make Chelan a great place while embracing sensible growth and change....."
 - In order to give strong recognition to our desire to protect Chelan's small town feel and realize how important it is to place value on those who call this place Home, **I would request the WORDS a great place TO LIVE AND WORK while embracing..... be added to the Vision Statement. COMP PLAN VISION 2037: (Revised):** "The City of Chelan aims to conserve the

qualities that make Chelan a great place to **Live and Work**, while embracing sensible growth and change.....”

- One of the Guiding principles from the Vision Statement 2037: “....conserve the qualities that make Chelan a great place to live and work.....” should be **the Primary** “measuring stick” used in every Comp Plan Update decision. “Will this change make Chelan a better place to Live and Work?” Decisions that can’t answer this question affirmatively need to be examined very closely. Beyond just the Vision Statement, how can we integrate this Live and Work focus into the Comp Plan?
 - The Council can consider the proposed change offered by Councilmember Dobbs to the Vision Statement.
 - Note that the plan addresses both residential and employment needs and opportunities in the Housing Element and Economic Development Element.
- At the 10/10/2017 Council meeting, the Vision Statement was further adjusted by replacing “embracing sensible growth and change” with “carefully managing growth and change”

FUTURE LAND USE MAP/ZONING MAP ADJUSTMENTS

The Council discussed the Planning Commission recommended map and requested the following adjustments:

- Remove Campbell’s R-M to R-L change on the westside of the golf course – matches Campbell’s withdrawal at the August 2017 hearing.
- Remove the Northshore change from R-L to T-A.
- Remove the R-M to T-A change north of W. Campbell.

Note: Staff has found one housekeeping map change: This vacant parcel located on SR 150 (PIN 272204310070) is today designated SUD but was inadvertently changed to R-L on the Planning Commission July 2017 map; however, it was not requested or intended to have a change and was a GIS error. It should remain SUD.

Other Responses to Comments or Housekeeping Changes

The following changes were considered, and integrated unless otherwise noted.

COMPREHENSIVE PLAN

- Land Use Element: Clean up Tourist-Accommodation Overlay description to remove a reference to heights per the Planning Commission recommendation. This was an oversight when creating the Planning Commission Recommended Plan.
 - Page 2-38, second paragraph of overlay: “Clusters would occur primarily on slopes less than 30 percent. ~~Lowrise clusters would generally have up to two-story buildings, and midrise clusters would have up to three-story buildings.”~~
- Council preferred the Planning Commission to take up this issue separately: Land Use or Housing

Elements: Add a policy on workforce housing mitigation plans to either the Land Use or Housing Elements. (See Housing Handout.)

- Land Use Element / Appendix: There is land capacity information in the proposed July 2017 Land Use Element and the March 2017 Existing Conditions and Trends Report. To support Council deliberations a September 12, 2017 consolidated handout was prepared regarding land capacity. This handout could become an appendix to the Comprehensive Plan. The Proposed Future Land Use Plan and Zoning Map may change, and thus some of the capacity information may be updated prior to City Council action on the Comprehensive Plan.
- Land Use Element/Land Use Designations: Per Council direction on code, clarify that W-I accessory workforce housing can have other employees of businesses, and allow employees inside and outside of the city limits:
- Transportation Element: The Washington State Department of Transportation wished to see the analysis of land use effects on State Routes. It is included in the March 2017 Existing Conditions and Trends Report. It can be made into an appendix of the Comprehensive Plan.
- Reconcile proposed projects and costs with the City’s recently adopted Transportation Improvement Program. Include updated costs for the one-way and bridge restoration.
- Add text to the Land Use Element indicating the status of the County’s review of the Urban Growth Area boundary: Chelan County determines the Urban Growth Area in consultation with the City, and until Chelan County takes action on the Urban Growth Area boundary anticipated in 2018, the 2009 Comprehensive Plan is in effect for the unincorporated territory.
- Global Housekeeping Changes:
 - Remove information comparing the current Comprehensive Plan to the proposed 2017 Comprehensive Plan (e.g. land use acres, land capacity, other)
 - Remove “draft”, update title, headers, and footers.
 - Remove gray shaded parenthetical text that orient the reader to new or amended text.
 - Update maps to exclude lands that would no longer be in the UGA pending Council direction.
 - Ensure consistency between the plan and appendices, e.g. Capital Facilities Plan, and plan and municipal/zoning code per direction by Planning Commission and City Council.
 - Ensure correct cross references among elements, and law/code citations, and correct typos.
 - Add acknowledgements page.

CAPITAL FACILITY PLAN

- Clarify information on 2016 fund balances and historic funds transfers.
- Reconcile transportation costs with recently adopted transportation improvement program.
- Update park inventory acres for Columbia Park.
- Add placeholder cost for “New Gravel Beach for Non-Motorized Watercraft East of Boat Ramp” and for “RV Park Parking Pad Extension to 60” (\$50,000 for each). Address updated costs for

2017-2018 projects per the City's new estimates that account for engineering.

- Indicate that future park acquisition opportunities that become available are encouraged to be fully vetted by the City and community. On the table of future acquisitions from the PROS Plan, indicate location (City, UGA, beyond planning area).
- Reference that Chelan treats Manson wastewater. Indicate that Manson provides irrigation water but not domestic water in the Chelan planning area.
- Remove or relocate water inventory tables that were inadvertently included under the sewer heading. (Exhibits 3-15 to 3-18.)
- Describe information for Lift Station 2.
- Describe that some sanitation funds go to equipment replacement.
- List City-owned parking lots in general municipal inventory.
- Address general municipal improvements. These include: Wayfinding \$30,000; City Hall Facilities Growth Study \$75,000; Document Server \$75,000
- Where 2016 projects are listed and completed, note that status or remove them.
- Clarify impact fee and facility charges per statutory authority.
- Fill in blanks, e.g. years for airport program, and number of County juvenile correctional facility beds.
- Global Housekeeping Changes: Update title, header, footer, parenthetical text, map updates, typo corrections, and other items as noted for Comprehensive Plan.

MUNICIPAL CODE

Zoning Code

- Add agri-tourism uses to T-A Overlay – the Overlay allows accommodations, commercial uses, and promotes agriculture in open space areas, and thus essentially allows the ingredients of agri-tourism.
- Clarify that W-I accessory workforce housing can have other employees of businesses, and allow employees inside and outside of the city limits: if owner of workforce accessory housing is unable to fill the housing facility with its own employees, up to 50% of the housing units may be made available to employees of other businesses located ~~within City of Chelan~~.
- Clarify that W-I live-work residential units should follow R-M development standards for height.
- Clarify that interim water/sewer standards should be included in Title 17 and cross referenced from Title 25
- Similar global housekeeping items as for Comprehensive Plan.

WUI Code

- Integrate the State Building Code Changes in WAC 51-54A-8200 Appendix N. These were adopted by the state in late May after the code was developed for the May 2017 Planning Commission hearing.

SUPPORTING DOCUMENTATION

- After City Council direction on the draft plan and code, staff intends to prepare a SEPA Addendum illustrating that the final plan and code is in the range of what was evaluated in terms of environmental impacts.