

The following information was compiled by Alliance Consulting Group during the spring of 2008. The GIS data was provided to Chelan County to complete the land use review and analysis creating the necessary background data for new Comprehensive Plan Designations (text and maps) for the 2009 Chelan County Comprehensive Plan. This analysis replaces the 2000 land use inventory which reviewed the county by each Section and study area.

Chelan County Land Use Inventory Project.

The purpose of this Chelan County Land Use Inventory Report is to describe existing land use conditions within the County. Two maps and sets of data have been developed to depict the results of the inventory. The process for documenting existing conditions included compiling and summarizing outcomes of all recent (2004 – 2007) inventories. Gaps identified in the review of existing efforts the inventory of existing conditions was completed using assessor record information in the Chelan County parcel GIS data layer (Jan 2008) and 2006 aerial photographs (NRCS). The following previous land use inventories were used initially to develop the inventory:

- Alliance Consulting Group (ACG) 2008
- Cashmere Inventory 2004
- Erlandsen (EA) 2004
- Malaga Inventory 2005
- East Leavenworth Rd Project 2006
- Entiat Inventory 2006
- Peshastin Study Area Inventory 2007
- Chelan County Port District Project- 2005
- Assessor’s Department of Revenue (DOR) codes

Table 1 below lists the inventory data source, approximate area (acres), and percentage of area that each inventory covered. For those inventories that were overlapped by newer data, the newer dataset was used in this analysis. The source listed as ACG is a part of this inventory analysis (2008) to fill gaps and remove inconsistencies in the list of categories explained below.

Table 1. Inventory data sources.

Inventory data source	Count	Acres	Percent
ACG	1403	103,002	11.2
E Leavenworth Rd Project	241	519	0.1
Entiat Inventory	18	824	0.1
Malaga Inventory	1021	12,274	1.3
Pesh Stdy Area	1216	11,219	1.2
CC Port District	183	1,380	0.1
Cashmere Land Use Inv.	3	7	0.0
Assessor’s DOR codes	4748		4.1

Inventory data source	Count	Acres	Percent
		37,568	
EA 2004	13629	755,396	81.9
Total	22462	922,189	100.0

Three types of data were excluded in the analysis. The reported acreages do not include land used for right-of-way, areas completely inundated by water, and parcel data errors (slivers of area between parcels without a parcel number or data). There are a number of different critical areas that exist throughout the County. These specific conditions were not factored into this analysis. The necessary rights-of-way for streets and/or other infrastructure were not factored into the analysis as well. The provision of domestic water and wastewater facilities were not taken into account, including any parcel size limitations that may be associated with on-site sewer systems requirements. There is no assumption made in this report as to the availability of domestic water being provided to these areas.

The data collected was initially categorized into a number of land use types. The data were based on and simplified from the Assessor's land use classification system. A portion of the County along the western edge is not within the parcel dataset. This area is in federal ownership, mostly US Forest Service, with some of the area designated wilderness. In addition, most of the lakes do not have parcels associated with them. The total area of the County is approximately 1,916,257 acres, and the parcel data covers approximately 937,814 acres. The portion of the parcel data not included in the analysis (water and ROW) reduces that figure by 508 acres. The data for analysis was further reduced by removing all those parcels completely within urban growth areas (15,060 ac), which finalized the total areas within the dataset examined to 922,267 acres (Table 2).

Table 2. Remaining area not in parcel dataset.

Category	Acres	Percent Area of Entire County
Federal Forest/Wilderness	978,443	51.1
Urban Growth Areas	15,060	0.8
Records- no data, water or ROW	508; 21 of which are in UGAs	<0.1

Eleven land use categories were identified for use in this analysis:

- Agriculture includes parcels that are primarily devoted to agricultural activities, although residential uses may occur. For the purposes of this inventory parcels two acres or less with a residence, the land use is considered residential.
- Undeveloped includes heavily timbered areas that are part of the National Forest and private timbered lands, and rangeland type areas, both public and private, and other

- Mineral Resource Lands includes those areas either used for extraction or storage of rock, gravel or sand resources.
- Single Family Residential includes a single home (including manufactured homes) on a lot as the primary activity.
- Multi Family Residential includes condominiums, duplexes, multi-plexes, apartments and mobile home parks.
- Commercial includes any retail and/or service activity, and may include residential uses as secondary activities.
- Industry encompasses industrial activities, including industrial type uses related to agriculture.
- Transportation/Utilities includes any transportation, utility and/or irrigation facilities, and excluding any facilities within right-of-way corridors.
- Public/Quasi-Public includes public facilities such as fire stations, libraries, parks, schools, churches, etc. Includes federal, state or local government owned lands except those in the Forest category.
- Parks and Recreation includes public or private lands used for parks and/or recreational activities.
- Vacant includes parcels that are currently unimproved and/or unused. For parcels 2 acres or less with agriculture or forest resources or in a rangeland condition, the land use is considered vacant (not included in the analysis at this time). Vacant also includes public and private lands without an identified use.

Table 3 shows the existing land uses within the County based on the land use inventory. Existing land uses in the dataset are primarily undeveloped (85%), vacant (3.8%), agriculture (5.5%) and single family residential (4.2%). It is important to note that existing land use considers only what is actually occurring on the ground. It is not equivalent to a comprehensive plan land use designation or zoning district, which describes future intended activities for large areas.

The agricultural land uses that occur include irrigated orchards, primarily apples and pears, fruit stands, fruit storage facilities, with some grapes and wineries. Agriculturally related industrial uses, such as packing and storage are listed as industrial. Public lands make up a small portion of the County in the analysis, but do not include Forest, Vacant or Parks and Recreation lands that are publicly owned.

There may be secondary uses occurring on some parcels, such as bed and breakfast services, home occupations, and residential units within agriculture, commercial or industrial uses which have not been accounted for in this analysis. Not included in the analysis are the rights-of-way for public roads, the Burlington Northern Railroad, and water.

Multi family average parcel size is lower than actual average size due to the condominium structures having their own parcel separate from the land. The mineral resources are likely under represented as some areas designated for that use are not readily apparent from DOR codes, and older inventories.

Table 3. Chelan County land use inventory.

Land Use	Count	Acres	Percent Area of Parcel Data
Agriculture	2253	50,828	5.5
Undeveloped	3976	785,737	85.2
Mineral Resource	1	8	0.0
Single Family	11563	38,945	4.2
Multi Family	317	377	0.0
Commercial	208	1,775	0.2
Industrial	79	2,182	0.2
Parks and Recreation	87	4,540	0.5
Public/Quasi Public	132	1,237	0.1
Transportation/Utilities	160	1,425	0.2
Vacant	3686	35,135	3.8
Total	22462	922,189	100.0

Table 4 depicts the average lot size by land use category. For reference an additional column was added for lots in the urban growth areas, not including the city limits and then within the city limits.

Table 4. Average lot size.

Land Use	Average Lot Size- Outside UGAs	Average Lot Size in UGAs	Average Lot Size in Cities
Agriculture	22.6	7.6	10.2
Undeveloped	197.6	8.5	4.1
Mineral Resource	7.6	11.5	-
Single Family	3.4	1.0	0.3
Multi Family	6.7	1.2	0.5
Commercial	8.5	1.3	0.5
Industrial	27.6	5.8	1.8
Parks and Recreation	52.2	9.5	3.2

Land Use	Average Lot Size- Outside UGAs	Average Lot Size in UGAs	Average Lot Size in Cities
Public/Quasi Public	9.4	4.0	2.1
Transportation/Utilities	8.9	3.8	1.4
Vacant	9.5	4.0	1.8
Average for all	41	1.8	0.5