

FEIS Exhibit D

Response to City of Chelan Comments Regarding Specific Comprehensive Plan Compliance

Commercial

Policy 10: New commercial should be encouraged to locate down town.

The City comprehensive plan published a series of priorities that focused on increasing tourism and particularly agricultural tourism, which had a much higher priority than the section noted and is met by the project. (See City Plan at p. 227.)

Survey Summary

The multiple surveys and input from committee members and other interested citizens have provided a relatively clear sense of direction for economic and community development issues. An analysis of the data finds that while there are some distinct differences in the priorities identified through the process there are also clearly some common interests and ideas for creating a sustainable economy. The figure below compares the top ten "projects/themes" from the June 25, 2002 Committee meeting, the Chamber of Commerce/Chelan Mirror distributed survey, and the newcomer's survey.

Comparison of Top Ten Priority Projects/Themes

June 25, Aggregated Results	Chamber/Mirror Survey	Newcomers Survey
Recreation facilities	Destination Resort	Recreation Facilities
Economic diversification	Agri-tourism/ Vineyard/Wineries	Agri-tourism/ Vineyard/Wineries
Agri-tourism/ Vineyard/Wineries	Recreation Facilities	Pay attention to local needs and desires
Pedestrian access	Fiber to homes/businesses	Education - K through 12 and beyond
Pay attention to local needs and desires	Economic diversification	Performing arts festivals
Fiber to homes/businesses	Education - K through 12 and beyond	Destination Resort
Old Bridge	Performing arts festivals	Retention of existing businesses/people
Partnerships	Pay attention to local needs and desires	Economic diversification
Destination Resort	Retention of existing businesses/people	Fiber to homes/businesses
Performing arts festivals	Gaming	Gaming

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City of Chelan Comprehensive Plan at p. 227.

The Tuscan proposal provides recreation facilities, a destination resort, economic diversification, and agritourism/vineyard/wineries, and is strongly supported by the community. As such, the Tuscan proposal promotes all three of all of the top three priorities in the City plan.

Policy 11: Compatibility with the character of the surrounding area. The surrounding area has primary homes, secondary homes, two existing wineries, tasting rooms, a restaurant, and produce market. These elements are incorporated into the PDD with the goal of using ag tourism, to promote the continued appreciation of the agriculture industry in the Chelan basin and the quality of the Chelan produce—all integrated into a planned community similar in size and scale to existing facilities.

Policy 14: Infrastructure—The program is designed to pay it share of the infrastructure costs of service.

Policy 18: The public open space in the PDD is oriented to tourist commercial, recreational services, activities, and residential.

Policy 21: The PDD has no heavy commercial and is a "mixed use" development promoting tourist commercial activities and residential. As the project is not located on the lake, it does not include water-dependent uses. The water views provide support for water enjoyment, tourist hospitality, and residential uses.

Policy 22: The project is on a state highway and conforms to state requirements.

Policy 23: Parking, traffic circulation, and landscaping are all addressed, and the traffic is directed onto the fronting state highways and not existing residential neighborhoods.

Economic Development

Goal 2: Maintain, improve, and expand public infrastructure

The PDD looks to provide cost-effective wastewater reuse and recycling and a water supply system to the area through public infrastructure through one of the options discussed. The PDD also is designed to cover traffic impacts as discussed in the traffic report.

Goal 3: Identify projects that remove barriers and improve viability of agricultural industries

The Tuscan project is focused on both wine growing and recognition of Chelan vintages, and the organic produce markets very much in support of Goal 3, the effort to promote reuse and recycling (opposed by the City, which is a regulatory barrier) is designed to demonstrate how the agricultural industry can coexist with commercial tourist and residential development and produce significant water usage savings.

The Tuscan project is designed with covenants to protect the residential and agricultural uses from incompatibility.

Goal 7: Create a strategic plan for a downtown renaissance

The presence of a vital tourist industry will provide economic benefit to the downtown commercial core and support the City goal. See comments of Leland Smith (ELESCO, Ltd) (Ex. I).

Policy 8.2: Take advantage of site's natural terrain

The Tuscan site is in a natural bowl that provides all areas with spectacular views. By locating the development on the natural terraces, the project minimizes the need for mass grading and is able to use the natural terrain and vistas to great advantage.

Capital Facilities Element.

Policy 4: Encourage continued availability of responsive public and private health care programs and facilities.

The facility does not provide health care per se, but provides additional tax base and customers to support the areas regional health care services.

Policy 6: Fire service

The facilities provide additional tax base support for fire and EMS services. The fire marshal has reviewed access to assure proper service to all areas.

Policy 7: The City has a very high priority to support economic development through "ag tourism." The tourist facilities at the PDD are open to the public and contribute to the park and recreation capability in the community.

Policy 8: Concurrency—The PDD and plat are designed to assure that public services and facilities are available at the time of development. This is particularly true with respect to sewer, water, and transportation detailed in other sections of the FEIS where impacts have been identified.

Goal 2: Waste treatment and disposal

Policy 1: Multi-jurisdictional support for medium hazardous waste disposal.

The agricultural programs dispose of wastes in accordance with approved and label handling techniques; household hazardous wastes are required to be disposed of in accordance with local regulations.

Policy 2: Multi-jurisdictional plan for solid waste disposal.

The plat is required to provide access for solid waste pick up and disposal in accordance with local standards.

Policy 3: Protect domestic water intakes

The Tuscan plan would rely on existing water intakes and may in fact result in a reduction of the number of water intakes depending on the final service selected.

Goal 3: Public facilities adequate to serve planned use patterns

Policy 1: Within the limits of nexus and proportionality, the project is providing road improvements, water and sewer facilities, and park and recreation facilities for the area. The City has identified no specific LOS that the project does not meet.

Policy 2: Capital facilities shall be provided consistent with planned use.

Water, sewer, stormwater, and transportation serving the facility are to be designed to accommodate the planned needs of the residential and commercial and agricultural needs of the community.

Policy 3: Fire stations—this is a call for the fire district

Policy 4: Utilities are to be placed underground. With the exception of water towers and the sewer treatment plant, all utilities are planned to be underground.

Policy 5: Utilities should be sized to serve the anticipated growth.

The Tuscan utilities met this goal. As noted, by providing water and sewer service to the project, the project frees up capacity in the existing sewer transport and management system that the City notes is presently inadequate to serve a Tuscan-sized project and avoids the need to extend water to an area not presently served and much more cost-effectively served by others.

Utilities Element

Goal 2: Utilities meet projected land use patterns

Policy 1: Development should carry a proportionate cost of extending service and increasing capacity

The Tuscan PDD is paying all of the costs of planning, sizing, and providing service to the PDD area.

Policy 2: Utility services should be extended to areas designated for residential, commercial, and industrial development.

The City has no approved plans for either water or sewer service to the area capable of serving the proposed project. Utility service is most cost-effectively achieved with a local water supplier and the recycled wastewater system is the preferred approach to sewer treatment where available in areas such as this.

Policy 3: Proper sizing

The utilities are all planned to be sized according to state standards to provide adequate service and redundancy.

Parks and Recreation Comprehensive Plan 2008-14

PRG2.0: Provided concurrent

PRP2.1: New development shall provide funds or park lands for concurrent park development or maintenance.

The Tuscan project is providing extensive open space and trails available to the public, together with park lands incorporated into the program. The City has no formula for impact fees or development fees in addition to on-site facilities.

PRP2.2: No significant adverse environmental impacts have been identified by the City not mitigated by the additional recreational and trail facilities provided by the project.

PRP2.3: Require in some development of recreation facilities.

The winery and store grounds and trail networks, combined with trails, parks, and overlooks provide recreational opportunities not only for residents and guests of the planned facilities, but also for the public at large.

In addition, in response to a request concerning lands for the proposed community aquatic center, the Tuscan group has offered lands within the PDD to accommodate the planned aquatic center should the community desire to choose a non lakefront site to save regional lake shoreline.

PRP2.5: Assign responsibility to new commercial development for financing and providing downtown amenities, such as parks, plazas, and public art.

The City has not put this program into place and there is no basis for judging nexus or proportionality.

PRG5.0: Cooperate with other jurisdictions, public agencies, and the private sector to provide park, open space, and recreational facilities.

The project has almost 90 acres of open space and a mixture of parks, trails, and recreational opportunities integrated with the resort setting.