

CITY OF CHELAN COMPREHENSIVE PLAN

The following provisions of the City Comprehensive Plan, adopted 1998, revised 2008, support the proposed PDD and recommended uses .

The Comprehensive Plan includes the 2008 Comprehensive Plan sections on Land Use, Economic Development, Housing, Capital Facilities, Utilities and Transportation. In addition, the Comprehensive Sewer Plan, Comprehensive Water Plan and the Parks and Recreation Comprehensive Plan are also included. In addition, reference is made to the Lake Chelan Water Quality Plan, the Lake Chelan Economic Diversification Study, Lake Chelan Chamber of Commerce Marketing Plan, and the Lake Chelan Valley Public Trails Comprehensive Plan, which “are not an element of the plan”, but “should be noted.” (See CCP at 3).

The City has given “priority” to the GMA goals by incorporating them into the City plan. CCP 4.

Three goals that are particularly pertinent to the Tuscan Program include:

Urban Growth. Encourage development in urban areas where *adequate public facilities and services exist or can be provided in an efficient manner.*

Economic Development. *Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state especially for unemployed and for disadvantaged persons, and encourage growth, all within the capacities of the State's natural resources, public services and public facilities.*

Natural Resource Industries. Maintain and enhance natural resource based industries, including productive timber, *agricultural*, and fisheries industries.

Public Facilities and Services. *Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time development is available for occupancy and use without decreasing current service levels below locally established minimum standards.*

CCP 4, *emphasis supplied.*

Chelan Planning Area Statement of Intent:

The intent of this comprehensive plan is to provide a guide for the development of the Chelan Planning Area. The plan strives to maintain and enhance the existing quality of life that includes: culture, customs, economy, *agricultural economy*, sense of community, water quality, and recreational opportunities. This is a plan to promote the development of a *12 month economy* utilizing the abundant natural resources of the area. This plan should provide for expansion of these opportunities, while maintaining an adequate infrastructure to accommodate this

growth. Continuous public participation is warranted, with decision making and implementation at the local level. This plan will ensure the protection of individual property rights, and provide for the right to farm according to historic and recommended practices.

CCP at 8.

Definitions pertinent to the Tuscan Village at Lake Chelan proposal.

Adequate Capital Facilities: facilities which have the capacity to serve development.

Available Capital Facilities: facilities or services in place or that a financial commitment is in place to provide the facilities or services within a specified time. In the case of transportation and capital facility planning, the specified time is six years from the time of development.

Capacity: the measure of the ability to provide a level of service on a public facility.

Domestic Water System: means any system providing a supply of potable water which is deemed adequate pursuant to RCW 19.27.097 for the intended use of a development.

Planned Unit Development: This is a development which is pre-planned in its entirety with the subdivision and zoning controls applied to the project as a whole rather than to individual lots. Therefore, densities are calculated for the entire development, usually permitting a trade-off between clustering of housing and provision of housing and provision of common open space. The PUD is usually characterized by a unified site design and while most commonly used for residential development, the technique is also frequently applied to other forms of development such as shopping centers and industrial parks. Occasionally, a PUD may have a mix of uses.

Public Sewer System: Means a sewerage system:

- a. Owned or operated by a city, town municipal corporation, county or other approved ownership consisting of a collection system, and necessary trunks, pumping facilities and a means of final treatment and disposal; and
- b. Approved by or under permit from the department of ecology, the department of health and/or the local health officer.

Sanitary Sewer System: all facilities, including approved on-site disposal facilities, used in the collection, transmission, storage, treatment, or discharge of any waterborne waste, whether domestic in origin or a combination of domestic, commercial, or industrial waste.

CCP 10-15.

IV. GOALS AND POLICIES

NATURAL SYSTEMS/CRITICAL AREAS

GOAL 1: PROTECT WATER QUALITY

Policy 2: Ensure that storm water is not directly discharged into water sources without appropriate treatment that meets federal, state, and city standards.

GOAL 5: PROTECT AND MAINTAIN AIR QUALITY

Policy 1: Support the wood stove standards recently adopted by the Department of Ecology.

CCP 27-28.

RESIDENTIAL

GOAL 1: MAINTAIN AN ADEQUATE SUPPLY OF HOUSING OF SUFFICIENT QUALITY AND VARIETY TO MEET THE PRESENT AND FUTURE NEEDS OF THE AREA.

Policy 9: Promote development at urban densities in the City of Chelan and unincorporated urban growth area. Urban densities shall be defined as:

- a) Single Family Residential- 2 to 4 units per acre
- b) Multi-Family Residential- 2-18 units per acre

Policy 10: Provide incentives for planned residential development to encourage more efficient and creative development in the UGA.

Rationale: Flexible development patterns can be highly desirable for utilizing natural amenities and protecting critical areas. Planned development supported by design engineering and the provision of urban services makes it possible to create attractive residential development that optimizes use of the site.

CCP 32-33.

COMMERCIAL

GOAL 1: SUPPORT AND ENCOURAGE COMMERCIAL DEVELOPMENT WITHIN THE URBAN GROWTH AREA

Goal Rationale: Commercial activities generally require the support of adequate infrastructure; therefore, commercial activities should occur within

the urban growth area that has the services to provide for commercial enterprises.

Policy 1: Encourage commercial development consistent with the Economic Element of this plan

Policy 18: Plans for development or redevelopment along Lake Chelan and other public open space should be oriented to tourist commercial, recreational services, activities, and residential.

Rationale: Lake Chelan and other public open spaces are a valuable recreational resource for area residents and tourists. The development of activities such as resorts, restaurants and recreational services which by their design and appearance facilitate the use and enjoyment of the water, expand economic opportunities, promote public use of public spaces and further shoreline beautification efforts should be encouraged.

CCP 34-36.

OPEN SPACE/RECREATION

GOAL 1: ENCOURAGE THE RETENTION OF OPEN SPACE.

Policy 1: Explore incentives and mechanisms and eliminate disincentives to encourage landowners to retain open space.

Rationale: Techniques such as planned developments, clustering, density bonuses, tax incentives, land trusts, T.D.R.'s (transfer of development rights), P.D.R.'s (purchase of development rights), conservation easements, and other incentives will help retain open space.

GOAL 3: ENCOURAGE THE DEVELOPMENT OF RECREATION FACILITIES AND OPPORTUNITIES.

Goal Rationale: This will strengthen the economic base and be downright fun and healthy for all which greatly improves the quality of life.

CCP 42-43.

URBAN GROWTH AREA

GOAL 1: ENCOURAGE DEVELOPMENT IN URBAN GROWTH AREAS WHERE ADEQUATE PUBLIC FACILITIES AND SERVICES EXIST OR CAN BE PROVIDED IN AN EFFICIENT MANNER.

Policy 1: Improvement standards for new developments proposed within the urban growth area *should be* developed by the City and implemented by the

County, (per the memorandum of understanding for urban growth areas agreed upon by the County and the cities on July 8, 1997.) ...

Rationale: Development within urban growth areas has potential to be included into the City and therefore, should be improved to City standards.

[NB: by specific agreement the Tuscan property is not required to annex for services and the County has opted not to adopt City standards for the Tuscan project.]

Policy 5: Recognize that lands can continue to be used for agricultural purposes.

Policy 7: New non-farm development adjacent to orchard in the Special Use District should provide buffering. ...Buffer options should include 25ft setbacks with a minimum 6ft high hedge, or 100ft setbacks including the use of right of ways.

CCP 45-46.

LAND USE DESIGNATIONS

- **Special Use District (SUD)** - To provide an opportunity for low density residential housing, and low impact tourist commercial planned unit developments. Currently a significant number of property owners in the area wish to continue in agricultural use. However, looking to the 20 year planning period, many owners wish to have some development options. This development should minimize orchard/non-farm developments conflicts and protect the character of the area.
- **Single Family Residential (R-L)** - This designation is intended to be applied in areas suitable and desirable for residential use, which are or will become developed by one-family dwellings. Uses are limited to residential uses and, under specific conditions, public service uses which are necessary to serve residential areas. Residential density should not exceed 4 residential units per acre.

CCP 47-48.

ECONOMIC DEVELOPMENT ELEMENT

Vision:

The communities of the Chelan Valley envision a diversified and sustainable year-around economy build on enhancement and expansion of traditional industries that respect history, the environment, small-town values and diverse needs of residents and visitors.

Goal 3 Identify and implement programs, projects and/or regulatory changes that remove barriers and improve the viability of agricultural industries.

Policy 3.3 Promote and support efforts to diversify the agriculture industry through agri-tourism, wineries and other value-added agricultural products, and produce stands.

Goal 4 Enhance and expand tourism in the Chelan Valley

Rationale Tourism has played a major role in the history and development of the community. Along with agriculture, tourism and related development is an essential part of the economic life blood of the Chelan Valley therefore a goal and specific policies related to tourism are an important part of this Element.

Policy 4.2 Support and facilitate development and enhancement of recreational amenities, facilities, activities and events.

Policy 4.4 Support and facilitate the development of events and appropriate venues for a variety of cultural activities.

CCP 52-55.

CAPITAL FACILITIES PLAN ELEMENT

CITY OF CHELAN WATER SYSTEM [February 2001 plan adopted]

CITY OF CHELAN SANITARY SEWER SYSTEM [2006 General Sewer Plan adopted]

POLICE

Police protection in the unincorporated urban growth area for the City of Chelan is provided by the Chelan County Sheriff's Office inside the City limits of Chelan

...

FIRE PROTECTION

... Fire protection in the City's unincorporated UGA is provided by Chelan County fire districts #5 [Manson and North Shore] and #7 [South Shore, including Tuscan site]

GOAL 1: CONTINUE TO PROVIDE AND MAINTAIN ADEQUATE PUBLIC FACILITIES AND SERVICES.

Policy 8: Ensure that public services and facilities are available and adequately sized to protect the public health, safety and welfare.

Rationale: Public services and facilities that are limited in capacity can pose a risk to the public. New development should occur in urban growth areas where essential public services are available and adequately sized *unless development provides for the expansion of such services and facilities.*

CCP 66-74.

APPENDICES

APPENDIX C: Residential Land Capacity Analysis

F. Seasonal Housing Units:

[Recognized as an important factor that about 31.4% is used in all zoning districts] ...

With the provision for and attraction of higher densities and urban services within urban growth areas it is anticipated that an increase in seasonal housing will occur within the Urban Growth Boundary. ... Planned development ... could fill a growing demand for seasonal housing units in the City of Chelan.

CCP 129.

APPENDIX E: Proposed Capital Expenditures

Water Construction Fund—[None identified beyond 2008, total available \$815,158]

Sewer Construction Fund—[None identified beyond 2008, total available \$251,323]

CCP 158-59.

APPENDIX I: Economic Development Information

Included among the five most important future economic sectors are:

Agriculture

... The industry is encouraged to pursue opportunities to add value to their crops (e.g. food processing, wineries) to help diversify and keep agriculture profitable. Such opportunities may help offset the seasonal nature of agricultural work and generally offer higher paying jobs. The potential for agri-tourism is also of keen interest as local producers look for ways to create direct connections with consumers.

Tourism

... Tourism is the second leading revenue producer in the Chelan area. ... Developing high quality recreational and cultural opportunities are key to the creation of a successful year-round tourism industry. The availability of a variety of recreational pursuits and cultural events play an important role in vacation planning. ... Cultural enrichment can also play an important role in attracting visitors to the community. ... [A] growing number of cultural events have a positive effect on the local economy. ...

CCP 186-187.

OPPORTUNITIES

Agri-tourism/Wine grapes – Growers in the Chelan Basin have taken the lead in North Central Washington on development of opportunities for agri-tourism. Several wineries have been developed and local fruit warehouses are exploring ways to bring consumers closer to the orchards and farms of the area.

THREATS

Regulations (GMA, SMA, ESA etc...) – The seeming never ending list of regulations and the myriad real and unforeseen consequences resulting from the regulations threatening the community's ability to grow into new areas and redevelop existing areas.

CCP 208-209.

June 25, 2002 Aggregate Priorities

- 1 Recreation facilities
- 2 Economic diversification
- 3 Vineyard/Wineries/Agri-tourism (combined category)

CCP 216.

Chamber and Mirror Survey Results

- 1 Destination Resort
- 2 Agri-Tourism/Vineyard/Wineries
- 3 Recreation Facilities

CCP 218.

Survey Summary

... 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

CCP 227.

V. Action Plan

- Economic diversification: – ... the notion of economic diversification is a central focus of this plan. ...
- ... [L]ocal needs and desires – ... [E]nhancement and retention of existing businesses and economic generators (e.g. recreation, tourism, agriculture) is preferable to moving the community in an entirely new direction.

CCP 229-230.

Infrastructure

- Performing arts festivals and facilities – ...[O]pportunities for improving and/or providing new venues for the performing arts are considered as infrastructure is planned and improved. ...

CCP 236.

Agriculture

...Agriculture, specifically agri-tourism, vineyards and value added products highlighted by the fledgling wine industry, was identified as the number 2 priority ...

- Agri-tourism Vineyard/Wineries – ... [T]his project theme is so central to the community's economic vision that it has a strategy all of its own.
- Economic diversification – ... [T]he notion of economic diversification is a central focus of this plan with diversification of the agricultural industry a high priority.

Actions/Recommendations: The actions and recommendations for the agriculture strategy area are intended to provide some focus on what types of actions the City can take to promote, encourage and otherwise support the area's agricultural economy as it undergoes transition.

CCP 236.