

Adoption Document Summary

To: Board of Chelan County Commissioners

From: Community Development

Staff Date: December 15, 2017

RE: 2017 Comprehensive Plan Adoption Documents

Overview

Community Development has been working to update the Comprehensive Plan and development regulations to address changes in State law and land use conditions, pursuant to RCW 36.70A.110 and 130.

The Planning Commission recommendation was forwarded to the Board October 27, 2017, transmittal sheet.

The Board has hosted four public workshops during which the Planning Commission recommendation, public and agency comments and general discussion.

The following summarizes Board recommended changes during the workshops:

City of Wenatchee Documents

- No change from Planning Commission Recommendation Draft
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Chelan County Code Amendments

New Chapter 11.06

- Amendment to Section 11.06.030 to reflect new Zoning Maps
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Chelan Map Amendments

- Agreement with the proposed Designation and Zoning maps, as outlined in Appendix C, with changes for Lynette Grandy from the proposed RR5 to RR20, parcels 272317130050 and 272317140000. Also, a correction to the Staff Report, parcel 272317210050 from RR20 to Warehouse Industrial.
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County Comprehensive Plan

Introduction, Chapter 1

- No change from Planning Commission Recommendation Draft

Land Use Element, Chapter 2

- Expand Goal 3 to include water quantity
- Removed duplicated Icicle Valley Goal and policies to Resource Element and renumbered
- Removal of Policy LU 14.10, mistakenly included in the draft after recommendation of removal by the consultants.

Rural Element, Chapter 3

- Agreement with Planning Commission recommendation to add:
 - *Goal LU 5: Support RCW 17.10 purpose to limit economic loss and adverse effects to Washington's agriculture, natural, and human resources due to the presence and spread of noxious weeds on all terrestrial and aquatic areas in the state.*
 - *Policy LU 5.1: Encourage public awareness and removal of noxious weeds through the Chelan County Noxious Weed Department and Control Board.*

Resource Element, Chapter 4

- Additional text noting that timber harvesting data is summarized in “thousand board feet”
- Addition of a footnote clarifying timber harvesting ownership terms
- Revise Goal NS 2 to specify Icicle River Valley rather than Upper Wenatchee
- Add a policy to support the Alpine Lake Project Agreement with Planning Commission recommendation to add:
 - *Policy CL 2.5: Protect both wilderness values and reserved rights within the Alpine Lakes Wilderness so that clean and reliable water resources and water supply continue into the future.*
 - *Rationale: A variety of users, including wilderness recreationists and water suppliers (municipal, irrigation and fish hatchery) rely on the cold, clean and clear water resources of the Icicle Valley for people, farms and fish.*
- Add a statement about VSP:
 - *Chelan County participates in the Voluntary Stewardship Program (VSP) program. The VSP is an optional, incentive-based approach to protecting critical areas while promoting agriculture. The VSP is allowed under the Growth Management Act (RCW 36.70A.700-760) as an alternative to traditional approaches to critical areas protection, such as “no touch” buffers. Chelan County is one of 28 counties that has “opted in” to VSP.*

Housing Element, Chapter 5

- Agreement with the Planning Commission to modify policy H 2.4 rationale to read:
 - *Vacation rentals impact the character of a neighborhood and impact housing stock.*

Capital Facilities Element, Chapter 6

- Add a reference to the adoption of the Flood Hazard Management Plan
- Update of the CIP – for Commissioner Projects and Public Works
- Clarification to text and addition to CIP regarding REET funds
- Agreement with the Planning Commission to the Malaga Water District section the following text:
 - *In 2010, the District absorbed the Stemilt Irrigation District Domestic Water System which increased the number of connections by approximately 200.*
- Clarification of language to state that Malaga current capacity is 1,000 connections.

Utilities Element, Chapter 7

- No change from Planning Commission Recommendation Draft

Economic Development Element, Chapter 8

- No change from Planning Commission Recommendation Draft

Park & Recreation Element, Chapter 9

- Additional text for potential projects:
 - Singleton Park Drainage – Manson Parks and Recreation District is interested in reviewing drainage issues to improve access and use of the baseball and soccer fields.
 - Willow Point Park – Manson Parks and Recreation District is interested in addressing on-going erosion along the Lake Chelan shoreline.

Shoreline Element, Chapter 10

- No change from Planning Commission Recommendation Draft

Transportation Element, Chapter 11

- Updates by the Consultant to include REET funding
- Planning Commission request new policy statement (*encourage reduction of impervious surface in public roadways and encourage alternative road design, where appropriate*) is addressed in the existing policies 5.4 and 5.5; therefore, no change is supported at this time.

Manson Sub-area Plan

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Manson UGA

The UGA comprises the unincorporated community of Manson. Densities within the UGA are similar to other small towns and UGAs within Chelan County. Residential uses in the UGA are UR1, UR2, and UR3. Commercial designations in the UGA are intended to permit a range of retail, service and preferably above-ground-floor dwelling units, meaning the potential exists for mixed-use development in these commercial areas. For the Pedio Harris neighborhood, (a 5.5 acre triangle, from the Pedio and Harris intersection north to the alley south of Wapato Way), the historical residential uses may transition overtime to a mix of public space and residential and commercial uses.

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This plan places a focus on the village, or town center, creating an environment where its land uses can become more diverse and its physical context more complex. The plan supports ~~the development of mixed-use housing~~ a mix of types, sizes and values of residential structures in close proximity to commercial development and the enhancement of parks and public spaces. The plan strategies enhance the downtown experience for visitors and residents alike, and help the town center become a year-round activity center, serving important local needs and respecting its historic role as the community's gathering place. The highway corridor leading into Manson, however, will play an increasingly important role as Manson evolves.

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Downtown Commercial (CD): The downtown commercial district is intended for areas suited for retail, commercial, mixed small-scale uses with housing, ideally on upper stories, and an active street environment with pedestrian amenities. Alternative parking options and parking behind or to the side of structures should be developed to facilitate new development and redevelopment of lands within this designation.

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Uses will provide areas of complete retail facilities necessary for community services and convenience, including high-density housing ideally above the ground floor. Area should include alternative parking options.

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Goal LU-2: Support a vital commercial downtown in Manson.

LU-2.A Establish mixed-uses in the commercial designations, promoting a variety housing types, community parks, and a mix of small-street-level retail and with office spaces. ~~and/or residential uses on upper floors.~~

LU-2.B Create a town center concept that reinforces its identity as the “village by the bay.”

LU-2.C Consider strategies to revitalize existingthe commercial designations corridor and reinforce its position as the local center for services, social, and cultural activities while providing for new areas of commercial development.

LU-2.D Encourage building height and bulk to permit viable residential use above ground floor retail while still preserving the character of the downtown core.

Goal LU-5: Provide for adequate land uses which support employment and production of goods.

LU-5.A Support commercial activity use where appropriate and where impacts to surrounding properties can be avoided, managed, or mitigated so long as such use and location is in a manner compatible with neighboring uses, view retention goals and other aesthetics, and the community’s rural character.

Goal LU-9: Encourage housing and commercial development along the main street and its gateways that to reflect Manson’s rural heritage and village image.