

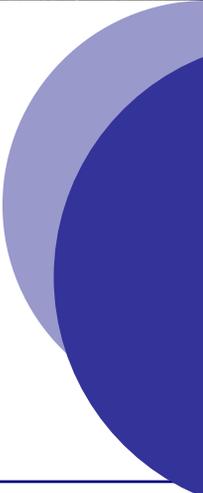
# Malaga Vision Plan

---



---

**As Recommended By The  
Malaga Community Council  
August, 2006**



# Malaga Planning Area Vision Plan

- I. Introduction
  1. Purpose
    - a. Overall
    - b. Coordination between County and Community Officials
  2. Process
    - a. Malaga Coordinating Committee
    - b. Community Meetings
- II. Community Outreach
  1. Overview
  2. Outcomes
    - a. General
    - b. Malaga Community Participation Meetings and Survey Results
      - i) Strengths
      - ii) Threats
      - iii) Desires
    - c. Rural Character
- III. The Malaga Vision
- IV. Key Recommendations
  1. Recommended Comprehensive Plan Land Use Designation Map and Zoning Map Changes
    - a. Map
    - b. Narrative
  2. Next Steps
- V. Malaga Planning Area Public Participation Summary
- VI. Malaga Planning Area Background Report
- VII. LAMIRD Designation Criteria Summary

# I. Introduction

## Purpose

### **Overall...**

The purpose of this project was multi-faceted. Below are bulleted statements of the overall project goals, as developed through the Board of County Commissioners, the Malaga Community Council and the Chelan County Planning staff.

### Project Goals:

- Provide a Forum for Malaga Residents to discuss issues
- Create a Vision for the Malaga Community
- Review Basic Demographic Data
- Introduce Planning Concepts-LAMIRD Designation, Housing Needs
- Make Course of Action Recommendation to Chelan County Commissioners

This document reviews the 2005/2006 Malaga Planning Area visioning process undertaken by the Malaga Community Council and the Chelan County Commissioners. In addition, it identifies the possible tools with which to implement the Vision. The Introduction provides information on the background and conception of the Malaga Coordinating Committee that directed the work on this Plan. The second section describes the public process, where local residents were given the opportunity to freely express their opinions and views regarding important emerging issues. The information gathered from that process was reviewed and incorporated into the substance of the Malaga Vision Plan, including the Key Recommendations.

The Next Steps section is a critical component of this document and will ultimately determine the success of this visioning exercise. It is in this section where specific recommended actions are provided that will assure the needs and desires of the Malaga community are incorporated into local government planning. As the Vision is the first step, the next step is to incorporate and coordinate with the Chelan County Plan.

The Public Participation Summary provides a compilation of the specific questionnaire results and the input that was received at the two public participation meetings, which is the un-synthesized information that provides the basis for this Malaga Vision Plan.

### **Coordination of County and Community Planning Process...**

*“The legislature finds that ... It is in the public interest that citizens, communities, local governments, and the private sector cooperate and coordinate with one another in comprehensive land use planning.”*

RCW 36.70A.010

Within the context of planning under the Growth Management Act, intergovernmental coordination and cooperation is seen as a paramount feature. Section 36.70A.100 RCW states:

*“The comprehensive plan of each county or city that is adopted pursuant to RCW 36.70A.040 shall be coordinated with, and consistent with, the comprehensive plans adopted pursuant to RCW 36.70A.040 of other counties or cities with which the county or city has, in part, common borders or related regional issues.”*

Because many components of the growth and development of a community overlap political and jurisdictional boundaries, it is imperative that there is a coordinated process among adjoining jurisdictions to address these issues. Transportation facilities, critical areas, utilities and capital facilities are examples of items making up our communities, the planning for which cannot be done in isolation: the decisions made by Chelan County regarding transportation facilities have the potential to affect not only each of the cities, but also unincorporated communities such as Malaga. Through coordination and consistency, each community gains benefit through economies of scale achieved when pooling resources, lowering unit costs and avoiding duplication of tasks. The primary, underlying purpose of coordination and consistency is to provide a predictable atmosphere for the development community, as well as the respective local governments and decision makers: knowing the expectations and requirements upfront provides valuable costs savings information to land developers.

To further the practice and implementation of the ideas behind coordination and consistency, the GMA requires Counties and their cities to have developed and adopted county-wide planning policies. These policies are to be the framework for the development of city and county comprehensive plans. The topics required to be covered in the county-wide planning policies include such things as implementing urban growth boundaries, promoting the orderly provision of urban services into developing areas, providing for county-wide transportation and affordable housing, and to encourage county-wide economic development.

Another tool for ensuring coordination and consistency is through a detailed community Vision, as is presented in this document for the Malaga Planning Area. Where the county-wide planning policies are a plan for how local governments will coordinate activities, a community Vision, crafted through an intense public process, is a statement by the citizens about how they would like growth and development to occur in their area while preserving desired features. By considering and implementing the key recommendations provided later in this document, as well as adhering to the stated desires of the community, Chelan County will be helping to realize the Vision voiced by the citizens of the Malaga Planning Area.

## **Process**

### **Malaga Coordinating Committee...**

In recent years, Chelan County Commissioners have been approached by a number of community members who expressed concerns over development in the Malaga area. Issues raised covered the gamut of land uses matters, from over development of land to the inability to develop private property.

In consultation with the Malaga Community Council, the Commissioners decided that Malaga community residents and property owners should be approached to evaluate local preferences for the future direction of the community. These preferences serve as the basis for future planning processes for the Malaga Planning Area. An initial public meeting held in August 2005 was well attended by the local residents. The community showed great enthusiasm in planning for its own interests; the Malaga Area Planning Coordinating Committee was appointed from this initial public meeting. This process continued with full support from the Malaga Community Council and the Chelan County Board of Commissioners.

The Malaga Planning Area Coordinating Committee was the driving force behind the Vision Plan. As a group, they worked with a consultant and Chelan County Planning staff to craft and implement the public participation process. The Committee developed a questionnaire that was mailed out to all residents and absentee property owners. The coordinating committee then hosted two community meetings, giving the residents additional opportunities to discuss the future of Malaga. Committee

members generated information and interest in the meetings, as well as in the overall process, and can be credited with the extensive degree of public participation that went into the development of this Vision Plan.

### **Community Meetings...**

The key component to the drafting of this Vision Plan is the public participation that occurred to direct the general outcomes and key recommendations. This participation occurred in two main ways: through community outreach meetings and through a questionnaire that was distributed both at these meetings as well as through a number of other sources. In mid-November two community outreach meetings were held at the Malaga Fire Hall, one was held in the afternoon, the next in the evening. The meetings were well attended, with a total of approximately 45 residents participating

At these meetings, the participants were asked three questions:

- What do you value most about the Malaga area?
- What things do you believe may have a negative affect on the quality of life in the Malaga area?
- What would you like to see in the next 15-20 years in the Malaga area?

Through both of these avenues (meetings and questionnaire), a significant amount of information was generated about how Malaga area residents feel about growth and development in their community.

The information from the public process was synthesized by the Malaga Planning Area Coordinating Committee. Draft text and maps were generated by staff and the consultants in a form that could be reviewed by the community. The Malaga Community Council hosted a Community Picnic in May where the compilation of the work of the Coordinating Committee was presented to the community at large. The community was afforded the opportunity to make additional comments on the Vision Plan and land use designations during the Community Picnic. Because of the amount of comment at the Picnic, the Community Council determined it was best to continue the discussion of the Committee's recommendation at their next regular meeting on June 6, 2006.

After much deliberation at their regular meeting, the Malaga Community Council modified the Malaga Planning Area Coordinating Committee's recommendations, which are incorporated into this document and the accompanying maps. In total, the result of this months-long Malaga Area Visioning Process is a vision plan, including proposed comprehensive plan land use designations map and zoning map amendments. The Malaga Community Council now forwards this document to the Chelan County Planning Commission, for consideration during the required 2006 Comprehensive Plan Update. Should this Vision Plan be incorporated into the Chelan County Comprehensive Plan, it will be implemented through the development regulations adopted by Chelan County.

## II. Community Outreach

### Overview

The community outreach meetings were very successful from a number of perspectives. The attendance and participation can be characterized as excellent. Typically, it is difficult to attract public attention to issues that don't seem immediate or pressing. Furthermore, the amount and quality of input received at each meeting was substantial, making the Committee's work crafting detailed key recommendations that much easier.

The success of these meetings is directly attributable to the support and cooperation from coordinating committee members in getting the word out and Chelan County staff in providing notice of the meetings.

The following sections describe general themes that were discussed at each meeting, (detailed documentation of input is included in the Malaga Planning Area Public Participation Summary). This information, in conjunction with the information contained in the questionnaires, is the basis for the foundation statements and key recommendations that constitute the substance of the Vision Plan presented later.

### Outcomes

#### General...

The high turnout at each of the community meetings was reflective of the Malaga area's tradition of self-sufficiency and independence. The following topics were overall themes discussed by the residents:

- A great appreciation for the natural environment and fantastic views;
- Retention of rural character and open spaces;
- Available clean drinking water and functioning water district;
- Quality people in the community;
- Proximity to outdoor activities;

#### Malaga Community Participation Meetings and Survey...

The community participants in the meetings and surveys had a variety of ideas about the strengths, threats and desired future conditions for the Malaga Planning Area.

#### Strengths: "What do you value most about the Malaga area?"

One thing that's clear, what the people of Malaga appreciate most about their community is its rural character, described as being open, with minimal development. The existing agriculture, particularly orchards, in the area is much appreciated and adds to the fantastic views enjoyed by most residents. The open spaces and available land were also noted as being assets to the community.

Residents are able to enjoy a number of outdoor activities while being in the proximity of the river, creeks and mountains. The Malaga micro-climate also adds to the enjoyment, as regional rain storms seem to miss the area and even the wind blows more gently in Malaga. The beauty of the natural

environment, clean air, wide open spaces are what the area residents most want to retain. With a tip of the hat to Robert Frost, a common sentiment seems to be “separation makes close neighbors.”

Malaga residents appreciate the basics. Along with the land, water is recognized as a valuable asset to the community’s current and future quality of life. The Malaga Water District maintains the infrastructure that brings quality drinking water to the residents.

The residents of Malaga enjoy the advantage of close proximity to the greater Wenatchee area, without noise, traffic congestion and other tribulations of city living. This gives them easy access to medical facilities, shopping and employment opportunities, while still living in the rural environment that is so valued.

Among Malaga’s most valued treasures are its people. They manage to demonstrate the same independent traits of its original pioneers and settlers maintaining “a live and let live” attitude, while remaining community minded, caring and friendly to neighbors, who may also be multi-generational family or friends. It was also noted that Malaga’s leaders, those on the Community Council are very proactive.

Threats: “What things do you believe may have a negative affect on quality of life in the Malaga area? “

*Water* ~ Community members have concerns regarding the availability of water quality and availability for both domestic use and irrigation as development increases. It was stated that the Stemilt Irrigation District has limited resources to support new agricultural activities, due mainly to increased costs. Development pressures are strong in the entire region, over development and depletion of water sources add to the rising level of concern regarding the future of the community.

Residents noted that the water supply at Three Lakes system has already been reduced. This is demonstrated in the increased costs to users, as compared to the recent past.

*Agricultural economy* ~ Perceived to be the biggest threat to the local economy and future land uses is the most difficult issue to influence at the local level; that is the condition of the agricultural economy in today’s market. Producers are faced with rising costs, particularly irrigation water and property taxes, as well as the proclivities of the weather and other market forces.

Respondents noted producers are dealing with increased taxes on agricultural operations and water. Of particular concern are property tax assessments, which are based on highest and best use, rather than the existing agricultural use. Additionally, new agricultural operations are difficult to start as existing orchards are being pushed out of production by increased regulations, costs and corporate farms.

*Junk* ~ Residents noted an increase in the number of instances of illegal dumping in the area, along with unscreened wrecking yards and gravel pits. The perception is that there is little enforcement of the existing codes, raising concerns from many that if allowed to continue, these activities will detract from the aesthetic value of the area, leaving Malaga vulnerable to becoming a regional junk yard.

*Planning* ~ Land use planning, or lack of adequate planning was noted as being a particular threat to the area. It was recommended that a plan be developed identifying where growth should be encouraged, and that there be fewer zoning options. There were also concerns that zoning changes were taking place without appropriate notification.

Evidently there have been developments permitted in the area where the developers haven't fulfilled their responsibilities, in addition to the haphazard development that has been permitted without appropriate planning in place. Some of these have been large housing developments while in other instances commercial development has been placed in rural areas. The concern with this is the potential impacts and incompatibility with the farm and orchard activities.

*Housing* ~ Housing choices in the Malaga area are limited; some respondents state that if multi-family units were available, they would provide an affordable housing option. Conversely, others are concerned that permitting condominiums will detract from the highly-valued views, particularly on or near the water.

*Transportation* ~ Deficiencies have been identified in the local transportation system. The increased traffic raises additional concerns regarding the single access/entry to the Malaga area from the rest of the County.

*Miscellaneous* ~ The Malaga Planning Area residents recognize what they value most about the community are the exact characteristics that will draw others to the community. The fact that Malaga has managed to retain its sense of "community" even as the churches and school moved out of the area speaks volumes about the people. The quiet, pastoral environment, with little traffic congestion and other city problems is still very attractive. The Malaga area has an abundance of affordable undeveloped land which presents many opportunities for development. There seems to be an acceptance among most of the residents that the area is on the verge of development that will make the forty percent growth of the nineties pale in comparison. The fear is that this next growth spurt is beyond the carrying capacity of the rural lands, and that it will in fact destroy the rural characteristics the community values and wishes to retain. Though tempered by a reticence to infringe upon private property rights, most Malaga residents want to see a process developed that retains the rural atmosphere and provides for limited opportunities for development of the area.

Desires: "What would you like to see in the next 15-20 years in the Malaga area?"

The dreams of Malaga residents come in all sizes, with desired improvements ranging from 4-H kids program to building a bridge across the Columbia to Rock Island, or even East Wenatchee.

There was a diversity of opinion about new residential growth and development expressed by the community. While many people stated that new growth was inevitable (as demonstrated by recent population growth) and should be managed and controlled for the least amount of impact, others were opposed to any more residential development. Most recognized that concentrating newer, higher intensity residential uses into clearly identified areas would be most beneficial in maintaining a balance between accommodating growth and preserving the community's characteristics.

More along the middle of the road, residents hope to see the industrial area develop more and expand the job base. The larger companies are appreciated, but there's room for smaller industries also. Additionally, there is a need to increase the commercial service and retail sector. It was noted that commercial uses would be compatible with uses along the Malaga-Alcoa Highway.

The Community desires to strengthen the local infrastructure, especially the road system. There are severe limitations to crossing the railroad tracks, and there aren't many public roads on the river side of the tracks. Also desired are more formal recreation facilities for active recreation, such as camping, hunting, and creating water access through a boat launch or marina for recreational boating and fishing.

Housing affordable to families with a wider range of income levels is needed in Malaga. A limiting factor to housing development may be the need for a sanitary sewer. Some assessment should be made to quantitatively assess at what point or event the need for a community wastewater disposal system will be triggered.

Locating an elementary school in the Malaga Planning Area is again at top of the “desires” list for many community members. As of this writing, it appears that the elementary school age population in Malaga has reached the point where the school district will consider adding another elementary school.

Community members desire to continue to be involved in local development activities. They envision opportunities for a commercial center, similar to a “downtown” or “Main Street” design, as well as industrial areas and recreation facilities to exist alongside small homesteads with agricultural uses.

#### Other Comments Received:

Some believed there was a strong need for buffers between agriculture and other types of land uses. This was seen as necessary not only based on where there were commercial agricultural land use designations, but anywhere there were intensely farmed areas.

Some also expressed concern that the Malaga Planning Area Visioning process was merely being implemented in order to advance someone’s or some group’s hidden or existing agenda. Similarly, people were adamant that during this on-going process that there be adequate notice of meetings.

#### **Rural Character...**

In addition to the questions asked at the public meetings, survey respondents were asked to define “Rural Character” through a series of questions. Malaga residents responded to these questions in terms of physical characteristics, functionality, as well as in terms of quality of life measures.

Physical Rural Character ~ The rural physical character of the Malaga Planning Area is characterized by large expanses of open space and the natural environment, interspersed with residential and agricultural uses. Unobstructed views of fields, orchards, pastures, gardens, plant nurseries, homes, barns and community facilities such as churches and schools make up the physical rural character.

Rural housing is built at a lower density, where the preference is for large lots, keeping space between neighbors, and allowing humans to connect with nature. While it is not expected that there would be a proliferation of city-size subdivisions, some new residential development would be likely, preferably in concentrated areas that don’t negatively impact large open space and/or natural environments. Farms and orchards are welcome, as well as lots large enough to park all necessary equipment and toys.

Many commented that commercial or industrial development in the rural areas should be oriented primarily toward services that support the community and the families within, as well as supporting agricultural activities. The rural environment is as much identified by what does not exist as what is located there. Items common in the city, such as sidewalks, street lights, tall buildings, are missing in the rural areas. The low profile buildings keep the views open to everyone. The rural areas are located where residents have to drive into town to conduct most of their business.

Functional Rural Character ~ Functionally, the rural area provides space conducive to flora and fauna, wildlife habitat and corridors, as well as small farms, orchards and other agricultural activities. The natural features also support many recreation opportunities. Wildlife is welcome and expected in the rural environment, and that they coexist with humans is appreciated.

Space, the main feature in the rural environment, keeps the neighbors friendly, and close. Enough space is needed to be able to appreciate the natural landscapes and distant views. People who are attracted to the rural lifestyle also make up its character, a community unencumbered by city tribulations. The rural areas provide the opportunity for people to participate in small scale agricultural activities including farm animals. Even those families whose incomes are not 100 percent derived from the land, often contribute to their households by gardening or raising livestock in small quantities.

Quality of Life Rural Character ~ Due to the dispersed population density, peace and quiet can be enjoyed in the rural area. While traveling on rural roads, one is more likely bothered by a slow farm vehicle than traffic congestion. The days and nights are quiet and peaceful and this is an area where one can appreciate the “clear skies,” unobstructed by either light or air pollution. The night stars will be part of childhood memories as city lights don't interfere with the views.

The lower densities of concentrated development contributes to the feeling of community, as where there are few people, there are few strangers. People who enjoy “country living” spend more of their home time outdoors, enjoying the views, recreation activities, chores, good neighbors and quality of life. The well kept houses and yards give an impression that life is calm yet lively, pleasant to look at, pleasant to live in. The rural area needs to retain larger properties with space between for scenery, animals, agriculture and the slower pace with more opportunity to appreciate and observe nature.

The rural areas maintain quality water and air, as well as clean and safe neighborhoods. New developments are concentrated and contained to keep the open spaces. Children have room to run and play, exploring their world, in a neighborhood where they are known and safe.

Aesthetics are very important to the rural residents. They expect existing county codes to be enforced, not only to maintain the quality of life, but also to keep property values. The proliferation of junk cars, junk piles and abandoned buildings are becoming more of a concern, as is the concern that permitting more development will require the area to be more regulated.

### III. The Malaga Vision

A Community's Vision should be the foundation for the development of comprehensive plan goals and policies for the local government charged with implementing that vision. A Vision Plan is one tool that can be used to paint a picture of a community's desired future, expressing the hopes and aspirations of the citizens within that community. With a clear and concise description of the community's vision, better decisions and actions can be made and taken to ensure that desired future outcome is achieved.

The purpose of this Malaga Planning Area Vision is to describe what the citizens of Malaga see as important qualities in their community that need to be preserved and maintained over the course of time, as well as the changes that need to be made to achieve their vision.

As both long-term and short-term decisions are made by the Community Council and County Commissioners, the key recommendations described in this document should be continuously referenced for guidance and direction to ensure the Malaga Community area grows and develops through a better decision making process that takes into account the needs and desires of the Malaga residents.

Following is the existing Vision Statement developed for the Malaga-Stemilt-Squilchuck area that was included in Chelan County's Comprehensive Plan adopted in 2000.

#### **MALAGA-STEMILT-SQUILCHUCK STUDY AREA**

*The citizens of the Malaga-Stemilt-Squilchuck Study Area believe that their greatest asset is the rural character of the community. Rural character may be defined as that mixture of open space, housing, and agricultural land uses which are believed to express and preserve the quality of life desired by the residents.*

*The citizens of the Malaga-Stemilt-Squilchuck Study Area envision future development that will complement and enhance, and not unreasonably impact, our rural character, our strong agricultural economy, and natural resource based industries.*

*We foresee maintaining the area's high quality of life while sustaining growth that can be served with the necessary public services and facilities. Open spaces, wildlife conservation, and recreational opportunities will be encouraged.*

*We foresee expansion of transportation systems to allow efficient movement of goods, services and people within the planning area and connecting with the rest of Chelan County.*

*We foresee the establishment of quality educational facilities to meet the needs of community growth.*

*We foresee varied levels of development with suitable mitigation between different land uses. We envision that the expansion of our existing residential, commercial and industrial land uses will take place in those areas already characterized by that type of use.*

*We foresee the requirement to support sustainable hydroelectric power generation to maintain and meet our community growth.*

*In recognition of the importance of preservation of existing water rights and future need for water for our community and its agricultural base; we foresee the continued support, development and expansion, and maintenance of water supplies and their associated sources.*

*In conclusion we envision growth that will maintain the continuity of our rural character and quality of life while protecting the private property rights of the citizens of this area.*

Source: Community Vision Statement, Chelan County Comprehensive Plan 2000, Last Amended 2-14-05

This most recent process in many ways confirmed the sentiments expressed in the existing Vision Statement. However, through the process, other issues came to light that may affect the future development potential of the Malaga area. The issue that may most significantly affect the future development in Malaga refers to the statement “our strong agricultural economy”. The changing agricultural economy may have a direct impact on whether or not the Malaga area will be able to meet the desires of the community. Following are some key recommendations for the community based on the results of this public participation process.

## IV. Key Recommendations

From the Public Participation process, as well as through many coordinating committee meetings, a number of recommendations have been developed that help forward the vision of the Malaga Planning Area residents. These recommendations are categorized into two components: recommended comprehensive plan land use map designation and zoning map designation changes and next steps that should be undertaken by Chelan County in the near future to carry forward this process.

### **Recommended Comprehensive Plan Land Use Designation Map and Zoning Map Changes**

The following narrative and accompanying maps located at the end of this document describe what proposed comprehensive plan land use designation map and zoning map changes are being recommended to Chelan County by the Malaga Planning Area, and why. The first two maps show the proposed changes in the context of the overall Malaga Planning Area. It shows the entire area (10,874 acres), including areas not proposed for a change in the land use designation, such as the Industrial land to the east and the Three Lakes area. The second map is a close-up view of the areas that are proposed to be changed. The final map is intended to help the reader understand the different proposed changes, and is keyed to the narrative description below. Only the areas the Malaga Coordinating Committee has proposed for change in designation are discussed below. A detailed Background Report of existing conditions within the overall Malaga Planning Area was completed as part of the overall project and used by the Coordinating Committee to assist them in their process. It is available at the Chelan County Planning Department.

The Malaga Planning Area is a rural area in Chelan County with a variety of rural land use and zoning designations. Additionally, there are a variety of rural residential densities, including the Rural 5, Rural 2.5, and Rural Residential Recreational districts. Given the variety of densities, uses in the area, and the development pressures occurring throughout the region, the Malaga residents desired to take a hands-on approach in planning for the community's future land uses. The Malaga Community Council coordinated with Chelan County Commissioners to facilitate the planning process. Chelan County reviewed its Comprehensive Plan's rural element and established the land use designations that constitute Limited Areas of More Intensive Rural Development (LAMIRDs) concurrently with Malaga's planning process.

Chelan County has adopted five different land use designations and zones that are consistent with LAMIRD designations, as described below.

**Rural Waterfront (RW):** This designation implements a Type I LAMIRD. The RW provides the opportunity for the development, redevelopment and infill of existing intensely developed shoreline areas for residential, and water related/water dependant recreational and tourist development consistent with the rural character and rural development provisions outlined in the goals and policies of this comprehensive plan. These areas provide a distinct water related lifestyle. These areas must be clearly identifiable as existing intensely developed rural shorelines, where a logical boundary can be established by the built environment. Such a boundary is not to permit or encourage a new pattern of sprawling low density or urban type development.

Uses appropriate for the RW designated areas include: open space and developed open space; residential; agriculture; and forestry. Additional uses may be considered with supplemental provisions. Such uses may include: intensification of existing development or new development of small scale water

related/water dependant recreational or tourist uses, including commercial facilities to serve those recreational or tourist uses, that rely on a rural location or setting but that do not include a new residential component; intensification of development on lots containing existing isolated nonresidential uses; home occupations; bed and breakfasts; and community facilities.

**Density:** The density in the RW designation allows for less than one acre per dwelling unit, when consistent with the Health District standards. The provision of necessary public facilities and services shall not permit or encourage low density sprawl or urban type development outside of the designation boundary. Existing urban governmental services in some areas may allow for higher densities than those with rural governmental services.

**Rural Recreational/Residential (RRR):** This designation implements a Type I LAMIRD, consistent with the Growth Management Act.

**Purpose:** The RRR designation provides the opportunity for the development, redevelopment and infill of existing intensely developed rural recreational/residential areas for residential, recreational and tourist development consistent with the rural character and rural development provisions outlined in the goals and policies of the comprehensive plan. These areas provide a distinct rural lifestyle closely associated with the many natural amenities found within Chelan County. These areas must be clearly identifiable as existing intensely developed rural recreational development; where a logical boundary can be delineated and set by the built environment. Such a boundary shall not permit or encourage a new pattern of sprawling low density or urban type development.

**Uses appropriate for these areas include:** open space and developed open space; residential; agriculture; and forestry. Additional uses may be considered with supplemental provisions. Such uses may include: intensification of existing development or new development of small scale recreational or tourist uses, including commercial facilities to serve those recreational or tourist uses that rely on a rural location or setting but that do not include a new residential component; intensification of development on lots containing existing isolated nonresidential uses; home occupations; bed and breakfasts; and community facilities.

**Density:** The density in the RRR areas allow for less than 1 acre per dwelling unit, when consistent with Health District standards. The provision of necessary public facilities and services shall not permit or encourage low-density sprawl or urban type development outside of the designation boundary.

**Rural Village (RV):** This designation implements a Type I LAMIRD, consistent with the Growth Management Act.

**Purpose:** This designation recognizes the existence of intensely developed rural residential developments and communities, with densities less than 2.5 acres per dwelling unit, which typically will not have sewer service. The RV designation provides the opportunity for the development, redevelopment and infill of existing intensely developed rural residential areas for residential and other rural development consistent with the rural character and rural development provisions outlined in the goals and policies of this comprehensive plan. These areas must be clearly identifiable as existing intensely developed rural residential development; where a logical boundary can be delineated and set by the built environment. Such a boundary shall not permit or encourage a new pattern of sprawling low density or urban type development.

**Uses appropriate for RV designation include:** developed open space; residential; agriculture; and forestry. Additional uses may be considered with supplemental provisions. These provisions shall

address performance standards, impacts to the surrounding area, and be consistent with the goals and policies of the comprehensive plan. Such uses may include: intensification of existing small scale recreational or tourist uses that rely on a rural location or setting but that do not include a new residential component; intensification of development on lots containing existing isolated nonresidential uses; home occupations; bed and breakfasts; and community facilities.

**Density:** The RV density may allow for less than 2.5 acres per dwelling unit. The establishment of densities shall consider pre-existing development patterns, Health District standards, proximity to resource lands, existence of critical areas and the availability of necessary public facilities and services. The provision of necessary public facilities and services shall not permit or encourage low density sprawl or urban type development outside of the designation boundary.

**Rural Commercial (RC):** The RC designation implements a Type I LAMIRD consistent with the Growth Management Act where it is applied to existing mixed use areas. Additionally, this designation is considered an implementation of Type 2 and Type 3 LAMIRDs, consistent with the Growth Management Act, where the existing uses consist of only commercial activities, whether general retail or tourist recreational in nature.

Purpose: The RC designation provides for a range of commercial uses to meet the needs of local residents, and small-scale tourist or recreational uses including commercial facilities to serve those recreational or tourist uses within the rural areas to meet the needs of local residents and visitors. RC provides the opportunity for the development, redevelopment and infill of commercial uses in existing rural commercial developments, mixed use areas or intensely developed residential areas consistent with the rural character and rural development provisions outlined in the goals and policies of this comprehensive plan. These areas must be clearly identifiable as existing rural commercial developments, mixed use areas or intensely developed residential developments; where a logical boundary can be delineated and set by the built environment. Such a boundary shall not permit or encourage new rural commercial development outside of these boundaries.

Uses appropriate for RC designated areas include: commercial facilities and services; developed open space; above ground floor residential housing; agriculture; forestry; natural resource support facilities and services, tourist or recreational uses; home occupations; bed and breakfasts; and community facilities.

**Rural Industrial (RI):** This designation implements a Type I LAMIRD, consistent with the Growth Management Act.

Purpose: The RI designation recognizes the need for rural industrial and resource based industrial activities within the rural areas. This designation provides the opportunity for the development, redevelopment and infill of existing rural industrial developments or former industrial sites consistent with the rural character and rural development provisions outlined in the goals and policies of this comprehensive plan. These areas must be clearly identifiable as existing rural industrial developments or former industrial sites; where a logical boundary can be established by the built environment. Such a boundary shall not permit or encourage new industrial development outside of these boundaries.

Uses appropriate for RI designation include: industrial facilities and services; intensification of development on lots containing isolated nonresidential uses; agriculture; forestry; caretaker residence for industrial facilities; and natural resource support facilities and services. Additional uses may be considered with supplemental provisions. Such uses may include: mineral resource activities.

New industrial sites may be designated during yearly comprehensive plan amendments if consistent with criteria and requirements outlined in RCW 36.70A.365 and the goals and policies of this comprehensive plan. Such a new industrial area would be designated as an urban growth area and have the potential to receive urban services.

The Washington State Legislature amended the Growth Management Act to allow for the designation of LAMIRDs in 1997. The legislative intent in allowing for the designation of LAMIRDs was an effort to recognize the existence of development and activities in the rural areas of counties; and confirm their importance to the local economy and lifestyles of residents. The Legislature directed Counties to contain and control this more intensive rural development while preserving its rural character by defining and limiting the areas. One of the main criteria in order for an area to be designated as a LAMIRD, is that the designation must be applied to areas built as of July 1, 1990. This represents the date that the County was required to plan under the GMA. In addition to structures, the built environment includes infrastructure. This is significant in the Malaga area, with three different water districts, two of which provide strictly domestic water.

The Coordinating Committee struggled in its charge of balancing past land use practices with determining a land pattern for future uses under existing requirements. The proposal, including as it is proposed from the Malaga Community Council, attempts to encourage compact rural development in areas where such development currently exists and to contain the development within a logical outer boundary. The Community first looked at the existing built environment, which includes not only existing structures, but also existing patterns of land division and infrastructure already in place to serve the rural community. In addition to the water service, rural services such as a fire and ambulance service and facility, a post office, commercial area and a transportation system are in place.

The proposed map amendments attempt to identify where infill development will be appropriate, make efficient use of the existing infrastructure, and contain and control development, while remaining consistent with the expressed desire of the community to retain its rural character. There are 863 acres proposed for changes within the planning area, which is approximately 8% of the overall planning area. Actual land suitable for development is further decreased by 51 acres because of critical areas, including geologically hazardous areas. Additionally, there are at least 52 acres affected by overhead power lines where development is not likely to occur within the right-of-way. The remaining 760 acres, 7% of the entire area, is on land suitable for development. Of this area, development of infill densities will be affected by soil suitability for on-site septic systems.

Though unincorporated, Malaga has the characteristics of a Rural Village, in that it has both a significant amount of existing infrastructure and rural services, as well as a sense of community among its residents. The Malaga area has developed to-date as a rural area containing a mix of residential, commercial, industrial, waterfront and agricultural uses. The community believes that Malaga currently meets the legislative definition as an existing LAMIRD. The attached map depicts areas where the Malaga community expects infill to make use of the existing infrastructure.

Initially, the Community only considered changes to the property bounded by West Malaga Road and the Malaga-Alcoa Highway to the North (known locally as the Malaga Loop). The majority of land within this area is currently designated as Rural Residential Recreational (RRR); however, there is a significant amount of property designated as Rural Residential/Resource 5 (RR5) and a lesser amount designated as Rural Residential/Resource 2.5 (RR2.5). These two rural designations permit densities at one dwelling unit per five acres and one dwelling unit per 2.5 acres, respectively, while the RRR allows three units per acre if requirements for septic systems could be met.

The Three Lakes area developed at a density higher than is typical in rural areas. The residential development is located near and around the golf course. When originally platted, Three Lakes was intended to provide recreational or second home sites. Given its proximity to Wenatchee, Alcoa and other employment centers, the development became a desirable option for year round, permanent residences. The Three Lakes Water District provides potable water to this area. The Chelan County Comprehensive Plan map and zoning map designates this area as Rural Residential Recreational.

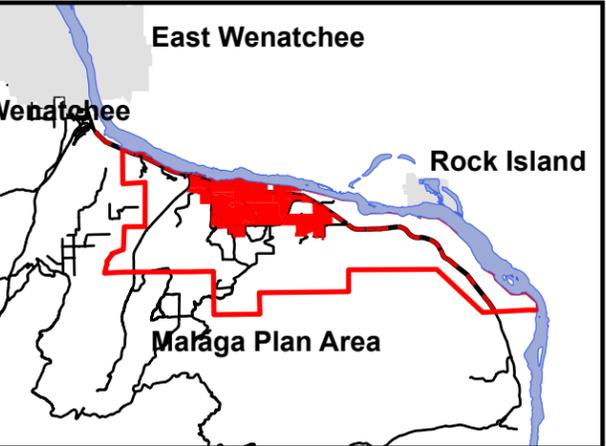
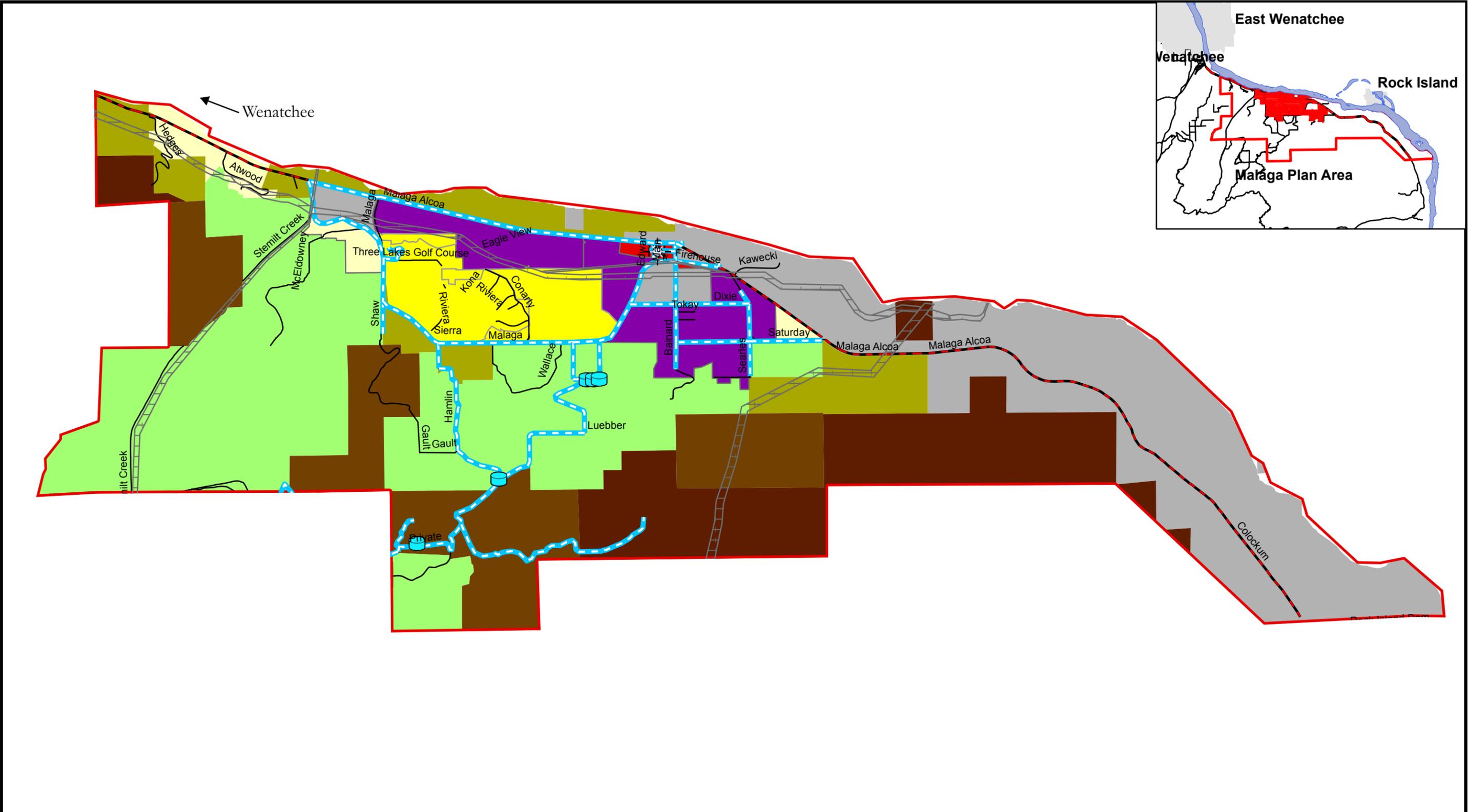
The Community has proposed to expand the Rural Residential Recreation (RRR) designation in the area adjacent to Three Lakes (the current RRR designation) as shown on the map as "Area B". This area consists of 239 acres including 21 acres that are already designated RRR. Along the Malaga-Alcoa Highway and behind the town site of Malaga, "Area A", which is 617 acres, is proposed to be designated as Rural Village (RV). This area includes 118 acres that are already designated RV. Both of these new proposed designations require that new lots meet the Department of Health requirements for septic systems, with the absolute minimum lot size being 12,000 square feet. These designations encourage more compact development within this area than the current designation permits. Additionally, the proposed designations are consistent with the existing rural character and density of the area.

In the area behind the Malaga town site, determining factors for recommending the RV designation include the numerous pockets of existing, scattered, small lots as well as existing infrastructure, all of which are consistent with the definition of the built environment. In particular, the Malaga Water District delivers domestic water throughout this area. With regard to the existing, scattered subdivisions, most of them contain lots less than an acre in size, and therefore do not meet the criteria for the current designation of Rural Residential 2.5 (RR 2.5).

The Community recommends expansion of the Rural Commercial (RC) designation to 32 acres, shown as "Area C", adjacent to the existing Rural Commercial designated property. This includes 15 acres that are already designated RC. This will provide an area of concentrated commercial activity where currently there is a spattering of building types and uses.

Finally, to examine the best use of current built infrastructure, existing water lines and the well developed road system, the Community decided to propose changes to some property on the southwest side of West Malaga Road. The designation for "Area D" on the map is proposed to be Rural Resource 2.5, a lower density than that shown within the Malaga Loop. There are a total of 71 acres proposed RR 2.5 designation, 36 of which are already designated RR 2.5, while the remaining 35 acres are currently designated Commercial Agriculture (AC). Designating this area at the lower density provides for a logical transition and buffer between the more compact rural development within the West Malaga Loop Road at Three Lakes and the lower density Commercial Agriculture designated to the south. As with the other proposals, this change would also make more efficient use of existing infrastructure.

Throughout this process, the Community expressed concerns regarding the potential for the area to explode with development. Though reluctant to place legislative restrictions on private property, the Community consistently expressed the desire to retain its rural character. Therefore, acting within the framework of the Growth Management Act and the ability to designate a LAMIRD, the Community proposes the land use designation changes as portrayed on the attached map. It is their finding that the proposal meets the definition of a LAMIRD, in that it contains mixed uses, preserves rural character and it contains and controls development.

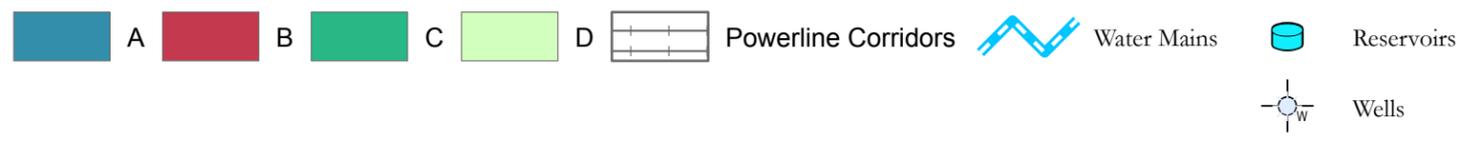
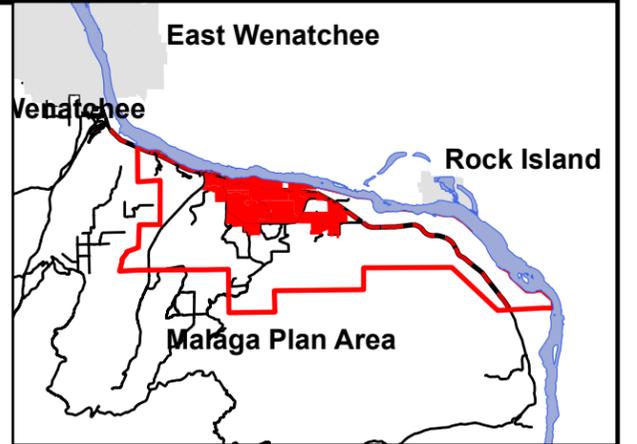
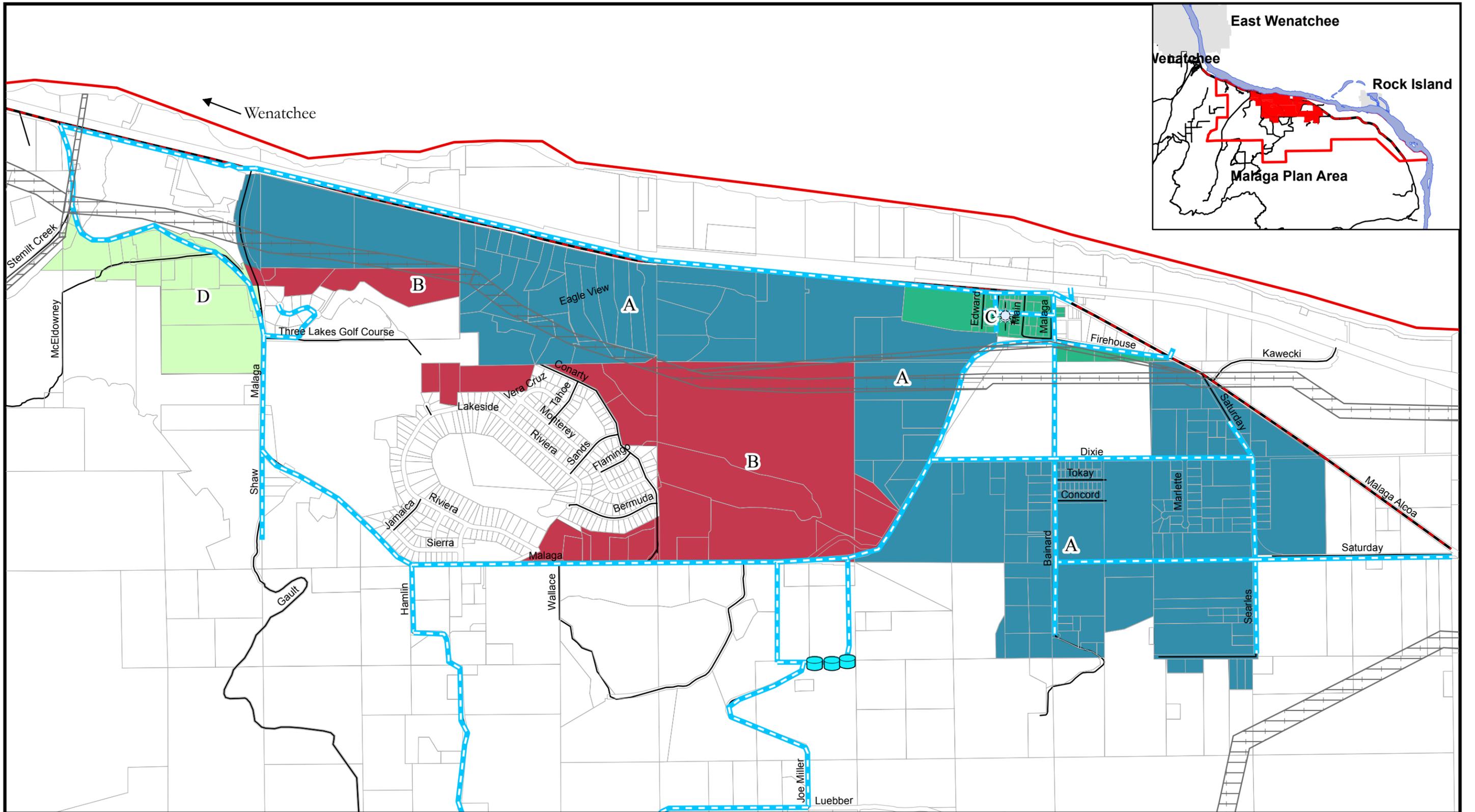


While the best available data has been used it is subject to change. All information should be verified by the governing jurisdiction. Alliance Consulting Group, Inc.

- |                     |             |                  |                                |                                |                               |
|---------------------|-------------|------------------|--------------------------------|--------------------------------|-------------------------------|
| Powerline Corridors | Water Mains | Reservoirs       | Rural Industrial               | Rural Recreational/Residential | Rural Residential/Resource 10 |
|                     | Wells       | Rural Commercial | Rural Residential/Resource 2.5 | Rural Residential/Resource 5   | Rural Residential/Resource 20 |
|                     |             | Rural Village    | Rural Residential/Resource 5   | Commercial Agriculture         |                               |

**Malaga  
Proposed  
Land Use  
July 2006**





While the best available data has been used it is subject to change. All information should be verified by the governing jurisdiction. Alliance Consulting Group, Inc.

**Malaga  
Proposed  
Land Use  
July 2006**

## **Next Steps**

To further the results of the Malaga Planning Area visioning process, the community believes it is vital to take the below-identified steps within the near future.

1. Develop an Agricultural Issues Committee appointed by the Malaga Community Council. This committee will initially be charged with three tasks:
  - b. Review the Commercial Agriculture designations in the Malaga area;
  - c. Study the issue of retaining agriculture as a desired component of the community, while overcoming difficult economic issues.
  - d. Retention of water and water rights to the area should agriculture activities cease.
2. Initiate contact with the Wenatchee School District, ensure the Malaga community is involved from the beginning, should the District begin siting an elementary school in the area.
3. Commercial/Industrial areas
  - b. Develop landscaping, buffering, and screening standards to minimize visual impact of commercial and industrial uses.
  - c. Develop artificial lighting standards to minimize effect of artificial lighting in commercial/industrial areas.
4. Cluster development. Educate the community regarding the use of clustering development as a land preservation tool, then reassess to see if there is still opposition to using clustering as a development option.
5. Designate residential lands in a way that preserves useful and contiguous open space and wildlife habitat and migration routes.
6. Increase code enforcement efforts.

## V. Malaga Public Participation Summary

In recent years, Chelan County Commissioners have been approached by a number of community members who expressed concerns over development in the Malaga area. Issues raised covered the gamut of land uses, from over development of land to the inability to develop private property. In consultation with the Malaga Community Council, the Commissioners decided that Malaga community residents and property owners should be approached to evaluate local preferences for the future direction of the community. These preferences serve as the basis for future planning processes for the Malaga area. An initial public meeting held in August 2005 was well attended by the community. Residents showed an enthusiastic interest in planning for its own interests; the Malaga Area Planning Coordinating Committee was appointed from this initial public meeting.

The Coordinating Committee developed and mailed a Community Questionnaire to Malaga residents and absentee property owners to gather information. The Committee then hosted two public participation meetings to help create the vision for the future land uses of the Malaga area. Below are summaries of the visioning meetings and results of the questionnaire that was distributed to the community.

The results of this Malaga Area Visioning process have been developed into a vision plan, as well as proposed comprehensive plan land use designations map and zoning map amendments. It is expected that these documents will be incorporated into the Growth Management Act required 2006 review and update process of the Chelan County Comprehensive Land Use Plan and will be implemented through the development regulations adopted by Chelan County. Presented below are a summary of the results, as well as the raw data, of the public participation activities identified below.

### **Summary of Activities:**

#### Initial Public Meeting ~ August 31, 2005

#### Malaga Community Council Meetings

- September 6, 2005 ~ Recommended Coordinating Committee members and planning area boundaries to Chelan County Commissioners
- May 20, 2006 ~ Community Picnic to review Coordinating Committee recommendation and take comment
- June 6, 2006 ~ Regular meeting to take additional comment and to finalize a recommendation to the Chelan County Planning Commission

#### Coordinating Committee Meetings

- September 29, 2005
- October 13, 2005
- January 5, 2006
- January 25, 2006
- February 16, 2006
- February 27, 2006

#### Public Visioning Meetings (Approximately 20 participants in attendance at each meeting)

- November 8, 2005
- November 9, 2005

#### Community Questionnaire

- Distributed and collected between November 1<sup>st</sup> and the 19<sup>th</sup>, 2005, 96 surveys returned

## Malaga Community Participation Meeting

Following are the responses from Malaga community members who attended the public participation meeting on the afternoon of November 8, 2005 held at the Malaga Fire Hall.

### WHAT DO YOU VALUE MOST ABOUT THE MALAGA AREA?

---

- Rural
- Better when had schools and churches—More centralized
- Malaga Water District infrastructure
- Clean air
- Openness
- Fantastic views
- Drinking water
- Easy access to Wenatchee
- Not too much development
- Community-minded people they care!
- Family and friends
- Access to Wenatchee=access to medical facilities and shopping
- Attitude= “live and let live”!
- Agriculture, open space, room for more agriculture
- Multiple generations of families—historical

### WHAT THINGS DO YOU BELIEVE MAY HAVE A NEGATIVE AFFECT ON THE QUALITY OF LIFE IN THE MALAGA AREA?

---

- Stemilt Irrg. Dist- no more irrigation water to support and new agriculture (cost to existing)
  - Difficult to support new and on-going agriculture (upper area, but other areas too)
- Increased costs for new expanded services- especially to individual users
- Cost of water is high
- Water supply at Three Lakes system is reduced- was cheap, ran out, not cheap anymore
- Over development that uses more water than what is available
  - Too many orchards being pushed out
- Ag economics makes farming difficult
  - Dictates when farmer can't farm anymore
  - Large warehouses
- Plan for something else
- People on MCC proactive
  - Tired of being dumping ground for Wenatchee
  - Don't want wrecking gravel pits yards, etc
- Had 4 dumps at one time
- Taxes on agriculture operations property water at highest and best use
  - Isn't working “according to highest & best use”
- Not having a plan and not identifying where growth should go
- Zoning changes with out notice
- Too many types of zoning
- Condos on the river that mess-up the views and or the water
- Lack of affordable multifamily housing

### WHAT WOULD YOU LIKE TO SEE IN THE NEXT 15-20 YEARS IN THE MALAGA AREA?

---

- Some industrial, but compatible (Alcoa, KB Alloys, smaller companies too)
  - Supportive companies
  - Jobs
  - Good neighbors!
- May need sanitary sewer for new development, (don't need if no growth)
- Need public roads on the other side of the RR tracks (need more public crossings)
- Affordable Housing
- Parks/Recreation Facilities
- Water access for recreation
  - Fishing, boating, etc
- Elementary school
- More “light” commercial service and retail
- Active recreation-camping, hunting
- Better road system (alternate)
  - Commercial near main hwy
- Bridge to R1
- 4H kids

## **OTHER COMMENTS**

---

- Buffers btw agriculture & other uses
- Not just based on land use designations

## Malaga Community Participation Meeting

Following are the responses from Malaga community members who attended the public participation meeting on evening of November 9, 2005 held at the Malaga Fire Hall.

### WHAT DO YOU VALUE MOST ABOUT THE MALAGA AREA?

---

- History of people (Pioneers)
- Just the way it is!
- The River
- Closeness to Wenatchee
- Endless Outdoor activities
- Weather
- Not the same wind (some areas)
- Rain misses Malaga
- Good fire Dept
- Established Water district
- Views
- Wide Open Spaces
- Clean air
- Rural Nature
- Say “Hi” to everyone
- Quietness
- Cost of land (affordable)
- No close neighbors
- Community of long-term residents
- Friends and family
- Limited development
- Low traffic congestion
- Orchards
- Opportunity for increased development

### WHAT THINGS DO YOU BELIEVE MAY HAVE A NEGATIVE AFFECT ON THE QUALITY OF LIFE IN THE MALAGA AREA?

---

- Lack of response from Malaga Water district- phone calls not returned
- Too much paper work!
- Want to see agriculture, but economics may prevent that
- Dead-end street!
- Traffic,
- Negative shift in economics of Ag
- Light and noise pollution
- Ag economics-inability of farmers to use land to help with economics
- Limited irrigation water-can’t use existing vacant areas for Ag
- Trains
- Drug activity-crime in general
  - Small area doesn’t get as much attention
  - Rural = meth labs
- Mix of federal –vs- County regulations
  - All of the above
- Rules made in different environments don’t apply but have to comply
- Salmon recovery and critical areas
- Can’t farm or use land because of regulations
- Change!
- Large housing developments
- Increased property and irrigation taxes
- Commercial development in rural areas
  - On hwy its okay, off hwy impacts to farms, orchards, etc
- Enforcement of existing codes
  - “Junk yard”
  - Irresponsible developers that don’t follow through
- Haphazard development – lack of planning
- Need developments with protective covenants

### **WHAT WOULD YOU LIKE TO SEE IN THE NEXT 15-20 YEARS IN THE MALAGA AREA?**

---

- Need a Bridge
- Boat launch and Marina
- Involve community in development
  - Interact with developers and community before development
- Add well-structured commercial and industrial dev and utilities such as road networks
- Recreation, ball fields
- Industrial, LAMIRD's some areas
  - Some areas more suitable for larger tract dev---of slopes, etc (z acres)
- Preserve a Community center that does not include industrial; commercial ok but not industrial
- Small homesteads- agriculture type uses

### **OTHER COMMENTS**

---

- Don't want to go thru this process just to fit an existing agenda!
- Would like to be part of on-going process – notice of meetings?!

## Malaga Community Survey Results

1. In what area of the Community do you live?

36	Three Lakes	1	East of Malaga	
8	Downtown Malaga	23	North Malaga Malaga	3 Wenatchee
6	West of Malaga	4	Highway	7 Other

2. Are you a full time resident of the Malaga area?

<input type="radio"/>	Yes	%	<input type="radio"/>	No	%
	<b>83</b>	<b>87%</b>		<b>12</b>	<b>13%</b>

3. Do you work in the Malaga area?

<input type="radio"/>	Yes	%	<input type="radio"/>	No	%
	<b>22</b>	<b>23%</b>		<b>73</b>	<b>77%</b>

4. According to the US Census, the Malaga area population grew by 40% between 1990 and 2000. How do you feel about the recent overall rate of growth and development in this area, has it been...?

<input type="radio"/>	Just Right		<input type="radio"/>	Too Much		<input type="radio"/>	Not Enough		<input type="radio"/>	Don't Know	
	<b>25</b>	<b>27%</b>		<b>38</b>	<b>42%</b>		<b>13</b>	<b>14%</b>		<b>17</b>	<b>19%</b>

5. Has this growth impacted your quality of life?

<input type="radio"/>	Positive impact		<input type="radio"/>	No impact		<input type="radio"/>	Negative Impact		<input type="radio"/>	Don't Know	
	<b>8</b>	<b>9%</b>		<b>43</b>	<b>47%</b>		<b>30</b>	<b>33%</b>		<b>10</b>	<b>11%</b>

6. List 3 things about the **Malaga Community** that you value most.

Rural Ambiance	39	Businesses / School/Post Office	9
Natural Beauty/Wildlife/view	34	Clean Air,water,land	7
Peace & Quiet	33	Safety	4
Friendly community	30	Potential urban community	3
Close to Water/Recreation/Nature	19	Land/living Cost	3
Agriculture	15	Population density	3
Close to town	14	Family/Church	3
Sparse development/Open Space	12	Dark night sky	2
Safe roads/ traffic flow	11		
<p>Other: good road clearing in winter; no covenants; large properties (acreage); minimal industry; slow pace of life; neighbors close by; nice size; active community council; privacy</p>			

7. List 3 things that you believe may have a negative impact on the quality of life in the **Malaga Community**.

Too Much Development; housing, apt., industrial, commercial	28	Losing Rural/Natural character	6
More traffic/ poor roads	23	Crushing gravel	5
Drought/water issues	14	No School	5
Increase crime	10	Noise	5
Action/Inaction by Residents	9	Lower income areas	5
Trash/Dumping/ Vandalism	9	Negative View of area	4
Over Population	9	No Recreation Facilities (fields)	4
Too much Development with junk car accumulation non-compliance	8	Loss of Ecosystem	3
Poor Planning	8	Loss of property rights	3
Increase Industrial Activities	8	Government interference	3
Decline of Ag	7	Under population	2
Not enough Services	7	Burning orchard waste;	2
Change taxes/land value	6	Lack Quality Housing	2
No Public Sewer	6	Other: live stock production; underwater blasting; Migrant Workers, increase pollution	

8. What type of land uses do you believe are important to have in the **Malaga Community** within the next 20 years? Check **ALL** of the boxes that you feel apply.

Number	Rank	
75	1	Orchard/row crop production
68	2	Water access
60	3	Wildlife habitat areas/corridors
58	4	Rural residential/ranchettes
56	5	Parks
52	6	Schools
43	7	Rangeland/open space
42	8	Recreational activities
31	9	Commercial areas
29	10	Livestock production
25	11	Ag-tourism facilities
23	12	Urban neighborhoods
21	13	Industrial sites
17	14	Mixed use housing/commercial
16	15	Tourist facilities
6	16	Apartments and/or condos
5	17	Forestry/logging

Others: Fast food restaurant; large grocery; small farms; open space; boat launch/fishing dock; athletic fields; part at waterfront; conservation; park

9. Below are statements about future growth and development. Please select (only) your **top five** statements, and rank them from 1 to 5, with 1 being what you believe is the most important issue affecting quality of life in the Malaga Area.

	<b>RANK</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>Total</b>
Protect private property rights.		24	11	10	10	2	<b>57</b>
Preserve areas for agricultural activities, including small acreage farms and livestock keeping		21	10	12	6	3	<b>52</b>
Safeguard wildlife areas and corridors.		7	10	9	7	10	<b>43</b>
Preserve scenic views.		8	8	7	9	8	<b>40</b>
Balance agricultural lands with rural growth.		8	7	11	6	5	<b>37</b>
Provide for new schools and educational facilities.		7	12	1	7	7	<b>34</b>
Provide and protect opportunities for recreational uses such as playfields and parks.		1	1	5	10	12	<b>29</b>
Provide a public sewer system.		3	8	7	1	5	<b>24</b>
Improve the local road system.		1	4	5	7	3	<b>20</b>
Increase housing opportunities for all income levels in the community.		1	2	3	7	1	<b>14</b>
Support existing businesses in developed commercial areas.		1	1	4	4	3	<b>13</b>
Encourage new commercial development.		2	3	2	1	4	<b>12</b>
Encourage new industrial development.		1	2	5	3	1	<b>12</b>
Encourage cluster development in rural and agricultural areas.		1	1	2	2	4	<b>10</b>
Improve the public transportation system (LINK buses).			1	2	1	5	<b>9</b>
Provide for new community facilities such as a library, community center, etc.			3	2	1	4	<b>10</b>
Increase employment opportunities.		2	3	1	1	1	<b>8</b>
Encourage tourist activities as important economic development tools.					1	5	<b>6</b>

**10. How would you define rural character (if you need more room, please use the following page)?**

---

Very low density, agricultural balance insured

---

Peace, quiet , not too much traffic, good neighbors, good quality of life

---

Any place between a city and the open natural environment

---

One thing I value most in Malaga is the quiet and peacefulness, and the other is wildlife and small farms. If Malaga starts to look like town, I would not liver here.

---

An area where county loving people can live and enjoy small communities out side the city

---

Large lots for houses. Stick built homes. Unobstructed views. Underground utilities

---

Quiet open spaces with as little as possible pollution from high population influences such as traffic, light pollution, noise

---

County versus city. Undeveloped spaces, maintained farms. Not gravel pits, not homes with junk and cars piled around or in habited areas with buildings falling down. No industrial or commercial, mining development, no prisons

---

Space. The planning of Industrial and commercial development and not taking over lots of space. Keeping the developments contained in order to leave space and feelings of wildlife

---

Very low population density

---

Remote, agriculture, less population, larger building lots, non-urban

---

Abundance of wildlife, flora and fauna; controlled growth; open space to commune with nature

---

Useable space outside close masses-limited density

---

Between Big City and Family Farm

---

Larger properties with space between for scenery, animals, agriculture--slower pace and more opportunity to appreciate and observe nature

---

low density housing, small orchards and farms mixed in

---

Farms, orchards, 1 house on 10 acres, no development

---

Diverse group of peoples that listen and help on another

---

Gardens and livestock, know the neighbors orchards, room to park all the equipment, toys etc

---

RC = open space, views, abundant wildlife, little commercial/industrial development, agricultural operations consistent with existing

---

Area near a larger city that allows kids the room to run and play in a neighborhood where they are known and safe

---

Less congestion, more open space for orchards and wildlife

---

Keeping housing developers/development out

---

Agriculture (growing crop) with neat homesteads

---

Ranchettes or farm land, orchards avoiding cluster housing

---

A quiet area with space between houses with no restrictions that are unreasonable to the people who have lived here a long time

---

A community that bands together- to be responsible for setting up a block watch-(and in every way to get involved) we put up the signs on both entrances but that's all that's happened-went around door to door- no response so were the block watch captain of a system that works- but nobody wants to get involved (they just benefit from the signs and the fact that we, (name) and I five a flying leap...There is no system Oh, well? " The Wenatchee attitude seems to have carried out here years ago"..

---

to maintain the farm like atmospheres, as well as the orchards, and present life styles

---

**10. How would you define rural character (if you need more room, please use the following page)?**

Quality of water, air clean and safe neighborhood
The ability to manage our land so we can survive
Most the people here don't what to face the fact that there has to be changes (we have been here since 1972) we must move forward.
light traffic, no close neighbors, privacy, open spaces, scenic
An area that has open spaces with limited commercial/industrial areas.
Rural character= spacious quiet country living where neighbors know and support each other
Neatly developed farming plats
Open areas where we can see the land producing food, and farmers keeping horses, goats, chickens (not pigs). Open areas with fewer buildings (unlike towns), and where those buildings are only 1-3 stories high (houses and farms). Which keeps the views open to everyone. Open acres where people have to drive 15-20 minutes or more into town to conduct most business.
Country- Open space- country people with country atmosphere and ethical traits for consideration for future living and supporting. Progress in AG, schools, power, roads with community growth
Open land, agricultural base, no more housing developments
Unspoiled nature with homes interspersed with farm's and orchards a bit of park or scenic views
I think of rural as living in a country atmosphere. Not a lot of commercial or Industrial development, where the housing is not crammed together on small lots. It may include some retail development, but not in excess.
No sidewalks, no city rules, no street lights, mixed races and dogs, cats, and kids.
The ability to see more nature than buildings
Open spaces, uncontested roads, lack of Industrial development
1/2 to 1 acre lots
Closer neighbors, county codes enforced to cleanup area to keep property at its value farming, agriculture, residential and working together as a neighborhood, keeping wildlife areas and corridors
Open spaces
Not too much traffic, large lots, lots of "green" in the scenery (bldgs. Not too crowded)
Careful spacing leaving open areas for agriculture and wildlife
To me, pure "rural character" would exclude cluster development, not that I am advocating this--as one person so aptly put it, "us country mice wave at each other when we pass on the road, while city rats don't"
True rural character: no commercial buildings outside of townsite areas; even in town these buildings and activities should be farm or family related. A view of fields, orchards, pastures, gardens, plant nurseries, homes, barns, churches, schools. According to the weather and the soil, across America the "rural atmosphere" varies greatly, but always well kept houses and yards give an impression that is calm yet lively, pleasant to look at, pleasant to live in.
More open spaces, farmland, places where nature is still thriving, less traffic and lights. Able to view stars from your house because city lights don't interfere.
Private, no plats, no city services, no one telling me what I can and can't spray
The blending of humans with nature and wildlife. Very rare
Uniqueness of the area, openness, view, lack of traffic/smog, our own recreation area lake swim etc Anti-noise
Predominantly agricultural land use

**10. How would you define rural character (if you need more room, please use the following page)?**

---

Not impeding the nast scenery views and spacious yards. I am concerned that over crowding is not a positive for this area

---

**11. Please take an opportunity below to share any other thoughts, comments, opinions and/or concerns that you would like to have considered as work for the future of the Malaga Community continues.**

---

I'm concerned about the orchards being ripped out and replaced with homes or industrial/commerical. Personally, I will move if it continues. I moved out here 17 years ago for the peace and quiet and nature accessibility.

---

RR2 & RR5 are good zonings for this area

---

I like the rural community, I don't like the low-income type community. If there is any growth, it would be nice to have things like a grocery store, hardware store, and liquor store. I do not want any more people in this area. It is nice to have a rural area. Wildlife, and recreation area would be nice.

---

The Malaga Community needs to work on becoming a real town with a true political identity; like Rock Island, Waterville, Mansfield, etc. It would clarify and focus what we can and can't do as a community. It would give us a legal identity with which we could interact with other towns on a more equal basis, as well as, state and federal agencies.

---

I moved to Malaga 20yrs ago as and wanted to raise my children in the country it was the best 18 yrs I could imagine until 3-4 yrs ago when our neighborhood has been totally destroyed by one man who allows people to dump cars, trucks, sprayers, tons of garbage. Now all I hear is cars, smell gas, oil, fumes 24 hours a day- people living in vans. With no sewer water etc., where is this human waste going. Honestly it's a nightmare now. I can't leave fast enough and would not recommend living out here to any one. Ask anyone Malaga is now a dump.

---

I am very concerned about the amount of beer sold and consumed at the Malaga Market after Alcoa shift changes. On many occasions, I have seen Alcoa employees drinking and then getting in their cars and driving the highway towards Wenatchee. This does not concern community growth, but it does affect the safety of our residents.

---

Proper zoning to direct future growth

---

We have enough heavy industry. We need the ability for churches, library, school nice attractive- However any and all change must be restrictive enough to keep the building standards very high. Three-Lakes should be the low-end of scale-no slums in the making. Rural is one thing, junky and unkempt is another-they are not equal. We (as an area) and they (as county) view this area cheap-low end- so we all continue a poverty view for Malaga. We are beautiful and all change must be held to a higher view/opinion of this area.

---

Discourage cluster development in rural and agricultural areas

---

We believe that access to water is critical for any 20 year plan. Without preserving this important resource, a vibrant community is not possible. While we support agriculture, we would like to see non-toxic or organic farming methods instituted. We are concerned about impeding growth without the infrastructure to support it

---

I feel a bridge between Malaga and E. Wenatchee would be a great benefit to the people of Malaga; also an over pass or under pass some where to get past the train. This would benefit Malaga the most.

---

**11. Please take an opportunity below to share any other thoughts, comments, opinions and/or concerns that you would like to have considered as work for the future of the Malaga Community continues.**

---

Need to encourage a larger tax base so improvement of what is existing, services and utilities, can be improved and expanded, etc--school and sewer

---

We do not want to be locked into agriculture or any other lock up of our land. (from qu. 8)

---

As a lifelong resident of Malaga I would prefer to see it remain agricultural/rural. However, growth is inevitable. As such I would prefer light commercial/industrial over residential. I believe residential growth would destroy agriculture.

---

I moved to Malaga 2.5yrs ago expecting more than I found. Malaga now consists of a loose knit community of well maintained orchards, not so well maintained orchards, assorted junkyards, large and small and mini neighborhoods all about the same size and far enough apart so as no communities alliances are formed. We need to fell the area between these neighborhoods with additional housing for all income families. There are many other areas on the highway and along the river where commercial development is suitable. Ag orchards area presently being considered for elimination by the EPA. These long time orchardists need to be compensated. There properties are valuable for development as commercial and residential sites

---

Would not like to see multiple living arrangements or big business coming out here. Traffic is already a problem in afternoons. Would like another eating place besides the Golf Course and a few more necessity items at the market, to save a trip to town. I love the country atmosphere!

---

The zoning between the river and the Malaga store area should be changed to mixed use rather than 5 ac lot size residential. The entire area between to old coop packing shed and the Eagle transfer could be mixed uses or commercial/industrial

---

Everything below 1000ft elevation should be able to be turned into housing areas of 1 acre or half acre

---

Local traffic has really become a problem on MA Highway and west Malaga Rd. Virtually no speeding enforcement in our area. Do we need speed bumps every 1/4mile? Can we call in license plate numbers?

---

We need sewer and fiber optics. As a "working mans" community we a slighted in country view. The parks and --?word unknown-- move upriver. We are the poor working class and the \$ goes to those who have the most...no parks, no trail, no school...yet we have Alcoa tax base. More than 20 buses run for school out of here and no school. Shame on us.

---

As the community develops, businesses and residences should be encouraged to keep "green" areas for fire control and a pleasing vista to the eye. People should be or could be encouraged to keep their homes/ businesses clear of junk cars, etc. Yard trash, by having a cooperative agreement with waste management to dispose of above. Could be several times a year and a small fee or no fee. Malaga is a community of caring, sharing, helpful people. Many persons would volunteer time and trucks to help those who don't have a way to dispose of unwanted items.

---

1. Keep it rural by no more housing clusters 2. Work with Kittitas County to make travel possible over Colockum and marked south historical signs. 3. Narrow roads should be improved 4. Recognize persons such as Roberta Harden and her beautiful drive way --take pride in Malaga 5. County viewed --unclear-- along roadways 6. When issuing a map have it correct, showing all roads and locations of recreation commercial and industrial places. We would like this done

---

Good job with this survey! I believe this data collecting concept is key to healthy growth and serving the actual needs of the community

---

**11. Please take an opportunity below to share any other thoughts, comments, opinions and/or concerns that you would like to have considered as work for the future of the Malaga Community continues.**

---

**From question 8(8.** What type of land uses do you believe are important to have in the **Malaga Community** within the next 20 years? Check **ALL** of the boxes that you feel apply)--Land made available around the slender part of "the lake"? (or what's left of it) our property isn't going up in value because we don't have view of "Jump off ridge" (depending on the time of the year- the roots from the cotton "weeds" has destroyed the edge, (the bank)--looks like a swamp- apparently nobody cares and or wants to get involved, but we do: from question 11-Example the negative development? of property on the corner of Canarty and west Malaga! Where as the sprays (old and new) from orchards are bad, so was the turning orchards into burn piles (as everyone seems to do instead of using it for fireplaces) and then putting houses where the orchards want to be! Naming it "Apricot Hill" (should be more adequately named "Dung Hill".) Just my personal opinion of course... Totally selfish behavior that effects the whole area (and not in a good way, Duh!)...Please, next time, you might consider providing for more pages w/writing space...

---

Make better roads, no one small farmer can handle high cost of water, property, spray and others like picking cost. And any other stuff to concern of farming. So we need to sell our land to survive

---

The Malaga, lower Stemilt, area has limited irrigation water for farming expansion. Property and irrigation. Taxes are too high and the low fruit returns are making agriculture prohibitive. Most of the younger generation can't afford to raise their family on farm returns. We already have a restaurant and night club 1/2 mile from our house. There has been 5 lacre short plats in an agricultural zone, in section 33

---

We can't make it as an agricultural community by itself, we need homes, place for people to work and schools for people.

---

View not marred by housing developments

---

The area should be balanced- but the river and areas by the river should be protected. Commercial and industry can be located past Alcoa-in the open area- down river in the highland. Our children should have the opportunity to enjoy the River, clean air and open spaces we have.

---

Please have some company of large super stores do some demographics and see if we can get a Grocery Store in the south end of Wenatchee. We have only two chains. I drive through town to Safeway or go across the bridge to one of their stores. Let's keep our tax dollars in Chelan County!

---

We like the idea of having a community park with baseball and soccer fields so kids in the area could practice in the general area where they live instead of always having to travel into Wenatchee/E. Wenatchee which makes participation difficult for may rural living kids.

---

I would like to think that in 20 years all of us Malaga folks would still recognize our unique community. I would hope we would not have become merely an extension of Wenatchee with a building sitting on every buildable space along every road and or every hill. I would hope we would be able to see the hills, and also the stars at night. I would hope that those of us who do not work the land, but do have jobs, would have to drive to Wenatchee, East Wenatchee, etc. to get to those jobs.

---

**11. Please take an opportunity below to share any other thoughts, comments, opinions and/or concerns that you would like to have considered as work for the future of the Malaga Community continues.**

---

A. To stay rural as is now: to preserve and enhance ag-open space and protect and support the present residential commercial and industrial now existing. Leaning toward commercial/industrial- schools and educational facilities-as well as public roads. Balance. Not an urban cluster LAMIRD situation. B. County and State law's tightened or corrected to rural standards. These would also fill in with better recreation and tourism, as well as, wild life making for affordable housing and family living. C. Taxing properties as what is being used as not for possibility of top line marketing as development.

---

Boat access to river; parks and or improving on school

---

If a farmer wants to sell his land for housing he should be allowed to do it. The farmer next to him should be protected from his new neighbors and their understanding of what a farmer should or shouldn't be doing. Same thing with a school. Also with a school in today's culture of evolutionary religion, there seems to be little respect for other people's property or personal welfare. It was great when Malaga had a school years ago. Wenatchee took it away for Alcoa's money, the way things are now they can keep the schools in Wenatchee.

---

As Sellar Bridge gets re-worked, is there representation for Malaga? We believe a by pass lane for Malaga Hwy is important. So back up traffic can have room along with traffic lane for Hwy traffic to get by.

---

**From question 8(8.** What type of land uses do you believe are important to have in the **Malaga Community** within the next 20 years? Check **ALL** of the boxes that you feel apply)--If we are to have commercial areas/retail stores, it would be nice if they were concentrated in one specific area. Not scattered throughout the Malaga area. From question 11 I would like to see some effort to "clean up Malaga" there are a lot of "eye sores" in the area. One thing that comes to mind is junk yards, i.e. old cars, trucks, parked on the property and at times spilling over on the edge of the highway. Malaga has a reputation of being somewhat untidy. I would like to see that change.

---

We live here because the area has enormous outdoor activities, small town, rural farm/ranch type settings, low traffic congestion, great views and "real" people. It would be a shame to add commercial businesses anywhere except along the highway (not off) or in town. These are the things that make the Malaga area attractive. We like it "just the way it is now"!

---

**From question 8 (8.** What type of land uses do you believe are important to have in the **Malaga Community** within the next 20 years? Check **ALL** of the boxes that you feel apply)--I would like to be able to split my property into 1/2 acre or 1 acre lots. It is currently set at 2.5 acres. Our home is within the Malaga road loop; **from question 11:** We would like to see the telephone poles and wires put under ground-they are unattractive and detract from our views. Also a larger Market would be great.

---

We need additional rural village zoned areas where affordable housing with smaller lots can be manageable and maintained by working residents or retired residents. We need open spaces, but farther up the hill. Alcoa workers might want to live here if affordable; this would keep too much traffic coming from town. Businesses, shopping would keep residents here off highway to town. We need a bridge to E Wenatchee for more access opportunities land needs to be zoned for variable uses. Especially orchards that need to be compensated for losses made by state / federal rules. Change can be made in stages, starting from main highway up 2-5 miles up hill. We need more residents to help alleviate tax load and service fee loads.

---

**11. Please take an opportunity below to share any other thoughts, comments, opinions and/or concerns that you would like to have considered as work for the future of the Malaga Community continues.**

---

We like the area away from the city. We also like the underground utility wires. It would be nice to have sewer services out here. Have always wanted a Albertson's or Safeway type store with pharmacy. And Link used to come into Three Lakes, wish they would do so again.

---

The map provided is not an accurate map. Not only does it leave off streets (understandable at this scale) but some that are shown are wrong. Detailed planning might require more accurate mapping

---

A bridge across the Columbia between Malaga and Alcoa would change perspectives on the area. If dreaming improve a roadway between Malaga and Ellensburg through the Colockum Pass or alternate route. Would open area economically.

---

Malaga, from its earliest days, has been positioned as the "lower class" area, both in residents and activities--Until someone comes up with a magic wand to change both the perception and the reality, it is going to be difficult task to "upgrade" it's standing in the community at large.

---

We are not adjacent to the Wenatchee urban area; the county commissioners have said in the past that urban development must proceed in a logical manner, out from the city limits. The area from Stemilt Creek Road to Wenatchee must logically be developed prior to "urban" development in the Malaga area. Lets keep the Malaga area a rural community in transition for the period (20 years) for which we are planning. Allow small clusters of residences (have a clear definition of "small"). These should be kept inside an area defined as potential urban areas with the understanding that the Malaga Community can expand the area as needed. With careful planning and zoning, we can have "expansion" on a modest scale without urbanizing the area--but still leave the area in a condition to be "urbanized" in the future

---

We moved here for country atmosphere if it becomes too developed it is time to move to the country again. Wenatchee is available for those of you wanting a city. Please leave this area rural

---

Need to preserve the orchards, limit growth, limit services

---

Public access to the river. Boat launch and docks and a small park

---

I hate the ugly yellow cement boxes! Water system. They are too close to the road and the yellow is obnoxious. I also hate what you've done at the corner of Joe Miller and Hamlin. So much land is torn up. I hope you plant native grasses and trees back. That area was home to a lot of quail, pheasants and rabbits. Why didn't you just put in stop signs?

---

As we live and like living on Concord Ave in Malaga, we have one of the best views in this area. Unfortunately right across from our development --(name)--(edits) there is illegal dumping-- anything and everything. Now directly across from our property we have a junk man in his motor home, no water, sewage, etc. How can this be legal?

---

I came from the mid-west and the reason I built here is because this is a agriculture community, if I wanted any thing else I would live in town. I do not want to see farm land turn into housing developments. Future developments should be in areas that are poor for farming. Once the agriculture is gone this will just be a suburb of Seattle.

---

Ensure that development does not outstrip quality of life

---

**11. Please take an opportunity below to share any other thoughts, comments, opinions and/or concerns that you would like to have considered as work for the future of the Malaga Community continues.**

---

The club house has been the center for family and friends for years. It was a great place to entertain or park your family trailer. I am sad that this building is no longer a place to entertain and use. To make it a bit more friendly for entertaining, we may need more supervising of club house and grounds as a refo adn stone would be nice additions. Additional programs for the youth i.e. library, tennis matches and or programs for young and adult entertainment.

---

**Meeting Attendance Lists**

Below is a list of attendees at the different meetings identified above.





Malaga Area Planning Coordinating Committee (as recommended by Malaga Community Council and confirmed by Chelan County Commissioners)

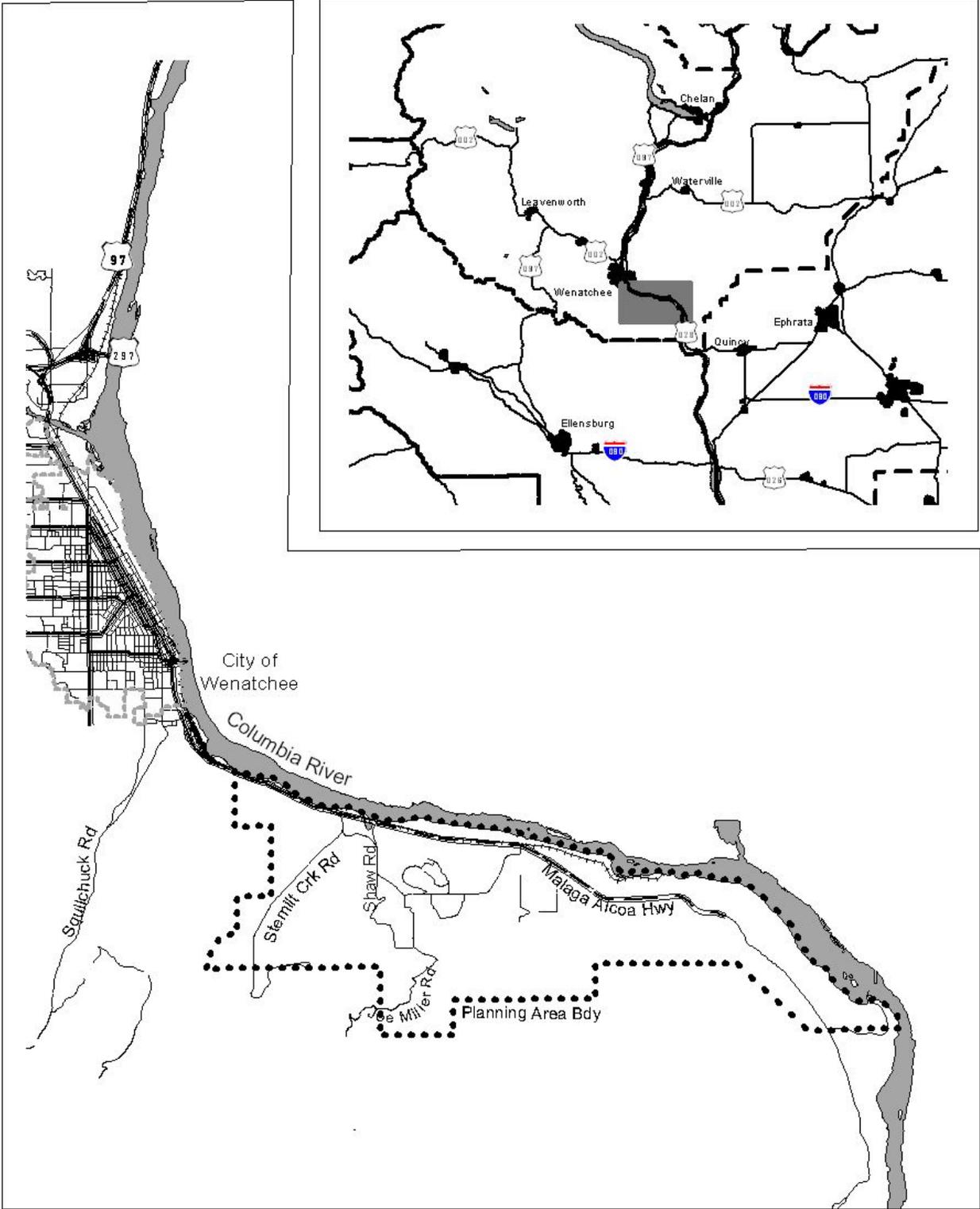
NAME		August 31, 2005 Meeting	Sept 6, 2005 Meeting	Sept 29, 2005 Meeting	October 13, 2005 Meeting	November 8, 2005 Meeting	November 9, 2005 Meeting	January 5, 2006 Meeting	January 25, 2006 Meeting	February 16, 2006 Meeting	February 27, 2006 Meeting	May 20, 2006 Meeting	June 6, 2006 Meeting
Hap	Richmond											x	
Jan	Richmond											x	
Larry	Riegert	x											
Marna	Russell					x							
Douglas	Russell						x						
Becky A.	Rycls											x	
Joe	Schooler	x	x			x							
Rober	Scott	x											
Anne	Scott	x											
Thomas	Smith	x											
Tom	Storrs	x				x							
Kathy	Storrs					x							
Loriel	Stutzman			x	x		x						
Bill	Sullivan												x
Jim	Terry	x					x						
Judy	Terry	x					x						
Greg	Thompson												x
Ann	Tontini					x							
Carol	Troxel											x	
Dave	Troxel											x	
Marjorie	Troxel	x		x	x			x	x			x	x
Mary	Troxel	x											
Jay	Villines											x	
Kathy	Villines											x	
Ron	Walter												
Cliff	Wavra	x		x	x				x				
Dennis	Webb						x						
Margaret	Weed	x											
Harold	Weed	x											
Richard	Weldon	x											
Aaron	Young								x	x		x	
Helen	Zeibell					x							

## **VI. Malaga Planning Area Background Report**

### **General Description**

The Community of Malaga is primarily an agricultural, industrial and tourism community located southeast of the City of Wenatchee in Chelan County. The area is bounded by the basalt cliffs and talus slopes below Jumpoff Ridge to the south, the Columbia River to the north, by Stemilt Creek drainage to the west and Colockum Creek drainage and Rock Island Dam to the east. The railroad crosses the Columbia into Chelan County at Malaga and extends north to Wenatchee (See Map 1). There are several small lakes and reservoirs in the vicinity; the two largest are Cortez and Meadow lakes. The community is principally dependent on the surrounding agricultural activity for its base economy and largest land use, however recreational activities associated with Three Lakes Golf Course are another significant source of support for the area's economy. In the northeast industrial development dominates the area, including ALCOA, the Greater Wenatchee Area's largest private employer. Chelan County Public Utility District's Rock Island Dam spans the Columbia River in the southeast portion of the area.

For this background report, the analysis area (planning area) is based on a boundary developed by the Coordinating Committee in August of 2005. Data for this area was obtained from Chelan County for parcel information and physical attributes, while census information on Block Group 1 and 2, Tract 9612, was used to present population characteristics and housing data. The planning area is 10,874 acres, whereas the Census Block Groups 1 and 2 are 15,669 and 2,891 acres respectively. Block Group 2 is completely within the planning area. Block Group 1 extends well beyond the boundary of the planning area and does not reflect the general characteristics of the area- the population is sparse in Block Group 1. Nevertheless, the data for Block Group 1 is summarized in the report. In order to provide perspective and analyses, some of the trend information included and graphed only represents Census Block Group 2, as multiple year data are available for that area. The County Census Division (CCD) was used to compare longer term census data. The 2000 Census did not use the CCD in its reports, but the combination of Block Groups 1 and 2 are similar in scale to the CCD. Chelan County used the CCD boundary from the 1990 Census data in previous projections and analyses in the Comprehensive Plan. The Malaga CCD includes the Stemilt and Squilchuck areas, referred to as the Malaga-Stemilt-Squilchuck Study Area in the Chelan County Comprehensive Plan (See Map 4).



Map I. Malaga Vicinity Map

## Land Use

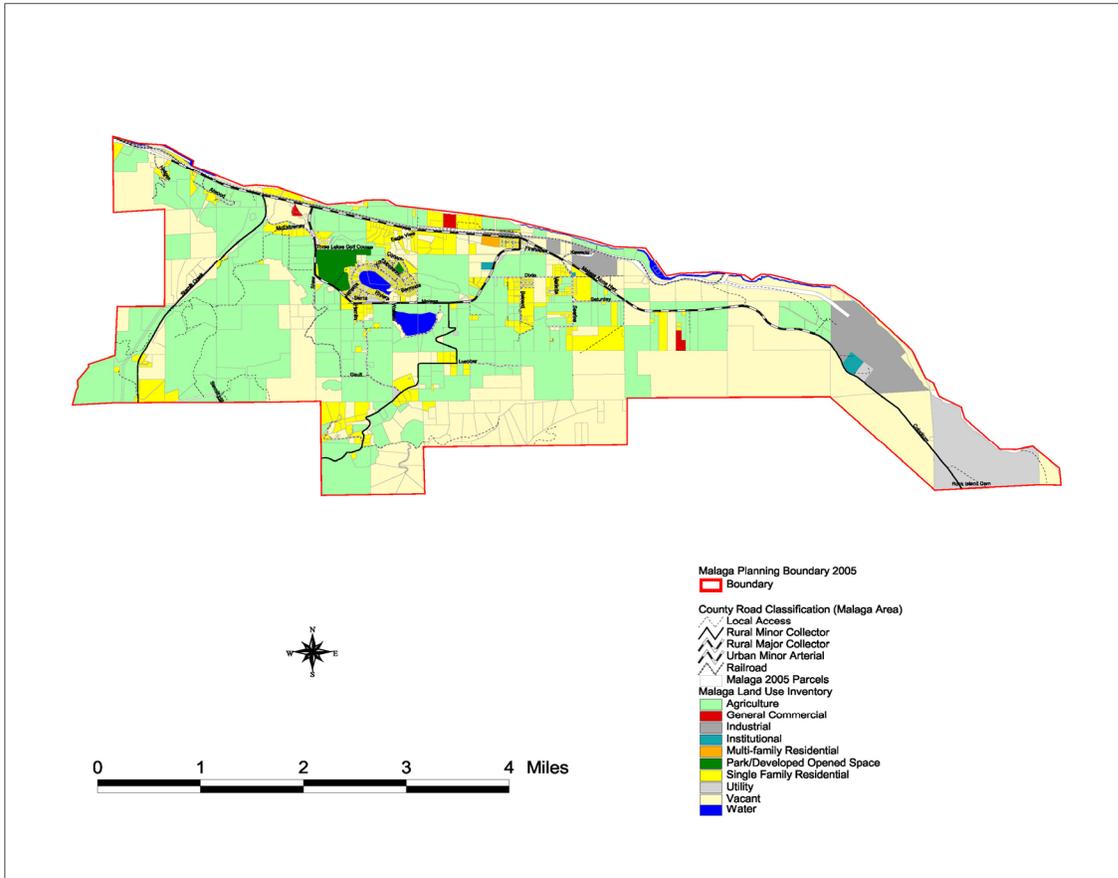
Table 1 and Map 2 demonstrate the distribution of existing land uses within the planning area boundary, based on a land use inventory conducted during 2004 by Erlandsen and Associates, and updated by Alliance Consulting Group, September 2005, using newer aerial photography. Some surface water (lakes) and most right of ways were not included in the average numbers therefore the total acreage in this table is not equal to the totals for the planning area. It is important to note that land use considers actual physical uses, which is not equivalent to land use designations, which is what could potentially occur.

Agriculture and vacant (open) lands make up the majority of the planning area (80%). Approximately 8.7 percent of the area is currently in residential (single and multi family) categories, the majority of which is located in the Three Lakes and Malaga Town site areas. Industrial and utility land uses make up 3.6 % and 3.9% respectively and the rest of the land uses total approximately 2.5%. The majority of the commercial uses are scattered along the Malaga Highway.

The railroad prevents development from occurring along much of the highway corridor on the north (river) side due to it's proximity to the highway right of way. In addition, the area is crisscrossed by numerous high tensile electrical lines which may preclude certain types of uses in some areas, including the highway corridor to the south. In addition, there are several power line corridors within the project area. There is one on the south side of the area that runs perpendicular to the Columbia River (77 acres) and one that runs parallel to the river, mostly above the highway and between Three Lakes and the Malaga town site (202 acres).

**Table 1. Existing Land Use - 2004**

<b>Land Use</b>	<b>Acres</b>	<b>% of Total</b>
Single Family	863	8.6
Multi Family	11	0.1
Commercial	26	0.3
Industrial	364	3.6
Public	24	0.2
Utilities	395	3.9
Park/Open Space	92	0.9
Agriculture	4,240	42.4
Water	127	1.3
Vacant/open	3,862	38.6
Right of way (as a parcel)	2.5	0.02
<b>Totals</b>	<b>10,006.5</b>	<b>100%</b>

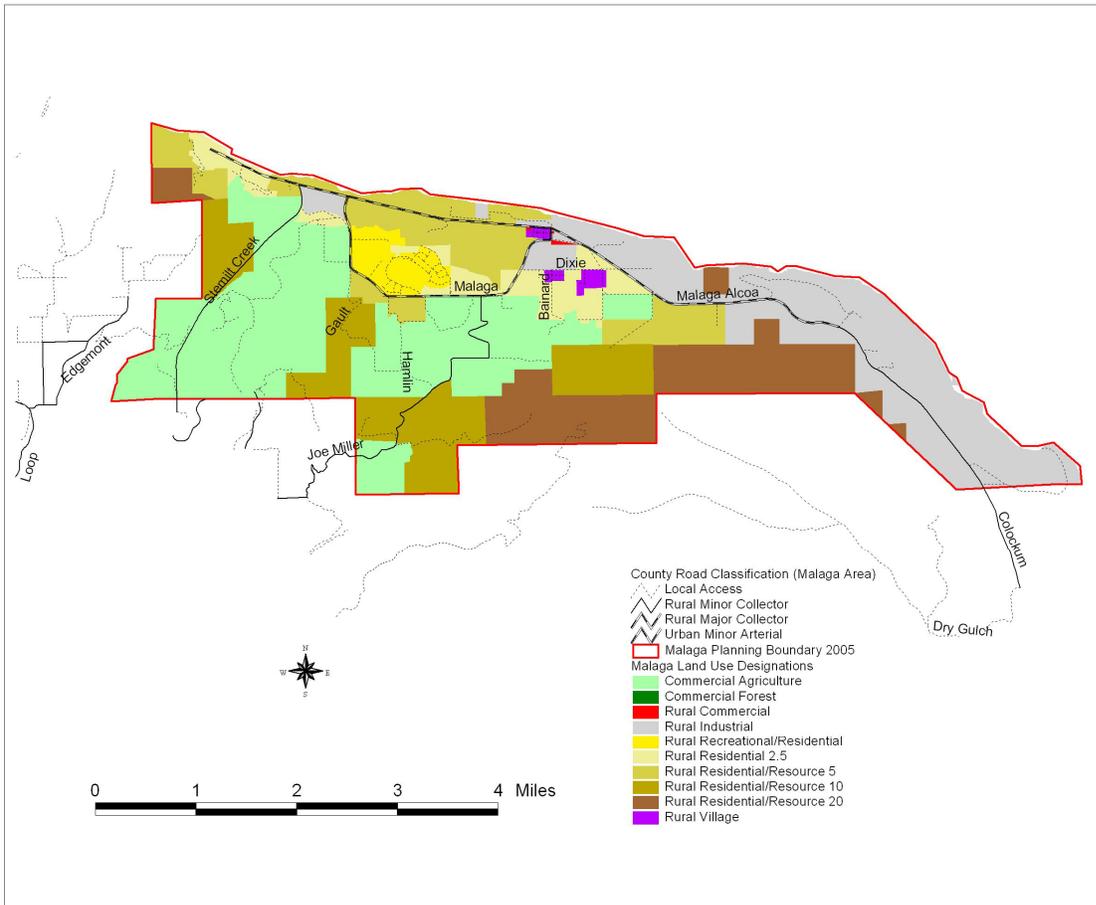


Map 2. Land Use Inventory of the Malaga Planning Area (2004).

Table 2 and Maps 2 and 3 depict the current land use and zoning designations within the study area. Commercial Agriculture contains the largest percentage in the study area (29.9%), followed by Rural Industrial and Rural Residential/Resource 20 at 21.7 and 13.9 percent respectively. Moderate density residential designations (Rural Village, Rural Recreation/Residential and Rural Residential 2.5) compose 9.1% of the area, mostly concentrated in the lower elevation areas around Three Lakes and Malaga. Lower density Rural Residential Resource designations comprise 39.3% of the area.

**Table 2. Land Use Designations**

<b>Designation</b>	<b>Acres</b>	<b>Percent</b>
Commercial Agriculture	3,114	29.9
Rural Commercial	7	0.1
Rural Industrial	2,253	21.7
Rural Recreational/Residential	288	2.8
Rural Residential 2.5	592	5.7
Rural Residential/Resource 10	1,420	13.7
Rural Residential/Resource 20	1,442	13.9
Rural Residential/Resource 5	1,217	11.7
Rural Village	65	0.6
<b>Total</b>	<b>10,398</b>	<b>100%</b>

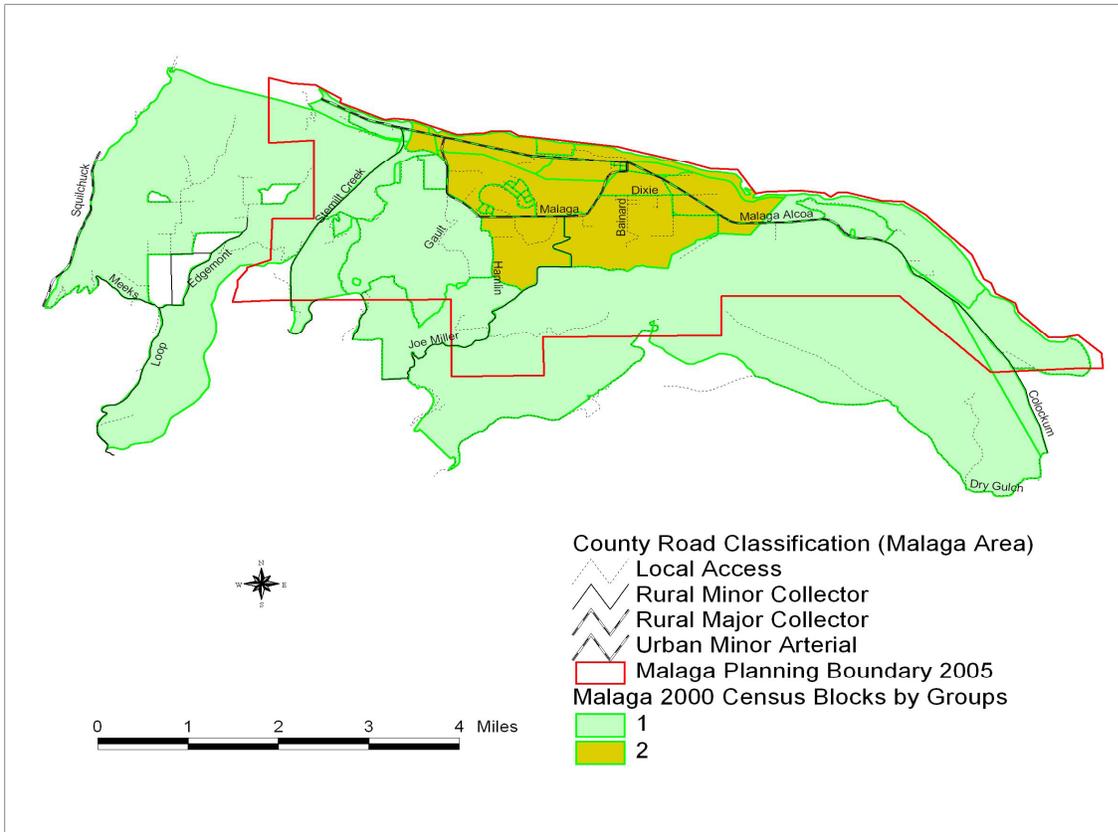


Map 3. Land Use Designations of the Malaga Planning Area

## **Population**

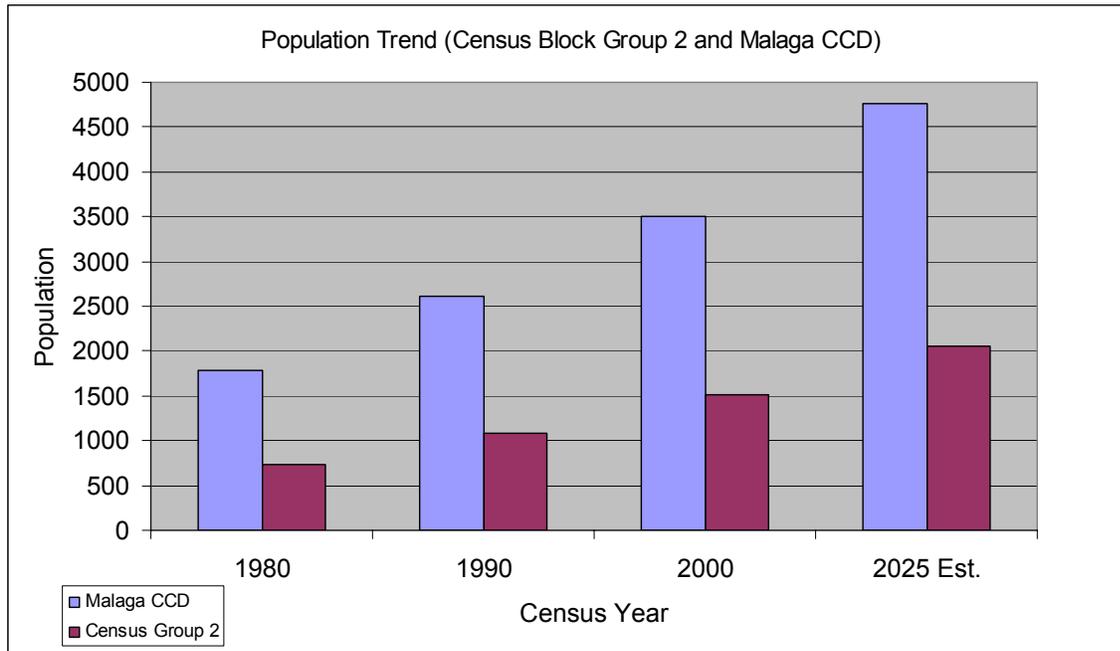
The population and housing trend information is not available for the exact planning boundary, so information is presented by the assemblage of blocks within the two census block groups that overlay the area, or, in the case of longer term trend information, by the County Census Division (CCD). For improved clarity there are tables included of the two groups of census blocks that depict the differences, as well as a combination of the two groups.

The population growth trend for the Malaga area is shown in Figure 1 below, including both Census Block Group 2 (CBG2) and the County Census Division (CCD). The Malaga CCD includes the Stemilt and Squilchuck areas, referred to as the Malaga-Stemilt-Squilchuck Study Area in the Chelan County Comprehensive Plan. The Malaga CCD saw the greatest percentage increase in population of any of the other county divisions in 1990. The County Census Division population grew from 1,781 persons in 1980 to 2,608 in 1990, an increase of 46.4%. The Malaga CCD was 3,506 persons in 2000 and is projected to be 4,760 by 2025.



Map 4. Census Blocks of the Malaga Planning Area

Figure 1: Malaga Population Growth



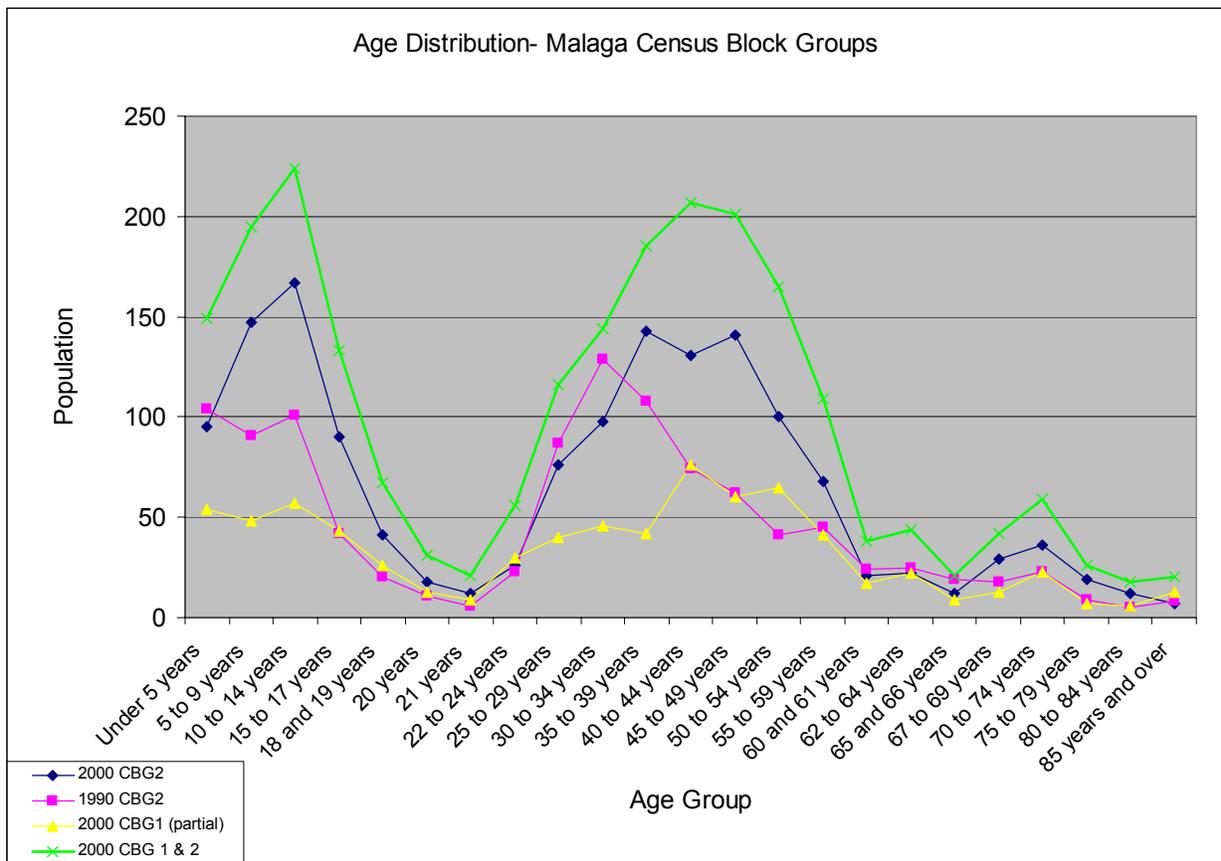
\*The data for 1980 and 2025 for the Malaga Census Block Group was extrapolated as a percentage based on 1990 and 2000.

*Malaga Census Block 2*

The 2000 US Census count for Malaga CBG2 was 1,511, up from 1,075 in the 1990 Census, an increase of 41%. Of the current population, 782 are male and 729 are female. The average age in the Malaga Census Group 2, shown by the 2000 US Census is 29.2 years, which is reflected in the data in Figure 2. There are 540 people under 20 years of age. It is notable that the young adults, 20 to 25 years of age, continue to comprise a very small component of the population.

The population in families in the 2000 Census was 1,341 compared to 986 in 1990 and the average family size is 3.24 in 2000 compared to 3.18 persons in 1990. These data indicate that families as a percent of total population as decreasing in the population, approximately 3% from 1990 to 2000; i.e. 88.7% in families in 2000 versus 91.7% in 1990 . The family households increased from 310 in 1990 to 414 in 2000, an increase of 37%.

Figure 2. Age Distribution 1990 and 2000.

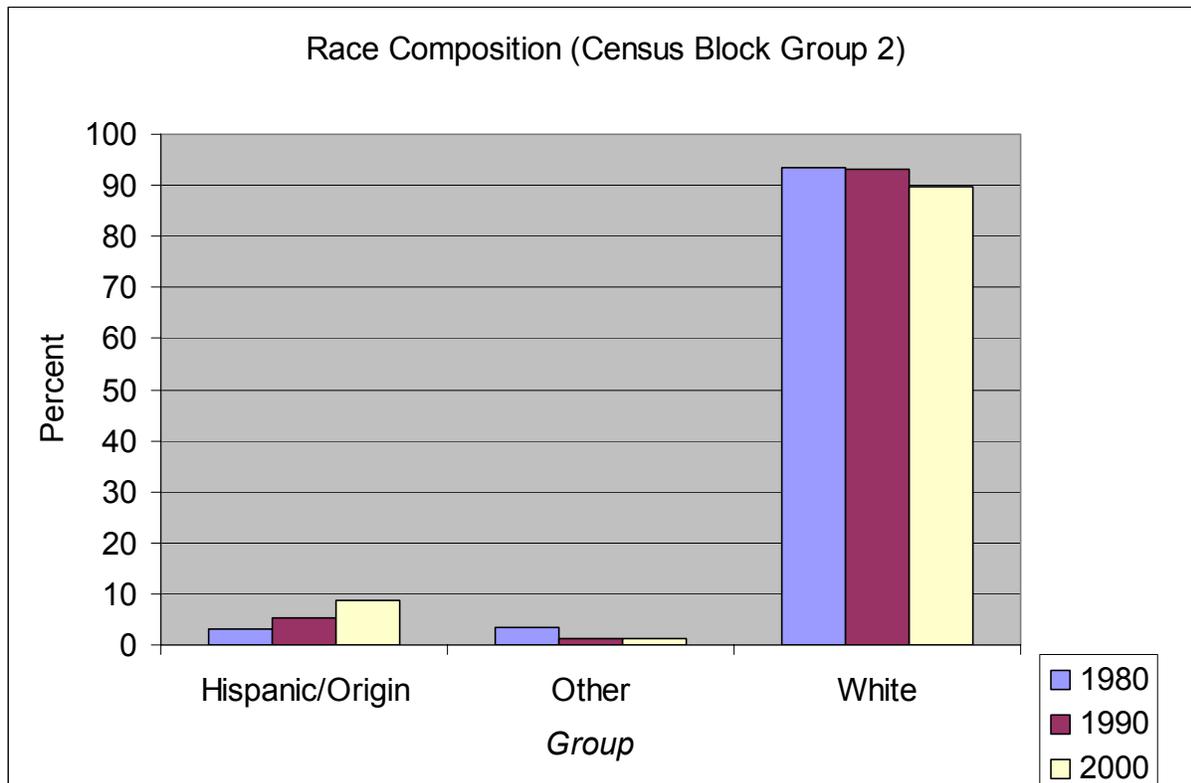


The Malaga CBG has not changed very much in the last 25 years with regard to the ethnic composition of the population. The composition of white/Hispanic/ and all other races is nearly the same, although there is a slight increase in the Hispanic group (Hispanic or of Hispanic origin). Figure 3 depicts the change over time from the last three censuses.

### Malaga Census Block 1

For the Census Blocks in Group 1, the 1990 information has been extrapolated using the percent change that occurred in CBG2 from 1990 to 2000. Based on the assumption the same changes have occurred in both block groups, the Malaga population in CBG1 blocks within the planning area was 760 in 2000, extrapolated to 539 in 1990, an increase of 41%. Of the current population, 386 are male and 374 are female. The average age in the Malaga Census Group 1 shown by the 2000 US Census is 38.2 years, reflective of the data in Figure 2, and is considerably older than the average in CBG2. There are 228 people under 20 years of age. The population in families in the 2000 Census was 642 and the average family size is 3.39 persons. The family households were 207 in 2000.

Figure 3. Race Composition of the Malaga CBG2.



### Combined Block Groups 1 (partial) and 2

The combined Census Blocks for the entire planning area had a population of 2,271 in 2000. Of the current population, 1,168 are male and 1,103 are female. The average age in the Malaga planning area shown by the 2000 US Census is 33.7 years, reflective of the data in Figure 2. There are 768 people under 20 years of age or 34% of the population. The total population in family households in the 2000 Census was 1,983 (87%) and the average family size was 3.08 persons. The percentage of dwelling units, or households, that were family households was 621 in 2000.

Population and housing density were calculated for the Census Blocks as well. For CBG1 the population density was 31 people per square mile and 12 housing units per square mile. In CBG2 the population density was 334 people per square mile and 121 housing units per square mile. Overall in the Planning Area, the population density was 78 people per square mile and 29 housing units per square mile.

**US Census Definition- Family household (Family)**

A family includes a householder and one or more people living in the same household who are related to the householder by birth, marriage, or adoption. All people in a household who are related to the householder are regarded as members of his or her family. A family household may contain people not related to the householder, but those people are not included as part of the householder's family in census tabulations. Thus, the number of family households is equal to the number of families, but family households may include more members than do families. A household can contain only one family for purposes of census tabulations. Not all households contain families since a household may comprise a group of unrelated people or one person living alone.

**Housing**

The total number of housing units in the Malaga CBG2, based on the 2000 Census is approximately 548, which compares to 397 units in 1990. Table 3 below has a comparison of dwelling units for the 1990 and 2000 Censuses by block group. The 2000 US Census identified a vacancy rate of 5.3% of housing overall for this area: for homeowner occupied housing units 403 were occupied, and renter occupied was 116. In 1990 the vacancy rate was 5.2%. It appears that the rate of owner and renter occupation is relatively stable over the last 30 years. It also appears that on average the Malaga area has a higher percentage of household ownership versus rental composition than any other study area in the County.

Table 3. Housing Units 1990-2000.

<b>Census Unit</b>	<b>1990</b>	<b>2000</b>
Malaga Block Group 1		291
Malaga Block Group 2	397	548
Malaga CCD	981	1323

Table 4. Housing types- Malaga CCD (1990 unless noted).

Location	1980 Manufactured Home	Manufactured Home	Single Family	2-9 units	10 + Units	Total
Number	118	304	628	35	14	981
Percent		31	64	4	1	

Table 5. Malaga CCD Owner/Renter Occupied Percentages.

<b>Year</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>
<i>Owner occupied %</i>	77.7	74.7	75.2
<i>Renter occupied %</i>	22.3	25.3	24.7

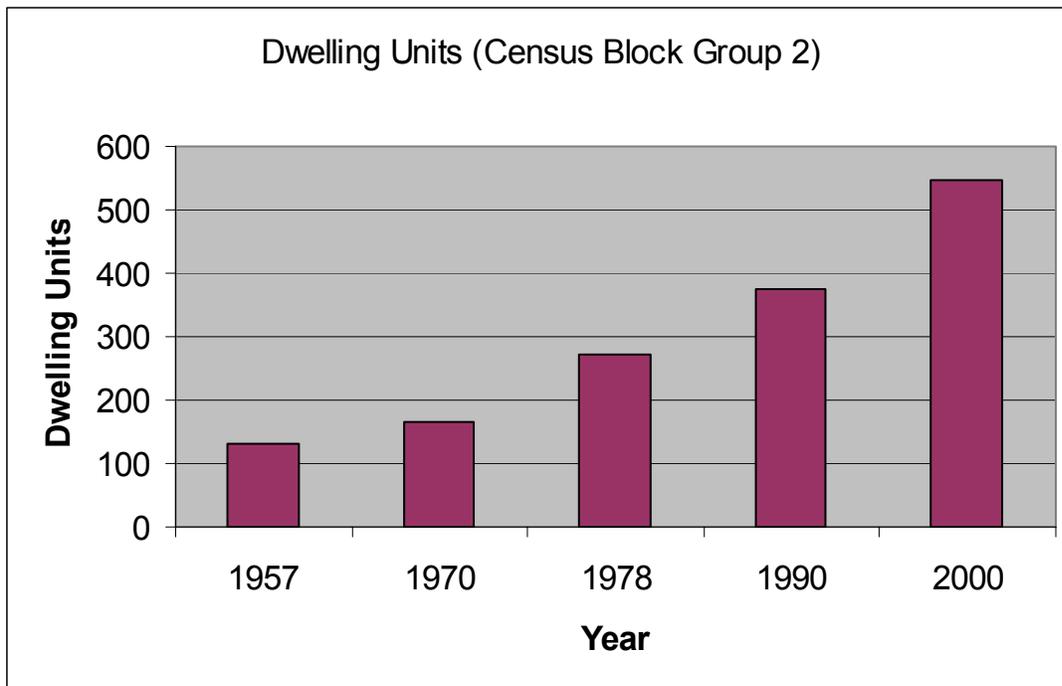
Table 6. Malaga Owner/Renter Occupied Percentages for CBG 1 and 2 in 2000.

<b>Census Block Group 1</b>	
<i>Owner occupied %</i>	64.9
<i>Renter occupied %</i>	28.9
<b>Census Block Group 2</b>	
<i>Owner occupied %</i>	73.5
<i>Renter occupied %</i>	21.2
<b>Combined Census Block Groups</b>	
<i>Owner occupied %</i>	70.6
<i>Renter occupied %</i>	23.8

For the decade from 1980 to 1990, county-wide, manufactured homes increased from 6% of the total housing units to 14%. Manufactured homes are increasing in their share of the total housing market. The Malaga CCD had the greatest percentage increase of 31%, from 118 to 304 manufactured homes.

The Malaga CCD area had a high rate of increase in housing units from 677 to 981 units from 1980 to 1990. During that period the Malaga CCD had the highest increase in housing units, 55.35%, of all the County study areas. Figure 4 below depicts the increase in dwelling units over the last 40 plus years for the Malaga Census Block Group, based on the U.S. Census data and the Chelan County Comprehensive Plan. Note that the trend (slope) is similar to that of the population trend in Figure 1 Malaga Population Growth.

Figure 4. Housing Unit Growth, 1957-2000.



Two other related characteristics addressed in the Countywide Comprehensive Plan were housing conditions and affordability, both of which were examined at the CCD scale (versus Block Group 2). In examining kitchen and plumbing facilities, the Malaga Study Area was second only to Sunnyslope between both of the categories for having these facilities installed. The data for affordability was from the 1990 Census, which showed the Study Area as 9% higher than the County average.

The Countywide plan also projected that housing unit growth for the Malaga CCD would be 1,524 based on the population projection in 1997, but the 2000 count was 1,323. In that same analysis the 2017 count was 3,046, an increase of 1,522 which is nearly double the 1997 projection. Using the more recent analysis of the 2025 population projections of 4,760 and an average of 3.2 persons per household, the housing needed would be an additional 1,488 dwelling units.

## **Capital Facilities & Utilities**

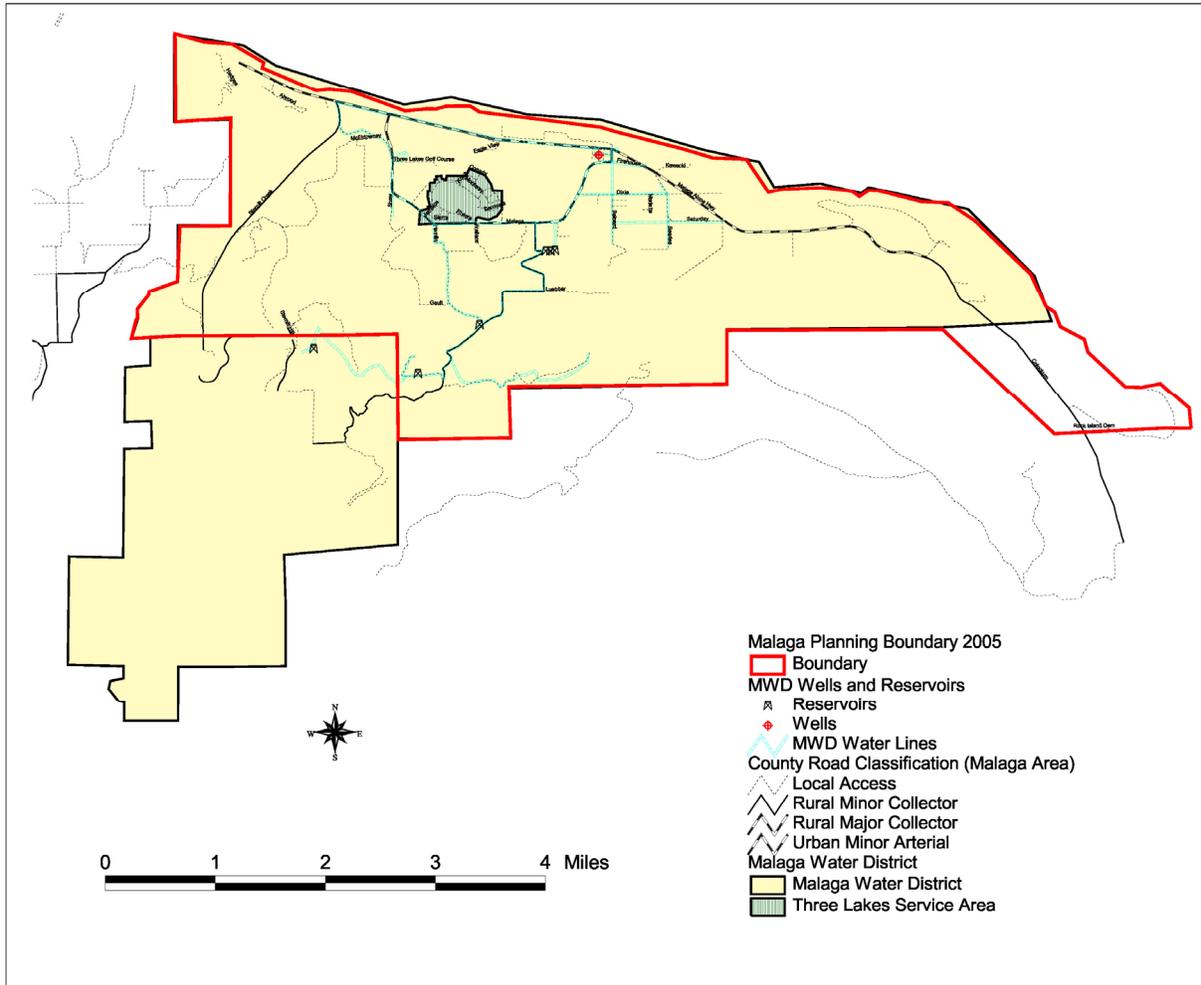
### **Malaga Water District (domestic supply)**

The Malaga Water District boundaries include both the Malaga and Stemilt areas. There are several small water systems within its boundaries, the two largest being the Three Lakes Water District and the Stemilt Irrigation District Domestic system. The Malaga area system consists of 2 wells, 3 booster stations, 6 reservoirs (total of 315,000 gallon capacity) and approximately 16 miles of distribution line located along the Malaga-Alcoa Highway, West Malaga Road, Joe Miller Road, Hamlin Road and Crown Lane with a spur to the Stemilt Hill Road at the Stemilt Growers warehouse.

There are currently 310 connections (2002) on the system. The future projected demand for the system is 1,200 connections through the year 2014. Up to thirteen miles of additional water lines are needed for future projected demand (Chelan County Comprehensive Plan, 2004, revised). According to the water rights assessment in the District's 2002 System Plan the District anticipates that their water rights are enough for the 20 year horizon. The rights are for 788,400,000 gallons per year, or approximately 1,440 residences at 1,500 gpd usage, or 2,700 at 800 gpd (with irrigation supply- DOH standards). The current system capacity (well pumps) is approximately 748 residences at the 1,500 gpd rate. The system supplies water to industrial (Stemilt), commercial and residential uses.

### **Three Lakes Water District (domestic supply)**

The Three Lakes Water District has two wells located on Tract B near the entrance of the Three Lakes Subdivision. The wells pump to a 110,000-gallon concrete reservoir located on the hill South of West Malaga Road and the water gravity feeds to a loop distribution system around the lake. There are currently 249 connections (April 2006) on this system, including potable water to the Three Lakes Golf Course. The Three Lakes Subdivision has 333 lots. The Department of Health has authorized 280 connections, leaving 31 connections available per current Department of Health standards. There is a shortage of water permits for the total build-out of 333 lots within the local improvement district (LID). The District applied for additional water rights in 1991 with the Washington Department of Ecology to meet this need, but have not received the rights as of April 2006. These additional water rights, if approved, would allow for full build out. An Emergency Agreement is in place between the Three Lakes Water District and the Malaga Water District that could provide limited water from either system to the other for public health and safety in an emergency.



Map 5. Water Districts in the Malaga Planning Area

### Schools

Currently no public school facilities are located within the Malaga area. The Malaga area school closed in 1969 when the Wenatchee School District extended its boundaries to include that part of the county. Students from the Malaga area attend Wenatchee School District facilities. According to the 2000 Census there were 552 elementary school age children living in the Malaga area (CBG 1 within the planning area and CBG 2).

The Wenatchee School District indicated that they use a threshold of 500 children for establishing the need for new elementary schools. As the population of the study area increases, it is anticipated that a new elementary school will be needed to serve the area. Currently the nearest elementary school, Mission View, is located in the south end of Wenatchee on Terminal Avenue. It is important to note that the Malaga area includes the Squilchuck Road corridor in this part of the analysis, which, due to the restricted transportation network, would most likely remain within the service area of Mission View School. Approximately 25 acres of land has been acquired for future expansion in the Malaga area.

### Fire

Chelan County Fire District #1 provides fire protection to approximately one-third of the study area. The rest of the area is not within a public fire district boundary. On federal lands, outside of the district

boundary fire protection services are coordinated between the District and the U.S. Forest Service pursuant to an Emergency Fire Suppression Agreement.

Chelan County Fire District #1:

- a. Station #4 Location: 4852 Squilchuck Road, 1836 S. Mission, Wenatchee
- b. Station #5 Location: 320 Bohart Road, Wenatchee
- c. Station #7 Location: 3760 West Malaga Road, Wenatchee.

### **Utilities**

All public electric power in the County is provided by the Chelan County Public Utility District #1 (PUD), a special purpose public agency. According to the PUD, there currently is capacity to meet existing demand for both the incorporated areas of the County as well as the rural areas. Malaga has a substation for local service, but also has numerous hi voltage lines from Rock Island Dam and BPA transmission lines from the Grand Coulee Project.

Wastewater facilities: Currently, no public wastewater collection or treatment systems exist. On-site septic systems, both individual and community, are utilized.

### **Transportation**

The Malaga Area has a series of local access and collector streets, a major arterial, the Malaga-Alcoa Highway, and the Burlington Northern Railroad, which crosses the Columbia River into Chelan County at Malaga. In general, all of the local streets are improved with either asphalt or gravel surfacing. There is no passenger rail service in the area, but Burlington Northern and Amtrak provide freight and passenger service in and out of the Wenatchee area and its agricultural industries, as well as Alcoa.

There is a regional airport located approximately two and one-half miles north of Malaga, Pangborn Memorial Airport, which has an overlay/flight zone over of a portion of the Malaga area. This overlay zone will increase in size with future expansion of the airport, but is high enough above the area that it is not likely to affect most types of development in the area; there may be some commercial or industrial uses that would need to be examined on a case by case basis.

### **Economic Base**

The County recognizes the importance of economic development in maintaining the stability of the local economy and quality of life. Industries in Chelan County serve diverse markets and needs that include local, regional, state, national and international markets. Agriculture, services, retail trade, government, and manufacturing are the top five employment sectors within Chelan County. Agriculture is currently the largest employer within the county. Within the Malaga planning area, industrial and manufacturing uses dominate the employment base, followed by agriculture, recreation and retail businesses. Although the industrial and manufacturing dominate the area, the majority of population either are in local agricultural employment or commute to Wenatchee or East Wenatchee for employment opportunities.

**References**

Chelan County Comprehensive Plan. 2004, revised.

Malaga Supplement to the Wenatchee Urban Area Comprehensive Plan. 1979. Resolution 79-90, Board of County Commissioners.

Malaga Water District Water System Plan. 2003. Prepared by Malaga Water District and RH2 Engineering, Inc.

Olson, David. April 2006. Personal Communication (Three Lakes Water District information).

U.S. Census Bureau. 2000. Population Estimates. <http://www.census.gov>. August. 23, 2005.

## LAMIRD Designation Issues

### General Criteria

- A. Minimize and contain existing areas within a Logical Outer Boundary
  - 1. Clearly identifiable and contained
  - 2. LOB delineated predominantly by the built environment
    - a) Within the LOB there may be undeveloped land
    - b) When establishing the LOB, have to address
      - (i) Preserve character of existing natural neighborhoods and communities
      - (ii) Physical boundaries
        - Bodies of water
        - Streets and highways
        - Land forms and contours
      - (iii) Prevent abnormally irregular boundaries
      - (iv) Ability to provide public facilities and services in a way that does NOT permit low-density sprawl
- B. Type I (RW, RRR, RV, PVC, RC, RI)
  - 1. Existing commercial, industrial, residential or mixed-use areas
    - a) Shall meet all of the above criteria
    - b) Shall be principally designed to serve existing and projected rural population (except for industrial type I areas or industrial uses within mixed use type I areas)
    - c) Shall be consistent with the character of existing area in terms of building size, scale, use or intensity
    - d) May include changes in use form vacant or previous use so long as new use complies with all requirements
- C. Type II (RC)
  - 1. Intensification of existing, or new development of, small-scale recreational or tourist uses, including commercial facilities to serve those uses, that...
    - a) Rely on a rural location and setting
    - b) Does NOT include new residential
  - 2. Public facilities and services are limited to those necessary to serve the recreation/tourist use and which do NOT permit low-density sprawl
- D. Type III (RC)
  - 1. Intensification of existing, or new development of, isolated non-residential cottage-industries and small-scale businesses
    - a) Not principally designed to serve the rural population
    - b) Does provide job opportunities
  - 2. May allow expansion of small-scale businesses, provided they conform to the rural character as defined by the County
  - 3. May allow new small scale businesses to utilize a site previously used by an existing building, provided the new business conforms to the rural character as defined by the County
  - 4. Public facilities and services are limited to those necessary to serve the isolated non-residential use and which do NOT permit low-density sprawl