

STAFF REPORT**City of Chelan Urban Growth Area Amendments**

FROM: Department of Community Development
TO: Chelan County Planning Commission
DATE: October 13, 2021
SUBJECT: Proposed 2021 City of Chelan Urban Growth Area Amendments

RECOMMENDED MOTION

County adoption of City of Chelan zoning and related proposals is recommended for adoption. Adoption of the proposed amendments aligns with countywide planning policies, county planning policies, and the 1997 interlocal planning MOU and RCW 36.70A.100. Land use changes are not in conflict with Chelan County planning policies and proper public notice procedures have been followed.

Elements from the attached ordinance which have been edited out from adoption (e.g. zones that are not located in the UGA) may still be referenced when needed to interpret any cross references or related language within the land use code; this interpretation provision will be part of the Resolution.

Please refer to attachments for the full text of each amendment, along with SEPA documentation. Suggested findings of fact and conclusions of law are included below in sections F and G.

A. Introduction & Background

The City of Chelan has submitted Ordinance 2017-1533 with proposed amendments to its Comprehensive Plan, its Comprehensive Plan Future Land Use Map, and Municipal Code changes applicable to development. Many of these development regulation changes impact zones within the UGA, as identified in Exhibit 1. These changes represent an implementation of the updates outlined in the 2017 Comprehensive Plan. Specific changes to the Future Land Use Map are captured in Exhibit 2.

Broadly speaking, these changes update the development code with added and revised language amending dimensional standards in residential zones, accommodating opportunities for affordable housing and cluster/small lots, and addressing environmental concerns for protection of the aesthetic and natural features of the landscape in Chelan.

In its 1997 interlocal planning MOU, Chelan County establishes policies with the City of Chelan regarding land use regulations within its Urban Growth Area (UGA). Chelan County agrees to adopt the city's "land use regulations, development standards and land use designations for the city's UGA." The County also agrees to implement the city's "street, street lighting, curb, gutter and sidewalk design standards" within the UGA.

Exhibit 1: Land Use Regulation Changes Ordinance 2017-1533, City of Chelan UGA

Zoning District	Description of Changes
A-Airport	<ul style="list-style-type: none"> -Adding to permitted uses: private industrial and commercial that are consistent with the Airport plan and aviation uses -Adding to conditional uses: private, non-aviation commercial/industrial uses if determined compatible such as retail, trade, ag processing -Building design standards
R-L Low Density Residential	<ul style="list-style-type: none"> -Change of name from R-1 to R-L -Recreational facilities added as a conditional use -Increased minimum lot size, unless in clustered housing development -Add max density of 4 units/acre, with a density bonus program for affordable housing -Dimensional standards for larger lots
R-M Multifamily Residential	<ul style="list-style-type: none"> -Light agri-tourism added as an accessory use, mod/high agri-tourism added as a conditional use -Max density of 18 du/acre -Dimensional standard adjustments, with exceptions for townhomes -Max building height reduced from 50' to 40', except with special approval
W-I Warehousing and Industrial	<ul style="list-style-type: none"> -Addition of new permitted uses: existing SFH, wineries, trade, industrial-serving retail, ag support services, and a list of heavy commercial industries if in the heavy commercial subarea -Accessory uses added: retail of goods produced on site, worker housing -Conditional uses added: parks and playgrounds and live-work units -MF Res allowed in Apple Blossom Overlay (Area 2) subject to max density/dimensional standards from R-M zone -Workforce housing standards and live-work housing standards detailed
SUD Special Use District	<ul style="list-style-type: none"> -Recreation facilities, parks, and playgrounds added as conditional uses -Added dimensional standards, including a density bonus for affordable housing -Open space requirements adjusted, higher requirements for larger lots -Modification of some agritourism and accommodation allowances
T-A Tourist Accommodations	<ul style="list-style-type: none"> -Add agritourism as a permitted use -Add parks and playgrounds as a conditional use -Add resort plans as a conditional use -Minimum lot size for non-SFH development -Density bonus program -Add dimensional standards

Zoning District	Description of Changes
PLF Public Lands and Facilities	<ul style="list-style-type: none"> -Name change from P to PLF -Adding a conditional use for income-restricted or elderly/disabled housing -Add dimensional standards for hillside developments and residential developments (subject to RM zone standards)
Hillside Development Standards	<ul style="list-style-type: none"> -Added for all areas where slopes exceed 30% -Adopted where relevant across multiple zones including R-L, R-M, PLF, T-A, and SUD -Focus on preserving view corridors, reducing the environmental impact of hillside development, conserving open space, and reducing the amount of regrading on hillsides
General code updates within Titles 17, 19, and 25	<ul style="list-style-type: none"> -Provisions for adequate public facilities -Phasing of infrastructure -Definitions

Exhibit 2: Comprehensive Plan Land Use Map Changes

Zone	Change
R-L Low Density Residential	<ul style="list-style-type: none"> -UGA area south of Lake Chelan currently zoned Rural Residential/Resource identified for rezone as R-L -UGA area north of city of Chelan currently zoned UGA Single Family Residential identified for rezone as R-L
R-M Multifamily Residential	<ul style="list-style-type: none"> UGA area north of the city of Chelan currently zoned Residential Moderate identified for rezone as Multifamily Residential

B. Chelan County Code Requirements

These regulations are evaluated in accordance with **Chelan County Code Section 14.13.040** Development Regulation Amendment evaluation criteria and **Chelan County Code Section 14.14.047** Amendment review criteria for comprehensive plan text changes. These criteria determine the process for approval, modification, or denial of regulation amendment applications and text amendments to county-adopted city comprehensive plans.

(1) The amendment is necessary to resolve a public land use issue or problem.

Finding: In the 1997 interlocal planning MOU, Chelan County establishes policies with the City of Chelan regarding land use regulations within its Urban Growth Area (UGA). Chelan County agrees to adopt the city’s “land use regulations, development standards and land use designations for the city’s UGA.” The

County also agrees to implement the city's "street, street lighting, curb, gutter and sidewalk design standards" within the UGA.

GMA requires comprehensive planning for counties and cities designated under its jurisdiction. RCW 36.70A.100 details that each city's comprehensive plan must be coordinated and consistent with "other counties or cities with which the county or city has, in part, common border or related regional issues".

Chelan County has not adopted relevant land use changes and comprehensive plan amendments for the City of Chelan's UGA since its major update in 2017. Adoption of this ordinance will bring the County into alignment with the agreement outlined in the MOU and relevant state planning policies.

(2) The amendment is consistent with goals of the Growth Management Act, Chapter 36.70A RCW.

Finding: The GMA planning goals include but are not limited to the following:

- (1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
- (2) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
- (3) Housing. Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
- (4) Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.
- (5) Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

The adoption of the city's comprehensive plan amendments and land use regulations within the UGA is consistent with the first two GMA goals, to encourage development in urban areas and to reduce sprawl. Housing and subdivision related amendments included for adoption promote the variety of residential densities in housing types within the UGA. Other land use updates encourage economic development consistent with the adopted comprehensive plan. Updating standards within the UGA will also support the timely review and processing of development applications to ensure predictability.

(3) The amendment complies with or supports comprehensive plan goals and policies and/or county-wide planning policies, or how amendment of the comprehensive plans' goals or policies is supported by changing conditions or state or federal mandates.

Finding: The City of Chelan has reviewed and found the proposed amendments consistent with the City's Comprehensive Plan goals and policies. The County-wide Planning Policies support the use of the City regulations within the UGAs and adoption of city comprehensive plan amendments.

(4) The proposed amendment does not adversely affect lands designated as resource lands of long-term commercial significance or critical areas in ways that cannot be mitigated.

Finding: The proposed amendments do not change resource lands or critical area regulations which would be reviewed based on the site-specific development at the time of future permit. City hillside

development standards are intended to address grading, erosion, water quality, views, and other similar matters.

(5) The amendment is based on sound land use planning practices and would further the general public health, safety and welfare. The comprehensive plan amendment would serve the interests of not only the applicant, but the public as a whole, including health, safety, or welfare.

Finding: The proposed amendments are the result of appropriate planning processes to reflect the community desire for development.

C. Procedural Requirements

Appropriate City procedures were followed for each amendment proposed for County adoption. Chelan County is performing its own SEPA review and hearing notice for this amendment. The public process for these 2017 changes incorporated a wide range of public engagement efforts, and some of these efforts are described below. Notices went to members of the community in the city limits and UGA and beyond by inclusion in utility billings, media reports, radio ads, etc.

- A stakeholder committee made up of community members and appointed and elected officials met throughout the process of updating the Comprehensive Plan.
- A 2016 online visioning survey received 227 responses. These responses established five key vision concepts to guide the update process. These concepts were: affordable housing, quality of life, a healthy economy, recreational access to Lake Chelan, and protecting iconic views.
- A November 2016 interactive visioning workshop was attended by 50 people. This workshop established themes to describe a vision for Chelan in 2037: Chelan's small town feel is retained, the lake continues to be a jewel, a variety of year-round jobs and housing are available, agriculture frames the community, opportunities to walk are plentiful, and provide efficient roads and services.
- January, February, and March 2017 study sessions with City Council.
- A February 2017 workshop was attended by 50 people to discuss land use changes and participate in small group mapping exercises. The mapping exercises informed changes to the future land use map.
- A February 2017 meeting between City of Chelan staff and construction contractors and developers to discuss hillside development issues and questions.
- A March 2017 visit to Chelan High School to invite students to review the Comprehensive Plan vision and priorities.
- Open House events March through May, 2017 presenting the different chapters of the Comprehensive Plan.
- Joint workshop of City Council and Planning Commission in May 2017 to discuss proposed plan and code changes.
- Planning Commission deliberation sessions in June and July 2017.
- Over 115 written comments were reviewed prior to a public hearing in August 2017.

- A public hearing in August 2017 reviewed the Planning Commission’s recommended version of the 2017 Comprehensive Plan Update. This was followed by four additional deliberation sessions over the course of two months by City Council for the consideration of all public comments received.

D. Ordinance Description

The City of Chelan has submitted Ordinance 2017-1533 which includes an update to their Comprehensive Plan as well as corresponding amendments to its land use code which impact the Urban Growth Area (UGA). In the 1997 interlocal planning MOU, Chelan County establishes an interlocal process with the City of Chelan regarding land use regulations within its Urban Growth Area (UGA). Chelan County agrees to adopt the city’s “land use regulations, development standards and land use designations for the city’s UGA.” The County also agrees to implement the city’s “street, street lighting, curb, gutter and sidewalk design standards” within the UGA. The ordinance included in this proposal covers a variety of zoning and land use code topics, and they are summarized in .

Exhibit 3: Summary Table of Land Use Code Changes for the City of Chelan Ordinance 2017-1533.

Section of Municipal Code	Description	Ex.
17.04.040	Zoning—General Provisions—District classifications	13
17.04.070	Zoning—General Provisions—Exceptions to front yard setback req.	14
17.04.075(G)	Zoning—General Provisions—Intrusions into setbacks	15
17.04.110(A)	Zoning—General Provisions—Movement of single-family dwelling, two-family dwelling or multi-family dwelling	16
17.12.020(B)	Zoning—Administration, Construction, Enforcement—Boundaries	17
17.13.040(A)	Zoning—Emergency and Transitional Housing—Districts where emergency housing and transitional housing are permitted	18
17.18.010	Zoning—Zone AP Chelan Municipal Airport District—Purpose	21
17.18.020	Zoning—Zone AP Chelan Municipal Airport District—Permitted uses	22
17.18.040	Zoning—Zone AP Chelan Municipal Airport District—Conditional uses	23
17.18.050	Zoning—Zone AP Chelan Municipal Airport District—Development and use standards	24
17.20.010	Zoning—Zone R-1 Single Family Residential District—Permitted uses	25
17.20.020	Zoning—Zone R-1 Single Family Residential District— Accessory uses	26
17.20.030(L)	Zoning—Zone R-1 Single Family Residential District—Conditional Uses	27
17.20.040	Zoning—Zone R-1 Single Family Residential District—Dimensional standards	28

Section of Municipal Code	Description	Ex.
17.24.010	Zoning—Zone R-M—Multi-Family Residential District—Permitted uses	29
17.24.020	Zoning—Zone R-M—Multi-Family Residential District—Accessory uses	30
17.24.030	Zoning—Zone R-M—Multi-Family Residential District—Conditional Uses	31
17.24.040	Zoning—^Zone R-M—Multi-Family Residential District— Dimensional standards	32
17.44.010	Zoning—Zone W-1—Warehousing and Industrial District— Permitted uses	38
17.44.020	Zoning—Zone W-1—Warehousing and Industrial District— Accessory uses	39
17.44.030	Zoning—Zone W-1—Warehousing and Industrial District Conditional uses	40
17.44.040	Zoning—Zone W-1—Warehousing and Industrial District— Dimensional standards	41
17.46.030	Zoning—Zone SUD—Special Use District—Conditional uses	42
17.46.040	Zoning—Zone SUD—Special Use District—Dimensional standards	43
17.47.060	Zoning—Agricultural Tourism—High intensity uses	44
17.48.010	Zoning—Zone T-A—Tourist Accommodations District— Permitted uses	45
17.48.030	Zoning—Zone T-A—Tourist Accommodations District— Conditional uses	46
17.48.040	Zoning—Zone T-A—Tourist Accommodations District— Dimensional standards	47
17.50	Zoning—Zone P—Public Lands and Facilities District	48
17.50.030	Zoning—Zone P—Public Lands and Facilities District— Conditional uses	49
17.50.040	Zoning—Zone P—Public Lands and Facilities District— Dimensional standards	50
17.52	Zoning—Zone P-D—Planned Development District	51

Section of Municipal Code	Description	Ex.
17.52.020	Zoning—Zone P-D—Planned Development District—Zoning district-Reversion	52
17.52.050	Zoning—Zone P-D—Planned Development District—Combined applications	53
17.52.060	Zoning—Zone P-D—Planned Development District—Application-Supporting documentation	54
17.52.090	Zoning—Zone P-D—Planned Development District—Project densities	55
17.52.130	Zoning—Zone P-D—Planned Development District—Common open space requirements	56
17.52.290	Zoning—Zone P-D—Planned Development District—Plan modification and amendments	57
17.56.020	Zoning—Conditional Uses—Permit-Restrictions or conditions stipulated	59
17.56.060	Zoning—Conditional Uses—Home occupations	60
17.56.070	Zoning—Conditional Uses—Public schools and private schools offering curricula similar to public schools	61
17.56.080	Zoning—Conditional Uses—Mini day care centers and day care centers	62
17.56.100	Zoning—Conditional Uses—Clinics,hospitals,and sanitariums	63
17.56.110	Zoning—Conditional Uses—Churches	64
17.56.120	Zoning—Conditional Uses—Municipal building/structures	65
17.56.150	Zoning—Conditional Uses—Motels	66
17.56.230	Zoning—Conditional Uses—Bed and breakfast	67
17.56.280	Zoning—Conditional Uses—Large satellite dish antennas and broadcast and relay towers	68
17.56.300	Zoning—Conditional Uses—Community waterfront parks	69
17.58.050	Zoning—Signs—Sign classification	70
17.58.060	Zoning—Signs—Construction and design standards	71
17.60.020	Zoning—Landscaping—Plant materials standards	72

Section of Municipal Code	Description	Ex.
17.60.030	Zoning—Landscaping—Landscaping typology standards	73
17.68.040	Zoning—Nonconforming Uses—Destruction-Rebuild or repair	74
17.70.020	Zoning—Wireless Telecommunications Facilities—Permits and exceptions	75
17.17.030	Zoning—Wireless Telecommunications Facilities—General siting criteria	76
17.70.060	Zoning—Wireless Telecommunications Facilities—Broadcast and relay towers—Development standards	77
19.10.040	Administration of Development Regulations - General Provisions - Definitions	78
25.05.010	Amend referenced development standards Section One — Water Standards, U. Interim Water Standards Section Three — Sewer Standard Interim On-Site Septic Systems Section Nine — Parking Standards P. Reduction in Required On-site Parking Section Ten — Utility Designs, Land Division, Lots	79
17.04.180	Zoning—General Provisions—Right to farm	87
17.04.190	Zoning—General Provisions—Rural to Urban Transition Standards	88
17.04.200	Zoning—General Provisions—Requests for Additional Height	89
17.48.060	Zoning—Zone T-A—T-A Overlay District Dimensional Standards	90
17.56.340	Zoning—Conditional Uses—Resort Plans in T-A Overlay	91
17.59	Zoning—Hillside Development and Design Standards	92
17.60.035	Zoning—Landscaping—Landscaping in Wildland-Urban Interface Areas	93
25.1	Development Standards—Adequacy of Public Facilities	94

E. Staff Conclusions

County adoption of City of Chelan zoning and related proposals is recommended for adoption. Adoption of the proposed amendments aligns with countywide planning policies, county planning policies, and the 1997 interlocal planning MOU and RCW 36.70A.100. Land use changes are not in conflict with Chelan County planning policies and proper public notice procedures have been followed.

Elements from the attached ordinance which have been edited out from adoption (e.g. zones that are not located in the UGA) may still be referenced when needed to interpret any cross references or related language within the land use code; this interpretation provision will be part of the Resolution.

Please refer to attachments for the full text of each amendment, along with SEPA documentation. Suggested findings of fact and conclusions of law are included below in sections F and G.

F. Suggested Findings of Fact

1. Chelan County and the City of Chelan have adopted Comprehensive Plans per the requirements of RCW 36.70A.040 (4) (d), the Growth Management Act.
2. RCW 36.70A.210 requires that the Comprehensive Plan be consistent with the provisions of the adopted County-Wide Planning Policies.
3. The City of Chelan issued a determination of non-significance on May 23, 2017. Chelan County has made a determination of non-significance issued on October 12, 2021, published on October 14, 2021. The DNS relates to all sections included for adoption.
4. The City of Chelan sent notices to Department of Commerce for a 60-day review.
5. Reviewing agencies and the general public were given an opportunity to comment on the proposed amendments.
6. Chelan County Code, Title 14, provides review criteria for the consideration of adopting amendments to Comprehensive Plans and Development Regulations. Chelan County followed the procedures required for amendments.
7. A workshop was held with the Chelan County Planning Commission on September 22, 2021 to review and discuss related amendments.
8. A Public Hearing was held with the Chelan County Planning Commission on October 27, 2021. Public testimony was taken and included in the file of record.
9. A workshop with the Board of County Commissioners is expected to occur November 9, 2021.
10. A Public Hearing with the Board of County Commissioners is expected to occur November 23, 2021.

G. Suggested Conclusions of Law

1. The proposed amendments to the City of Chelan UGA zoning code and development regulations address a public need or a land use issue.
2. The proposed amendments are consistent with the City of Chelan Comprehensive Plan and the County-wide Planning Policies.
3. The proposed amendments are consistent with the goals of the Growth Management Act, Chapter 26.70A RCW.
4. The requirements of RCW 43.21C, the State Environmental Policy Act, and WAC 197-11 have been satisfied.
5. The proposed amendments do not adversely affect lands designated as resource lands of long-term commercial significance or critical areas in ways that cannot be mitigated.
6. The required State agency review with the Department of Commerce (COM) and other State agencies was completed through the review of City of Chelan's adoption process.
7. Public notice was provided pursuant to Chelan County Code Title 14.
8. The adoption of these amendments is in the best interest of the public and furthers the health, safety,

and welfare of the citizens of Chelan County.

H. Attachments

Full text and SEPA documentation for Chelan Ordinance

ORDINANCE NO. 2017-1533

**AN ORDINANCE OF THE CITY OF CHELAN,
WASHINGTON ADOPTING THE 2017 UPDATE TO THE
COMPREHENSIVE PLAN, COMPREHENSIVE PLAN
LAND USE & ZONING MAP AND REVISING VARIOUS
PROVISIONS OF THE CHELAN MUNICIPAL CODE TO BE
CONSISTENT THEREWITH**

WHEREAS, the Washington State Growth Management Act, RCW 36.70A, *et seq.* requires that the City of Chelan adopt a comprehensive plan; and

WHEREAS, the Growth Management Act, in RCW 36.70A.130, requires the City of Chelan to take legislative action to review and, if needed, revise its comprehensive plan and development regulations to ensure their continued compliance with the requirements in Chapter 36.70A RCW by June 30, 2017. The City was eligible for a 24-month extension under RCW 36.70A.130(6)(e), extending the deadline to June 30, 2019; and

WHEREAS, on March 10, 2016, the Chelan City Council established and broadly disseminated to the public the draft scope of work, schedule and public participation plan for the update to the comprehensive plan in accordance with RCW 36.70A.130(2), 36.70A.035 and 36.70A.140; and

WHEREAS, the City of Chelan has followed its adopted public participation plan, as described in **Exhibit 1**; and

WHEREAS, the Planning Commission and City Council, through the public participation process, established five key vision concepts to help guide the comprehensive plan update process. The five concepts areas are affordable housing, quality of life, a healthy economy, recreational access to Lake Chelan and protecting iconic views; and

WHEREAS, the Planning and Community Development Department reviewed the 2017 Comprehensive Plan Update and Municipal Code Update, as originally proposed, and issued a Determination of Non-Significance (DNS). One addendum to the DNS for subsequent revisions was issued pursuant to WAC 197-11-625 on October 16, 2017, which did not substantially change the analysis of the original DNS. Copies of both the DNS and Addendum are attached as **Exhibit 2-A**; and

WHEREAS, Chelan County and the City of Chelan conducted a joint public meeting in November 2016 and have considered Urban Growth Area boundary changes in each agency's comprehensive plan update process; and

WHEREAS, Chelan County determines the Urban Growth Area boundary in consultation

with the City, and until Chelan County takes action on the Urban Growth Area boundary, the 2009 Comprehensive Plan is in effect for the unincorporated territory; and

WHEREAS, the Planning and Community Development Department reviewed the 2017 Comprehensive Plan Update and prepared initial recommended amendments based on the criteria in the Chelan Municipal Code (CMC) 19.40.080. A table addressing the criteria is attached as **Exhibit 2-B**.

WHEREAS, the City of Chelan provided the draft 2017 Comprehensive Plan Update to the Washington State Department of Commerce on May 23, 2017, in accordance with RCW 36.70A.106. Department of Commerce completed its review on August 15, 2017. A copy of the Department of Commerce letter is attached as **Exhibit 2-C**; and

WHEREAS, the City of Chelan Planning Commission held public hearings on March 15, 2017 and May 17, 2017, and six work sessions between March 15, 2016, and July 19, 2017, during most of which public comment was taken on the 2017 Comprehensive Plan Update. Those comments were addressed in the *Summary of Comments and Requests considered by the Planning Commission, November 2016-June 2017* (Appendix B of Staff Report to City Council, Updated August 18, 2017); and

WHEREAS, the City of Chelan Planning Commission recommended adoption of its final draft 2017 Comprehensive Plan Update on July 19, 2017 and presented the plan to City Council on August 8, 2017; and

WHEREAS, the City Council held a public hearing on August 22, 2017, on the Planning Commission's recommended version of the 2017 Comprehensive Plan Update. After the public hearing, City Council deliberated on September 12, September 21, October 6, and October 10 for the final version of the 2017 Comprehensive Plan Update after consideration of all public comment was received; and

WHEREAS, the City Council received extensive oral testimony on the 2017 Comprehensive Plan Update at the noticed public hearings and during time allocated for public comment at City Council regular and special meetings; and

WHEREAS, the City has received over 115 written comments regarding the 2017 Comprehensive Plan Update representing over 100 persons which were compiled in the *Comprehensive Plan and Municipal Code Update Comments*, August 18, 2017; and

WHEREAS, RCW 36.70A.070(3) requires that comprehensive plans include a capital facilities plan element consisting of, among other items, " ... at least a six-year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes ... " The CFP includes a complete six-year capital improvement program with identified funding sources.

WHEREAS, the City Council finds that the 2017 Comprehensive Plan Update identifies the infrastructure and capital facility investments to support the forecasted growth and future

community needs, and is linked to plans for transportation, utilities, parks and other public facilities; and

WHEREAS, the City of Chelan adopts an update to its Critical Areas Ordinance, which includes best available science as required by RCW 36.70A.170 and RCW 36.70A.172; and

WHEREAS, the City Council reviewed the complete record associated with all proposed revisions, additions and alterations to the 2017 Comprehensive Plan Update; and

WHEREAS, the City Council finds it necessary and in the public interest that the 2017 Comprehensive Plan Update with appendices be adopted; and

WHEREAS, the City Council finds the 2017 Comprehensive Plan Update goals and policies influenced by or related to shorelines are consistent with the Shoreline Management Act (RCW 90.58), State Master Program Approval/Amendment Procedures and Master Program Guidelines (Chapter 173-26 WAC), adopted City of Chelan Shoreline Master Program and the goals and policies of that Shoreline Master Program, as amended, are hereby incorporated by reference into the 2017 Comprehensive Plan Update; and

WHEREAS, the City Council finds that the 2017 Comprehensive Plan Update adopted by this Ordinance maintains the public health, safety, and welfare; and

WHEREAS, the City Council finds that the 2017 Comprehensive Plan Update seeks to preserve and enhance quality of life, including economic opportunities, public safety, human services, housing, education, parks and natural areas, and quality neighborhoods; and

WHEREAS, the City Council finds that the 2017 Comprehensive Plan Update seeks to protect and restore ecological systems of the natural environment, including protecting critical areas and preserving open space areas; and

WHEREAS, the City Council finds that the adoption of the 2017 Comprehensive Plan Update meets the comprehensive plan amendment review criteria set forth in CMC Chapter 19.40 and all other applicable legal criteria; and

WHEREAS, the City of Chelan has reviewed its development regulations for consistency with the 2017 Comprehensive Plan Update and the Growth Management Act, and is revising its development regulations to be consistent therewith as stated below; and

WHEREAS, the 2017 Comprehensive Plan Update provides policy direction for the City's development regulations, and the determination of consistency of individual development proposals with the Comprehensive Plan is determined by their compliance with the City's adopted development regulations; and

WHEREAS, this Ordinance is supported by the exhibits to this Ordinance and documents on file with the City of Chelan; and

WHEREAS, this Ordinance is adopted pursuant to RCW 36.70A and Article XI, Section 11, of the Washington State Constitution; and

WHEREAS, with the adoption of this Ordinance, the City of Chelan has completed the required Periodic Review of its Comprehensive Plan, Development Regulations and Critical Areas Ordinance.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CHELAN, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Incorporation of Recitals. The recitals above constitute and shall be treated as findings and conclusions in support of this Ordinance and, together with the exhibits to this Ordinance and the public record compiled by the City during the development of the 2017 Comprehensive Plan Update, comprise the analysis required by applicable provisions of the Chelan Municipal Code and the Washington State Growth Management Act.

Section 2. Adoption of the City of Chelan Comprehensive Plan. The 2009 City of Chelan Comprehensive Plan is hereby repealed and replaced with the 2017 City of Chelan Comprehensive Plan, attached hereto as **Exhibit 3-A and 3-B**, and consisting of the Comprehensive Plan and Appendices.

Section 3. Amendment to Comprehensive Land Use / Zoning Map. The changes to the land use designation set out in the *Future Land Use Plan and Zoning 2017* map, Exhibit 2-15 of the 2017 City of Chelan Comprehensive Plan (*supra*, page 2-24) is approved. The Planning Department is directed to revise the City’s Official Land Use Designation and Zoning Map and the City’s Pre-Annexation Zoning Map based on said changes. The Planning Department is directed to communicate these recommended changes to Chelan County as necessary.

Section 4. Public Interest. The City Council finds it to be in the public interest to adopt amendments to the Chelan Municipal Code to ensure that the City’s development and zoning regulations continue to implement the 2017 Comprehensive Plan Update.

Section 5. Repeal of Inconsistent Provisions. The following portions of the Chelan Municipal Code are repealed, as they are inconsistent with the 2017 Comprehensive Plan Update:

Ch. / Sec.	Description
14.10.120	Critical Areas—Critical areas review checklist
17.15	Zoning—Chelan Infill Overlay District Land Use and Development Code
17.16	Zoning—Zone A—Agricultural District
17.28	Zoning—Zone C-L—Low Density Commercial District
17.32	Zoning—Zone C-H—High Density Commercial District

Section 6. Amendment of Existing Provisions. The following provisions of the Chelan Municipal Code are amended as set out in the exhibits to this Ordinance, in order to

coordinate their provisions with the 2017 City of Chelan Comprehensive Plan Update:

Ch. / Sec.	Description	Ex.
14.10.020	Critical Areas—Definitions	4
14.10.040	Critical Areas—General provisions	5
14.10.060	Critical Areas—Designation, classification and protection	6
15.04.020	Building Codes—Adoption of codes	7
15.04.040	Building Codes—Amendments to the 2012 Intl. Codes	8
15.12.030	Excavations, Dangerous Conditions—Referral of applications	9
15.12.040	Excavations, Dangerous Conditions—Granting of permits	10
16.24.010	Binding Site Plans—Purpose	11
16.36.020	Design Standards—Fill and grade	12
17.04.040	Zoning—General Provisions—District classifications	13
17.04.070	Zoning—General Provisions—Exceptions to front yard setback req.	14
17.04.075(G)	Zoning—General Provisions—Intrusions into setbacks	15
17.04.110(A)	Zoning—General Provisions—Movement of single-family dwelling, two-family dwelling or multi-family dwelling	16
17.12.020(B)	Zoning—Administration, Construction, Enforcement—Boundaries	17
17.13.040(A)	Zoning—Emergency and Transitional Housing—Districts where emergency housing and transitional housing are permitted	18
17.14.020(B)	Zoning—Chelan Downtown Land Use and Development Code—Regulating plan-Land use districts and site orientation standards-- Regulating Map.	19
17.14.020(C)	Zoning—Chelan Downtown Land Use and Development Code—Regulating plan-Land use districts and site orientation standards-- Regulating Map.-- Overlay District Uses and Dimensional Standards.	20
17.18.010	Zoning—Zone AP Chelan Municipal Airport District—Purpose	21
17.18.020	Zoning—Zone AP Chelan Municipal Airport District—Permitted uses	22
17.18.040	Zoning—Zone AP Chelan Municipal Airport District—Conditional uses	23
17.18.050	Zoning—Zone AP Chelan Municipal Airport District—Development and use standards	24
17.20.010	Zoning—Zone R-1 Single Family Residential District—Permitted uses	25
17.20.020	Zoning—Zone R-1 Single Family Residential District—Accessory uses	26
17.20.030(L)	Zoning—Zone R-1 Single Family Residential District—Conditional uses	27
17.20.040	Zoning—Zone R-1 Single Family Residential District—Dimensional standards	28
17.24.010	Zoning—Zone R-M—Multi-Family Residential District—Permitted uses	29
17.24.020	Zoning—Zone R-M—Multi-Family Residential District—Accessory uses	30
17.24.030	Zoning—Zone R-M—Multi-Family Residential District—	31

Ch. / Sec.	Description	Ex.
	Conditional uses	
17.24.040	Zoning—Zone R-M—Multi-Family Residential District— Dimensional standards	32
17.36.010	Zoning—Zone C-HS—Highway Service Commercial District—Permitted uses	33
17.36.030	Zoning—Zone C-HS—Highway Service Commercial District—Conditional uses	34
17.36.040	Zoning—Zone C-HS—Highway Service Commercial District—Dimensional standards and development requirements	35
17.40.010	Zoning—Zone C-W—waterfront Commercial District— Permitted uses	36
17.40.040	Zoning—Zone C-W—Waterfront Commercial District Dimensional standards	37
17.44.010	Zoning—Zone W-I—Warehousing and Industrial District— Permitted uses	38
17.44.020	Zoning—Zone W-I—Warehousing and Industrial District— Accessory uses	39
17.44.030	Zoning—Zone W-I—Warehousing and Industrial District— Conditional uses	40
17.44.040	Zoning—Zone W-I—Warehousing and Industrial District— Dimensional standards	41
17.46.030	Zoning—Zone SUD—Special Use District—Conditional uses	42
17.46.040	Zoning—Zone SUD—Special Use District—Dimensional standards	43
17.47.060	Zoning—Agricultural Tourism—High intensity uses	44
17.48.010	Zoning—Zone T-A—Tourist Accommodations District— Permitted uses	45
17.48.030	Zoning—Zone T-A—Tourist Accommodations District— Conditional uses	46
17.48.040	Zoning—Zone T-A—Tourist Accommodations District— Dimensional standards	47
17.50	Zoning—Zone P—Public Lands and Facilities District	48
17.50.030	Zoning—Zone P—Public Lands and Facilities District— Conditional uses	49
17.50.040	Zoning—Zone P—Public Lands and Facilities District— Dimensional standards	50
17.52	Zoning—Zone P-D—Planned Development District	51
17.52.020	Zoning—Zone P-D—Planned Development District—Zoning district-Reversion	52
17.52.050	Zoning—Zone P-D—Planned Development District— Combined applications	53
17.52.060	Zoning—Zone P-D—Planned Development District— Application-Supporting documentation	54
17.52.090	Zoning—Zone P-D—Planned Development District—Project densities	55
17.52.130	Zoning—Zone P-D—Planned Development District Common open space requirements	56
17.52.200	Zoning—Zone P-D—Planned Development District—Plan modification and amendments	57
17.54.010	Zoning—Manufactured Housing Parks—Districts where	58

Ch. / Sec.	Description	Ex.
	manufactured housing parks are permitted	
17.56.020	Zoning—Conditional Uses—Permit-Restrictions or conditions stipulated	59
17.56.060	Zoning—Conditional Uses—Home occupations	60
17.56.070	Zoning—Conditional Uses—Public schools and private schools offering curricula similar to public schools	61
17.56.080	Zoning—Conditional Uses—Mini day care centers and day care centers	62
17.56.100	Zoning—Conditional Uses—Clinics, hospitals, and sanitariums	63
17.56.110	Zoning—Conditional Uses—Churches	64
17.56.120	Zoning—Conditional Uses—Municipal building/structures	65
17.56.150	Zoning—Conditional Uses—Motels	66
17.56.230	Zoning—Conditional Uses—Bed and breakfast	67
17.56.280	Zoning—Conditional Uses—Large satellite dish antennas and broadcast and relay towers	68
17.56.300	Zoning—Conditional Uses—Community waterfront parks	69
17.58.050	Zoning—Signs—Sign classification	70
17.58.060	Zoning—Signs—Construction and design standards	71
17.60.020	Zoning—Landscaping—Plant materials standards	72
17.60.030	Zoning—Landscaping—Landscaping typology standards	73
17.68.040	Zoning—Nonconforming Uses—Destruction-Rebuild or repair	74
17.70.020	Zoning—Wireless Telecommunications Facilities—Permits and exceptions	75
17.17.030	Zoning—Wireless Telecommunications Facilities—General siting criteria	76
17.70.060	Zoning—Wireless Telecommunications Facilities—Broadcast and relay towers—Development standards	77
19.10.040	Administration of Development Regulations—General Provisions—Definitions	78
25.05.010	Amend referenced development standards Section One — Water Standards, U. Interim Water Standards Section Three — Sewer Standard Interim On-Site Septic Systems, Section Nine – Parking Standards P. Reduction in Required On-site Parking, Section Ten – Utility Designs, Land Division, Lots	79

Section 6. Shoreline Master Program Amendments. The City of Chelan’s Shoreline Master Program, amended by Ordinance 2016-1524, is further amended as follows to coordinate its provisions with the 2017 City of Chelan Comprehensive Plan Update:

Ch. / Sec.	Description	Ex.
3.2.F	Use Matrix and Development Standards, Table 3-1	80
Ch. 9	Definitions, “T”, Transportation Facilities	81

Section 8. Adoption of New Provisions. The following provisions are adopted, in order to coordinate with the 2017 City of Chelan Comprehensive Plan Update:

Ch. / Sec.	Description	Ex.
15.06	Buildings and Construction—Wildland and Urban Interface Code	82
15.12.050	Buildings and Construction—Dust control	83
15.24	Buildings and Construction—Storage of Combustible Material	84
16.36.130	Land Divisions—Design Standards—Clustering Standards	85
16.36.140	Land Divisions—Design Standards—Condominium Conversion	86
17.04.180	Zoning—General Provisions—Right to farm	87
17.04.190	Zoning—General Provisions—Rural to Urban Transition Standards	88
17.04.200	Zoning—General Provisions—Requests for Additional Height	89
17.48.060	Zoning—Zone T-A—T-A Overlay District Dimensional Standards	90
17.56.340	Zoning—Conditional Uses—Resort Plans in T-A Overlay	91
17.59	Zoning—Hillside Development and Design Standards	92
17.60.035	Zoning—Landscaping—Landscaping in Wildland-Urban Interface Areas	93
25.10	Development Standards—Adequacy of Public Facilities	94

Section 9. Severability. If any term or provision in this Ordinance shall be held to be invalid or unenforceable by a court of competent jurisdiction, such invalidity or unenforceability shall not affect the validity or enforceability of any other term or provision of this Ordinance.


Section 10. Publication and Effect. This Ordinance, or a summary thereof, shall be published in the official newspaper of the City of Chelan and shall take effect and be in full force 30 days after passage and publication, except as follows:

A. Chelan County determines the Urban Growth Area boundary in consultation with the City, and until Chelan County takes action on the Urban Growth Area boundary, the 2009 Comprehensive Plan is in effect for the unincorporated territory.

B. Buildings and Construction—Wildlife and Urban Interface Code Provisions in Section 7 shall take effect and be in full force February 1, 2018, to allow Building & Planning Department time to prepare advisory materials to future development applicants.

C. Shoreline Master Program Amendments in Section 6: The Building & Planning Department shall transmit the Approved Shoreline Master Program to the Washington State Department of Ecology for its review and approval. Such amendments shall take effect thirty (30) days after the passage and publication or upon approval of the Shoreline Master Program by the Washington State Department of Ecology, whichever is later.

PASSED by the City Council of the City of Chelan, Washington, this 14th day of November, 2017.



 Michael Cooney, Mayor

ATTEST:



Peri Gallucci, City Clerk

APPROVED AS TO FORM:



Quentin Batjer, City Attorney

FILED WITH THE CITY CLERK: November 8, 2017
PASSED BY THE CITY COUNCIL: November 14, 2017
PUBLISHED: November 22, 2017
EFFECTIVE DATE: December 22, 2017
ORDINANCE NO.: 2017-1533

**SUMMARY OF ORDINANCE NO. 2017-1533
of the City of Chelan, Washington**

On the 14th day of November, 2017, the City Council of the City of Chelan, Washington, passed Ordinance No. 2017-1533. A summary of the content of said Ordinance provides as follows:

**AN ORDINANCE OF THE CITY OF CHELAN,
WASHINGTON ADOPTING THE 2017 UPDATE TO THE
COMPREHENSIVE PLAN, COMPREHENSIVE PLAN
LAND USE & ZONING MAP AND REVISING VARIOUS
PROVISIONS OF THE CHELAN MUNICIPAL CODE TO BE
CONSISTENT THEREWITH**

The full text of the Ordinance will be mailed upon request.

DATED this 15th day of November, 2017.

Peri S. Gallucci
City Clerk

Published in the Lake Chelan Mirror on November 22, 2017

Errata

November 8, 2017

Since the proposed plan and code were posted on November 3, 2017, some consistency edits have been identified. These would be added to the proposed plan and code attached to the proposed adoption Ordinance.

Land Use Element / Exhibit 3A

To ensure there is consistency in the density stated in the proposed code at CMC 17.44.040.C and recognizes the pending PDD and development agreement amendment.

Amend Exhibit 2 19. Future Land Use Map Designations and Densities – selected rows as follows:

Warehousing Industrial District (W-I)	and	8.7 du/acre; <u>18 du/ac in Apple Blossom Center or as permitted by the PDD and associated development agreement</u>
--	-----	---

Apple Blossom PDD	8.7 <u>18 du/ac or as permitted by the PDD and associated development agreement</u>
-------------------	--

Similar edits on page 2-34 under W-I:

Density: 8.7 du/acre for conditionally allowed workforce housing and live-work developments; 18 du/acre Apple Blossom Center Overlay or as permitted by the PDD and associated development agreement.

ZONING CODE

W-I/ Exhibit 41

Page 142 of PDF, add to paragraph 17.44.040.C:

C. Standards for multifamily housing in Apple Blossom Center: See PDD approval and Development Agreement. Density shall not exceed 18 units per acre or as permitted by the PDD and associated development agreement. Where the Development Agreement is silent, the City may apply R-M standards to address dimensional and other performance standards.

SUD/Exhibit 43

Page 145 of PDF, Subsection 17.46.040.A.2.a.i: references to 17.04.190.C.2.c should be 17.04.190.C.1.c.

Exhibit 2-19. Future Land Use Map Designations and Densities

Designation Name	Maximum Gross Density
Residential Designations	
Single-Family Residential (R-L)	4 du/ac. A density bonus for affordable housing is allowed.
Downtown Single-Family (DSF)	7.26 du/ac
Downtown Mixed Residential (DMR)	No limit. Density effectively limited by height and other development standards.
Multi-Family Residential (R-M)	Residential density shall not exceed 18 residential dwelling units per acre.
Mixed Use and Commercial Designations	
Special Use District (SUD)	Gateways: 1 du/5 acres; 1 du/acre if clustered with majority of land conserved in open space. Lord Acres: 1 du/5 acres; 3 du/acre if clustered with majority of land conserved in open space. A density bonus is allowed where more open space is provided or where affordable housing is provided.
Downtown Mixed Use (DMU)	No limit. Density effectively limited by height and other development standards.
Tourist Mixed Use (TMU)	No limit. Density effectively limited by height and other development standards.
Tourist Accommodations (T-A)	8.7 du/ac for single-family detached dwellings and eighteen (18) dwelling units per acre for all other forms of dwellings on T-A lands fronting state highways. A density bonus for affordable single-family housing is allowed. See Overlay for clustering on Butte.
Highway Service Commercial (C-HS)	8.7 du/acre
Waterfront Commercial (C-W)	Not applicable
Industrial and Airport Designations	
Warehousing and Industrial District (W-I)	8.7 du/acre; <u>18 du/ac in Apple Blossom Center or as permitted by the PDD and associated development agreement</u>
Airport (A)	Not applicable
Public Designations	
Public Lands and Facilities (PLF)	Not applicable
Downtown Public	Not applicable

Designation Name	Maximum Gross Density
Overlay Designations	
Planned Development District (PDD) Overlay	Uniquely determined through PDD process and any associated development agreements, where applicable.
Apple Blossom PDD	8-718 du/ac <u>or as permitted by the PDD and associated development agreement</u>
The Lookout PDD	6 du/ac
T-A Cluster Overlay	Without clustering, densities would be 1 unit per 5 acres. With clustering, gross densities would equal 1 unit per acre. Density bonuses allow densities to reach 1.5 units per acre where recreational trail connections open to general public or public amenities open to the public are provided, if greater open space is reserved above the minimum, or if affordable housing is provided. A Resort Plan that meets performance standards offers additional density (4-8.7 du/ac) and would be allowed by Conditional Use Permit.
Live-Work	8.7 du/ac
Shoreline Environment Designations	Density is same as base designation.

Residential Designations

Single-Family Residential (R-L)

Purpose: The R-L designation is intended to preserve existing housing stock and provide residential development opportunities for predominantly single-family detached dwelling units. The R-L designation promotes standards that preserve the natural landscape of hillsides and ravines and other critical areas, reduce the risk of geologic and fire hazards, and conserve designated public views.

Designation Criteria: This designation is intended to be applied in areas suitable and desirable for residential use, which are or will become developed by single-family dwellings. Lands should be adequately served at the time of development with roads, utility services and other public facilities commensurate with anticipated population and dwelling unit densities.

Principal Uses: Uses are limited to single-family residential uses, accessory dwelling units, and, under specific conditions, public service uses which are necessary to serve residential areas.

Density: Residential density shall not exceed four residential units per gross acre, except where a density bonus is offered for affordable housing.



Designation Criteria: This designation is applied to properties along the Lake Chelan shoreline that function as a working waterfront with water-oriented commercial uses.

Principal Uses: Allow boat fueling and servicing, industrial docks, water-based transport hub (e.g. float planes and boats), and other uses incidental to commercial water transportation. Permit water-dependent, water-related, and water-enjoyment uses consistent with the Shoreline Master Program. Commercial activities on the ground floors with office spaces above could create unique waterfront focal points for the community. Mixed-use residential providing water dependent and public access uses are allowed per the Shoreline Master Program.

Density: 8.7 units per acre for vertical or horizontal mixed uses.

Industrial and Airport Designations

Warehousing and Industrial District (W-I)

Purpose: The W-I designation provides appropriately located areas for various warehouse and industrial uses that enhance the city's economic base, and provide jobs for residents of the area, while at the same time ensuring a high quality of life free from excessive dust, noise, odors, smoke, heavy traffic congestion, and air and water pollution.

Designation Criteria: The W-I designation is applied in areas suitable for warehouse and industrial uses which are or will be developed by industries that are not detrimental to agriculture or recreation in the Lake Chelan area and that are located outside the Downtown Master Plan area. W-I is applied to larger land holdings that are topographically level, with arterial transportation access, and where such developments can be designed in a compatible manner.

Principal Uses: Allow agricultural production, manufacturing enterprises, warehousing, industrial establishments, and compatible commercial services.

Conditionally allow workforce housing that is accessory to principal uses. Design and locate workforce housing to promote the health and safety of the workforce, and ensure adequate access to commercial, educational, and recreational services. Ensure location and design of workforce housing or live-work development that supports long-term industrial employment uses both onsite and offsite.

Allow live-work developments conditionally to promote opportunities for entrepreneurial activities and new economy jobs, housing ownership and rental units (e.g. for townhouses, multiplex, or cottage style units), working lands such as agriculture, and recreation opportunities.

Density: 8.7 du/acre for conditionally allowed workforce housing and live-work developments; 18 du/acre Apple Blossom Center Overlay or as permitted by the PDD and associated development agreement.

Airport (A)

Purpose: The Airport (A) designation allows for a variety of mixed airport type uses for the airport property including: providing the leasing of lots at the airport for hangars, helipads and possibly some light manufacturing, assembly or for business uses. Airport designation regulations discourage the siting of incompatible uses adjacent to the airport.

Designation Criteria: Applies to Chelan Municipal Airport and abutting lands within the city limits and Chelan UGA.

Principal Uses: Uses necessary for airport operation such as runways, hangars, fuel storage facilities, control towers, etc. Allow commercial and industrial businesses that benefit from proximity to the airport; on private land, allow non-airport oriented commercial or industrial businesses where compatible with the City's Airport Layout Plan. Where urban services are not available, services will have to be provided on site.



Density: Not applicable.

Public Designations

Public Lands and Facilities (PLF)

Purpose: The PLF designation promotes both passive and active recreation, and provides suitable locations for public facilities.

Designation Criteria: The designation applies to lands and facilities under public ownership and use or private institutions. The PLF is not applicable to commercial amusement parks and other such activities.

Principal Uses: This designation is suitable for such uses as wildlife refuges and sanctuaries, municipal parks, ball fields, playgrounds, and golf courses. This designation may also be appropriate for institutions that utilize play fields and/or open space as part of their normal day to day operation or landscaping. Conditionally allow special needs and affordable housing.



Density: Not applicable, except for conditionally permitted special needs and affordable housing consistent with R-M designation.

C. Employee residences located on the property where the resident is employed; provided, that the structures meet the minimum setbacks prescribed in this district;

D. Single-family and joint use docks and boat launches for private, recreational use as accessory to single-family residences;

E. Crop and tree farming, truck farming, nursery buildings;

F. Attached or freestanding private garage, carport or combination thereof not to exceed fifty percent of the floor area of the principal structure, including basement area; provided, that all single-family residences, regardless of size, shall be allowed a minimum size private garage or carport of nine hundred sixty square feet. A garage larger than the standards set out herein shall be allowed as a conditional use under the conditions set forth under Section 17.20.030. Detached garages or carports must be set back twenty-five feet from the front property line;

G. Low and moderate intensity agricultural tourism uses, subject to standards in Chapter 17.47. (Ord. 1477 § 5 (Exh. D) (part), 2014; Ord. 1377 § 4 (App. B) (part), 2009; Ord. 1114 § 6 (part), 1998).

17.46.030 Conditional uses.

Conditional uses are as follows:

A. Places of public or private assembly;

B. Home occupations not meeting the permitted use criteria set forth in Section 17.20.010(F) under conditions set forth in Section 17.56.060;

C. Parks;

D. Community waterfront parks or recreation facilities;

E. Bed and breakfast, pursuant to Section 17.56.230;

F. Accessory dwelling unit;

G. High intensity agricultural tourism uses, subject to standards in Chapter 17.47; and

H. Campground or recreational vehicle parks. (Ord. 1491 § 5 (Exh. D) (part), 2015; Ord. 1477 § 5 (Exh. D) (part), 2014; Ord. 1474 § 7, 2014; Ord. 1377 § 4 (App. B) (part), 2009; Ord. 1257 § 4, 2002; Ord. 1114 § 6 (part), 1998).

I. Parks and playgrounds, including park buildings.

17.46.040 Dimensional standards.

Dimensional standards are as follows:

A. Minimum lot size and mMaximum gross density of six residential units per net acre;

1. Minimum lot size: twelve thousand (12,000) square feet, except where clustered consistent with open space standard 17.46.040.B.1 and cluster subdivision standards in Section 16.36.130, the minimum lot size can be eight thousand five hundred (8,500) square feet.

2. Maximum gross density:

a. SUD zones at the Chelan northwest gateway of the city limits (SR 150 west of Crystal Drive) and southwest gateway of the city limits (SR 97 west of S Millard Street):

i. one (1) dwelling unit per five (5) acres if development is not clustered subject to building placement standards of 17.04.190.C1c: or

I. Live-work developments subject to a master site plan and development standards in Section 17.44.040.E.

17.44.040 Dimensional standards.

Dimensional standards are as follows:

A. Minimum lot area: ten thousand square feet;

B. Minimum width of lot at building line: sixty-five feet. (Ord. 1477 § 5 (Exh. E) (part), 2014; Ord. 1411 § 3 (Exh. B) (part), 2010; Ord. 314 § 12D, 1962).

C. Standards for multifamily housing in Apple Blossom Center: See PDD approval and Development Agreement. Density shall not exceed 18 units per acre or as permitted by the PDD and associated development agreement. Where the Development Agreement is silent, the City may apply R-M standards to address dimensional and other performance standards.

D. Standards for accessory workforce housing:

1. Maximum gross density: 8.7 du/acre; and

2. Development Area. Minimum development area shall be at least 10,000 square feet.

3. Development Standards. Building height, coverage, setbacks shall be consistent with R-M zone at CMC 17.24.040.

4. Rents. Rents charged for any on-site residential unit produced to house temporary or permanent workers may not exceed 30% of the employee's gross wages;

5. Maintenance. All employee units shall be regularly maintained, and kept in a safe, sanitary, livable, and rentable condition.

6. Minimum Size. No employee-housing unit shall be less than 300 square feet.

7. The housing shall accommodate employees of the primary industrial use, whether those employees work onsite or offsite. An applicant may request that up to fifty percent (50%) of the units be available to for rental by employees of other businesses, and such a limit shall be specified in deed restrictions subject to review and approval by the Administrator and City Attorney and shall be recorded with the Chelan County Auditor.

8. Deed Restrictions. All employee-housing units shall be subject to minimum 50-year deed restrictions to ensure long-term use and affordability to employees. All deed restrictions are subject to review and approval by the Administrator and City Attorney and shall be recorded with the Chelan County Auditor. Such deed restriction shall be recorded prior to issuance of a certificate of occupancy for the subject property. Prior to the end of the 50-year deed restriction period, the City may approve a removal of the deed restriction provided there is a payment in lieu of continuing affordability.

E. Standards for live/work:

1. Proposals for live-work shall include a conceptual plan addressing the following:

- a. a project narrative demonstrating consistency with guiding principles and other provisions of the CMC; and
- b. a scaled master conceptual site plan, identifying critical areas, proposed areas of development, proposed recreation and open space, conceptual grading and drainage, parking, roads, and access;
- c. illustrations, architectural sketches, photos or drawings to assist in understanding and visualizing the design and use of the completed proposed development; and
- d. illustration and calculation of general height, bulk, number of dwelling units and square footage of employment and residential-employment buildings.
- e. Intended phasing.

Commented [LG47]: Purpose of Amendment: See Section 7.4 of May 2017 Code Amendment Report and July 2017 Planning Commission Recommendations.

Commented [LG48]: Purpose of Amendment: See Section 7.4 of May 2017 Code Amendment Report and July 2017 Planning Commission Recommendations.

Based on ADU standards. Jackson WY uses 400 sf/unit.

Commented [LG49]: Per Planning Commission recommendations.

Commented [LG50R49]: Council direction: Clarify that W-I accessory workforce housing can have other employees of businesses up to some percentage.

Commented [LG51]: Removed limitation to businesses in the city limit per City Council direction.

Commented [LG52]: Purpose of Amendment: See Section 7.4 of May 2017 Code Amendment Report and July 2017 Planning Commission Recommendations. Consistent with RCW 36.70A.540

Commented [LG53]: Purpose of Amendment: See Section 7.4 of May 2017 Code Amendment Report and July 2017 Planning Commission Recommendations. Consistent with RCW 36.70A.540

Commented [LG54]: Purpose of Amendment: Respond to variable site conditions in W-I zone. Standards are like Leavenworth, Portland and Tacoma.

Commented [LG55R54]: Revised to address comments of Naumes representative and Planning Commission Recommendations.

CITY OF CHELAN GROWTH MANAGEMENT ACT

PUBLIC PARTICIPATION PLAN

March 10, 2016

Introduction

One cornerstone for the success of the Growth Management Act (GMA) is citizen participation. That concept is first articulated in the GMA planning goals, specifically RCW 36.70A020(11), which states that jurisdictions shall *“encourage the involvement of citizens in the planning process.”* Other provisions of the GMA expand upon that public participation planning goal. Cities and counties planning under the GMA must establish *“procedures providing for early and continuous public participation in the development and amendment of comprehensive land use plans and development regulations implementing such plans.”* [RCW 36.70A.140 and WAC 365-195-600]

That early and continuous mandate sets a standard for 'enhanced' public participation to be used continuously throughout the local planning processes. The enhanced procedures augment the minimum legal public notification requirements found in Chapter 36.70 RCW the Planning Enabling Act and Chapter 36.70A -Growth Management Planning by Selected Counties and Cities and supplements the Open Public Meetings Act. These required public notification/hearing requirements have been codified in Title 19 of the Chelan Municipal Code. However, methods of soliciting public involvement are not specified in the GMA laws. The development, adoption, and implementation of a local public participation program is left to the City's own determination pursuant to the requirements of RCW 36.70A140, RCW 36.70A035, and WAC 365-195-600.

The following guidelines form the basic framework for providing appropriate opportunities for the public to participate in the City's GMA planning activities. These guidelines apply throughout the local planning process leading to adoption of the comprehensive plan, development regulations to implement the plan, and amendments to either. Specific public participation programs should be implemented consistent with the guidelines established here based on the nature of the proposed amendment. Ultimately, it is Chelan City Council that will decide on the direction and content of policy documents or regulations that they find to be in the community's best interest.

The guidelines that follow are intended to guide and form the basis for public participation

programs related to GMA and the City of Chelan's local planning process. The City intends to comply with these guidelines as appropriate to a situation. However, it should be noted that legitimate deviations from the guidelines might be warranted, given specific circumstances. The GMA, specifically RCW 36.70A140, states that " ... *errors in exact compliance with the established program and procedures shall not render the comprehensive land use plan or development regulations invalid if the spirit of the program and procedures is observed.*"

Public Participation Guidelines

1. Participation efforts based on scope of proposed amendment(s).

The City of Chelan will establish minimum requirements for public participation tailored to the scope of proposed amendments to the comprehensive plan and development regulations.

The magnitude of a proposed change in the city's comprehensive plan and/or development regulations has a bearing in determining the extent of the City's efforts in soliciting public participation involvement. Amendments that are minor in nature would include such things as annual comprehensive plan updates, review of applicant initiated, site specific comprehensive plan/zoning code amendments, and minor language changes to clarify policy *and/or* land use regulations. By their nature, minor amendments are expected to occur on an annual basis. Major amendments would be expected to occur much less frequently, on a five to ten year basis. They would consist of the development of a new comprehensive plan, the periodic review of a comprehensive plan (as mandated in 2002 under RCW 36.70A.130) or major shifts in policy or development regulations.

All proposed comprehensive plan/development regulation amendments should follow the guidelines set forward in policies 2 -6 as listed below. Additionally, major amendments should include further efforts to generate public participation. Such efforts may include:

- Use of community surveys;
- Community visioning processes;
- Formation of citizen advisory committees;
- Holding neighborhood meetings;
- Soliciting involvement of known organizations and associations with an interest in GMA issues;
- Direct mailing to property owners and interested parties.
- Specific page on the City's website
- Online surveys and informational pages
-

2. Communication programs and information services

The City of Chelan will develop, implement, and maintain communication programs and information services for the purpose of involving the broadest cross-section of the community in the planning process.

To ensure the overall success of the GMA planning process, the City must take steps to involve the public in a meaningful manner. To accomplish that, there are several things that must occur. First, the public should understand the basic concepts of GMA, the local planning process, and how their own participation can affect local plans and regulations. Secondly, the public needs to know how and when to get involved. And finally, they need to understand how their input is used.

The City of Chelan will inform the public through various techniques including, but not limited to, the following:

- Include GMA issues in utility bill inserts when practical.
- List GMA meeting notices on the City World Wide Web Internet site, along with GMA documents, proposals, summaries, or maps.
- Compile, on an ongoing basis, a list of parties interested in GMA and local planning issues. Names should come from meeting and hearing sign-in sheets, written correspondence, and known community groups, as well as specific requests to be included. The list should be used for special mailings and notices as appropriate.
- Issue news releases as appropriate to inform the public about GMA issues, local planning activities, availability of documents, or meeting and hearing dates. Use the City's cablecast station to generate public service announcements and alphanumeric messages.
- Posting the property for site-specific proposals.
- Publishing notices in the *Chelan Mirror*.
- Direct mailing to affected property owners and tenants.
- Press releases for City website, Lake Chelan Mirror, KOZI and GoLakeChelan.com
- Brochures can be used as flyers, self mailers, hand-outs, downloaded documents or emailed messages. Chelan may use brochures to provide information on a specific topic.
- Newsletters offer a chance to send a message and provide information to a section of the citizenry. Staff may prepare an article for utility quarterly newsletter. Articles for inclusion in organizational newsletters may also be submitted to business, church and civic groups for publication in their periodic bulletins
- Newspaper article is an effective way to gain attention of the public by discussing the community development/ planning issue, diverging alternative and the central issues
-

3. Broad dissemination of proposals and alternatives

The City of Chelan will distribute documents so that they are readily available in a timely fashion to all who want to review them.

Documents that contain or describe proposed plans, policies, maps, regulations, or the amendment of those should be readily available. Supporting documents such as reports, analyses, recommendations, or environmental reviews should also be easily accessible. Documents must be available for review well in advance of opportunities for public discussion or testimony.

The City of Chelan will take the following steps to ensure that when scheduled for discussion or decision, pertinent documents will be available in a timely manner as follows:

- Electronic versions posted on the City's Internet site when practical and possible.
- Hard copies shall be made available for checkout or in-office review at the Planning and Development Services Division and, as appropriate, through other divisions or agencies.
- Copies available for the cost of reproduction through the Planning and Development Services Division or, as appropriate, through other divisions or agencies.

Meeting and hearing notices should state the availability and location of documents describing proposals and alternatives or other supporting documents being considered.

4. Public meetings after effective notice

The City of Chelan will publicize public meetings and hearings to ensure that the broadest cross-section of the community is made aware of the opportunities to become involved in the planning process.

At a minimum, the requirements of RCW 36.70 and RCW 36.70A and the requirements listed in Title 19 of the Chelan Municipal Code pertaining to public hearings and notification will always be met.

Public meetings (that include activities such as workshops or open houses) are opportunities for open discussion between the public, staff, and decision-makers. These meetings do not normally involve public testimony. Public hearings are more formalized legal proceedings where public testimony is presented to a decision-maker for consideration. The outcome of a public hearing generally results in an official recommendation in the case of the Planning Commission or a legislative decision in the case of the City Council.

The following guidelines provide direction regarding the number, location, and notification of meetings or hearings relative to the local GMA planning process.

- At least one public hearing will be conducted prior to making either a recommendation or an official decision on a comprehensive plan, a development regulation implementing the plan, or an amendment to either.
- Public meetings or hearings should be advertised in compliance with the Chelan Municipal Code.
- Notification of public meetings or hearings should follow the guidelines specified in policy #1 of this document and should be reasonably calculated to provide notice to property owners and other affected and interested individuals, tribes, government agencies, businesses, and organizations of proposed amendments to the comprehensive plan and development regulations.
- Sign-in sheets should be used at each meeting to develop a specific mailing list for the group itself, as well as adding to the compiled list of parties interested in GMA and local planning issues.
- Meeting summaries should be prepared and available as soon as possible after the meeting.

- Working subgroups or technical advisory committees may deviate from these guidelines at times due to the unique circumstances associated with their function. These include the rapid, high volume, recurring meetings of technical committees, subcommittees, or work groups that focus their efforts on specific issues or limited supporting tasks. Meetings of a quorum of the Planning Commission or City Council that include the review of complete draft plans, regulations, or amendment proposals shall not deviate from these guidelines. In all cases, the subgroup meetings follow the provisions of the Open Public Meetings Act. The initial meeting(s) of the group should be widely advertised through the most appropriate method(s) as described above.

5. Provision for open discussion

The City of Chelan will ensure that public meetings allow for an open discussion of the relevant issues and those hearings allow for appropriate public testimony.

When public meetings or hearings are conducted, the City of Chelan will ensure that those who choose to participate in the planning process have the opportunity to actually take part and have their opinions heard. Towards that end, the following actions will be implemented.

- Agendas shall clearly define the purpose of the meeting or hearing, the items to be considered, and actions that may be taken.
- The scheduled date, time, and place should be convenient so as to encourage the greatest number of people to attend.
- A clearly identifiable facilitator or chair will conduct the meeting or hearing in an orderly fashion to ensure that all attendees have an opportunity to discuss issues, offer comments, or provide testimony.
- The facilitator or chair should provide introductory remarks outlining the purpose of the meeting or hearing and describing how the attendees can best participate and how their input may be used.
- As appropriate, a brief overview of any documents or proposals to be considered will be provided by the facilitator or chair or staff member.
- All persons desiring to participate should be allowed to do so. However, specific factors, such as the purpose of the meeting, size of attendance, time factors, or other opportunities to participate, may suggest some appropriate constraints to be applied. Rules of order for the meeting or hearing should be set forth clearly by the chair or facilitator.
- All attendees will be encouraged to identify themselves on sign-in sheets.
- All meetings and hearings should be tape-recorded.
- Summaries should be prepared and available as soon as possible following a meeting or hearing. As appropriate, summaries should include a listing of relevant issues, comments, or responses. In the case of public hearings, the findings and decision document should serve as the actual summary.
- Special arrangements for meetings or hearings will be made under the provisions of the Americans with Disabilities Act (ADA) with advance notice.
- The City Council shall not consider a change to the comprehensive plan or development regulations if such change is proposed after the opportunity for review and comment has passed under the city's public participation procedures. An opportunity for public review and comment on the proposed change shall be provided to the public before the City Council votes on any proposed change. An additional opportunity for public review and comment is not required if:

1 An environmental impact statement has been prepared under Chapter 43.21 C RCW for the pending resolution or ordinance and the proposed change is within the range of alternatives considered in the environmental impact statement;

2 The proposed change is within the scope of the alternatives available for public comment;

3 The proposed change only corrects typographical errors, corrects cross-references, makes address or name changes, or clarifies language of a proposed ordinance or resolution without changing its effect;

4 The proposed change is to a resolution or ordinance making a capital budget decision as provided in RCW 36.70A.120; or

5 The proposed change is to a resolution or ordinance enacting a moratorium or interim control adopted under RCW 36.70A.390.

6. Opportunity for written comments

The City of Chelan will encourage submission of written comments or written testimony throughout the planning process.

In many instances, detailed, technical, or personal comments can be best expressed and understood in written format. The following steps should be taken to encourage written comments.

- As appropriate, notices for meetings and hearings should include the name and address of the person(s) to whom written comments should be sent, along with the deadline for submitting written comments.
- Persons speaking or testifying should be encouraged to concisely express their comments verbally and provide specific details in written format.
- The deadline for submitting written comments, if allowed subsequent to a meeting or hearing, should be clearly announced by the facilitator or chair.

7. Consideration of and response to public comments

The City of Chelan will consider relevant public comments and public testimony in the decision-making process.

- Time should be reserved subsequent to the close of a hearing or comment deadline and prior to an actual decision so that the decision-maker(s) can adequately review all relevant material or comments.
- Reconvening a hearing for the purpose of addressing comments is an option that the decision-maker(s) may use on a case-by-case basis.
- Substantive comments pertaining to studies, analyses, or reports, along with necessary responses, should be included in the published document itself (such as occurs in the SEPA process of developing a Draft Environmental Impact Statement (EIS) and then a Final EIS with comments and responses).
- The record (such as tape recordings, written comments or testimony, documents, summaries, etc.) will be compiled and maintained by the appropriate City departments. That record will be made available to the decision-maker(s) for their consideration and review prior to a decision.
- Relevant comments or testimony should be addressed through the findings-of-fact portion of the decision-maker's written decision or recommendation.



Community Development Department

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DETERMINATION OF NONSIGNIFICANCE

Comprehensive Plan Update and Municipal Code Update

Project Applicant: City of Chelan

Project Location: City Limits and Urban Growth Area

Project Description: The Comprehensive Plan Update includes amendments to the unified Future Land Use and Zoning Map addressing the city limits and Urban Growth Area, Comprehensive Plan goals and policies, and Capital Facility Plan addressing a range of services and infrastructure. The City is proposing amendments to its Municipal Code to implement the Comprehensive Plan Update: Chapter 14.10 Critical Areas; Title 15 Buildings and Construction; Title 16 Land Divisions; Title 17 Zoning; Title 19 Administration of Development Regulations; Title 25 Development Standards; and the Shoreline Master Program.

Lead Agency: City of Chelan

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

- There is no comment period for this DNS.
- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.
- This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below.

Responsible official: Craig Gildroy

Position/title: Planning Director **Phone:** (509) 682-8017

Address: 135 E. Johnson Avenue/PO Box 1669, Chelan, WA 98816

Date: June 8, 2017

Signature: *Craig Gildroy*

Craig Gildroy
Planning Director

Ron Hanson
Building Official

Vacant
Building Inspector /
Code Enforcement
Officer

Linda Jo Williams
Permit
Coordinator

Joey Meisenheimer
Associate Planner



Addendum

To Determination of Non-Significance issued June 8, 2017 for the Comprehensive Plan Update and Municipal Code Update | Addendum Date October 16, 2017

Introduction

On June 8, 2017, the City of Chelan issued a Determination of Non-Significance (DNS) on June 8, 2017 for the Comprehensive Plan Update and Municipal Code Update together with a supporting checklist. The comment period closed June 22, 2017. No comments were received.

Since the DNS was issued, the Planning Commission recommended a Comprehensive Plan and Municipal Code for City Council consideration. The City Council has given direction to City staff to make revisions and prepare an adopting ordinance.

The purpose of this Addendum is to provide additional information or analysis that does not substantially change the analysis of significant impacts and alternatives in the existing environmental document. The addendum has been prepared consistent with WAC 197-11-625. Agencies are not required to circulate an addendum to a DNS. As a courtesy, the City of Chelan has circulated this addendum to those receiving the DNS and posted it on the project website. It has also been provided to City decision makers.

Description of Proposal

The proposal consists of a Comprehensive Plan Update and Municipal Code Update with the following components:

- The Comprehensive Plan Update includes amendments to the unified Future Land Use and Zoning Map addressing the city limits and Urban Growth Area, Comprehensive Plan goals and policies, and Capital Facility Plan addressing a range of services and infrastructure.
- The City is proposing amendments to its Municipal Code to implement the Comprehensive Plan Update: Chapter 14.10 Critical Areas; Title 15 Buildings and Construction; Title 16 Land Divisions; Title 17 Zoning; Title 19 Administration of Development Regulations; Title 25 Development Standards; and the Shoreline Master Program.

Evaluation of Revisions

Since the publication of the DNS in June 2017, refinements to the proposal have been recommended by the Planning Commission, and considered by the City Council. The revisions are described below together with summary environmental analysis.

Planning Commission Recommendations July 2017:

1. **Approve the Comprehensive Plan Update** with amendments. The Planning Commission accepted the changes in the May 2, 2017 draft plan with additional changes designed to allow for greater height in the T-A Overlay and to clarify a policy supporting regulations for short-term rentals citywide.
 - The T-A Overlay Height would match the underlying T-A base zone. The T-A base zone height is proposed at 40 feet, a reduction of 10 feet over the current code. Thus, no increase in land use or aesthetic impacts are anticipated compared to the “no action” plan/code, and there would be a reduction in potential impacts compared to the “no action” plan/code.
 - The policy amendment consisted of a minor clarification to a policy in order to support the preparation of regulations for short-term rentals citywide.

2. **Approve the Future Land Use Map/Zoning Map** as presented in the Land Use Element Update with amendments. The Planning Commission approved the Future Land Use Map/Zoning Map in the May 2, 2017 Land Use Element with changes designed to: 1) modify the UGA boundary on the southshore (a small addition and a modified exclusion area); 2) create and expand a live-work overlay; 3) allow a T-A addition north of W. Campbell; 4) change the area north of Apple Blossom Center from W-I to R-M; and 5) correct split-parcel designations.
 - The boundaries reflect public input communicated to Chelan County and provided to the City of Chelan. The boundaries continue to be reduced compared to the current Comprehensive Plan. The UGA boundary change was addressed in the SEPA Checklist for the Comprehensive Plan Update in June 2017, and no change to the analysis is needed.
 - The Live-Work Overlay was expanded based on public comment, but has a conditional use and master plan process that would achieve a compatible balance of employment and residential uses. Given the largely undeveloped nature of the W-I zone, and the live-work provisions, the footprint of development would be similar or less than traditional warehouse industrial and address open space and agricultural conservation elements. Thus, no increase in natural environment or built environment impacts are anticipated, and there are no changes to the overall conclusions of the DNS and supporting checklist.
 - The T-A addition north of W Campbell is consistent with T-A lands abutting to the north, and the small lots would limit development potential. There is also a grade change with areas to the south. Future development would be subject to City codes and permit review procedures. Thus, no increase in natural environment or built environment impacts are anticipated, and there are no changes to the overall conclusions of the DNS and supporting checklist.

- The area north of Apple Blossom Center was designated for the W-I zone on the current plan/zoning map. The potential for residential uses would allow for likely smaller-footprint development that is more suited to the topography and compatible with abutting agricultural, residential, and commercial lands. Thus, no increase in natural environment or built environment impacts are anticipated, and there are no changes to the overall conclusions of the DNS and supporting checklist.
- Split zone corrections were designed to be more consistent with the current plan/zoning map. No impacts are anticipated.

3. **Approve the Municipal Code Amendments** with amendments. The Planning Commission approved the May 2, 2017 municipal code amendments addressing zoning, critical areas, subdivisions, and other development standards, with amendments including: 1) for small town community character and views to the lake and hills, reducing heights in several zones (R-M, T-A, DMU and TMU, C-W, C-HS); 2) matching T-A zone height limits of 40 feet in the T-A Overlay; 3) clarifying and modifying single family densities and multifamily densities as well as townhome standards in R-M and T-A zones; 4) clarifying alternative setbacks in steep slope areas; 5) in the DMU and W-I zones, allow existing legal single family uses, which may expand up to 25% instead of having them be non-conforming with a deadline; 6) modifying standards in the W-I zone for accessory workforce housing; and 7) addressing and amending a concept for Live-Work in the W-I zone.

- Height reductions would reduce the potential for land use and aesthetic impacts; there is a potential for applicants to administratively request the originally allowed heights, but with 3-D modeling and the ability for the city to condition development.
- The T-A Overlay Height would match the underlying T-A base zone. The T-A base zone height is proposed at 40 feet, a reduction of 10 feet over the current code. Thus, no increase in land use or aesthetic impacts are anticipated compared to the “no action” plan/code, and there would be a reduction in potential impacts compared to the “no action” plan/code.
- The clarification of densities and standards between the R-M and T-A zones allows for a more consistent application of standards and responds to public comment. The clarifications and standards are similar to the current code which allows the application of R-M development standards in other zones. Future development would be subject to City codes and permit review procedures. Thus, no increase in natural environment or built environment impacts are anticipated, and there are no changes to the overall conclusions of the DNS and supporting checklist.
- The clarification of alternative setbacks in steep slope areas is consistent with staff interpretations in past development applications and maintains the intent for adequate access and minimizing grading. No impacts are anticipated due to this clarification.
- Allowing existing, legal single-family uses is consistent with the current intent of the nonconforming standards and provides greater certainty while still achieving the aims of the zone.

- The standards for accessory workforce housing are intended to create a compatible accessory housing development for employees with a quality similar to the R-M zone. No impacts are anticipated due to this clarification.
- Regarding Live-Work, please see analysis under #2 above.

City Council Direction

On September 26, 2017 and October 10, 2017, the City Council provided conceptual direction for the Comprehensive Plan Update and Municipal Code Update. The City Council supports the Planning Commission recommendations apart from the changes addressed below:

1. The City Council considered the proposed Hillside Development and Design Standards in CMC 17.59. As recommended by the Planning Commission, these are proposed to apply to lands with 30%+ slopes. The threshold for application would change to 20%. The standards are meant to protect the natural slope of the land while still allowing development consistent with the underlying zoning. This would benefit the natural environment, and allow greater compatibility in the built environment. No adverse environmental impacts are anticipated.
2. Amend the vision statement: “The City of Chelan aims to conserve the qualities that make Chelan a great place to Live and Work, while ~~embracing sensible~~ carefully managing growth and change.....”
 - This change is minor and does not alter the direction of the vision statement. No impacts are anticipated.
3. Remove Campbell’s R-M to R-L change on the westside of the golf course – matches Campbells withdrawal at the August 2017 hearing.
 - This R-M proposal was considered in the DNS and SEPA checklist. The reversion to R-L matches the “no action” plan/zoning and no changes to the range of the prior analysis are needed.
4. Remove the Northshore change from R-L to T-A.
 - The reversion to R-L matches the “no action” plan/zoning and no changes to the range of the prior analysis are needed.
5. Remove the R-M to T-A change north of W. Campbell and consistent with other changes, ensure the R-M is changed to DMR.
 - This proposal of DMR matches the alternative plan/zoning studied in the DNS and Checklist. and No changes to the range of the prior analysis are needed.
6. Municipal Code clarifications include:
 - a. Integrate the State Building Code Changes in WAC 51-54A-8200 Appendix N.
 - These edits largely clarify language and cross reference other standard codes related to water supply and access. Integrating state changes would be compatible with the City’s general approach to standard codes. The standards continue to promote health and safety

and reduce potential impacts of wildland and urban fire events. No adverse environmental impacts are anticipated.

- b. Allow interim sewer and water standards in the SUD zone only, and apply building placement standards.
 - The May 2017 and Planning Commission July 2017 proposals allowed interim standards in more zones. This proposed change would limit interim standards to the SUD zone. Thus, more zones would continue to be subject to City water and sewer standards, similar to the “no action” current plan. Allowing interim sewer and water standards in the SUD with building placement standards continues to promote the agri-tourism and agricultural gateway character of the areas. When development is able to hook up to water and sewer, the SUD zone standards will promote clustering and open space. At a programmatic level, no adverse impacts are anticipated. When future development is proposed at the densities of the zone and with services, it would be subject to SEPA review.
- c. Add agri-tourism uses to the T-A Overlay.
 - The Overlay allows accommodations, commercial uses, and promotes agriculture in open space areas, and thus essentially allows the ingredients of agri-tourism. This change is a housekeeping measure.
- d. Add density bonuses for affordable single-family dwellings to the T-A base zone similar to the T-A Overlay and R-L zones.
 - The Planning Commission recommendations included density bonuses for affordable housing in the SUD, R-L, and T-A Overlay zones. The City Council proposal would add the T-A base zone to this list. Similar to the present code that applies R-M standards in the T-A zone, the proposed code would allow a density of 8.7 du/ac for single-family dwellings and 18 units per acre for multifamily dwellings. A density bonus for single-family dwellings would allow a density bonus of 0.25 units per acre, for a total of 8.95 gross dwelling units per acre. The density range of 8.7 to 18 du/ac would remain. No adverse environmental impacts are anticipated at a programmatic level. When future development is proposed at the densities of the zone, it would be subject to SEPA review.
- e. Clarify that W-I live-work residential units should follow R-M development standards for height.
 - The W-I zone does not have a height standard. The R-M development standards are referenced for other aspects of live-work units (e.g. coverage), and this housekeeping change would apply R-M height standards. This would give more predictability and consistency to the development, matching other multifamily standards. No adverse environmental impacts are anticipated at a programmatic level. When future development is proposed at the densities of the zone, it would be subject to SEPA review.
- f. Allow accessory workforce housing in the W-I zone as proposed by the Planning Commission, but with the allowance that other business employees may occupy a portion of the units. Up to fifty percent (50%) of the units can be available for rental by employees of other businesses, and

the limit is to be specified in deed restrictions. The employees of other businesses may be in-city or out of city employees; for example, employees of small growers in valley related to W-I zone businesses such as fruit packing may use accessory housing in the W-I zone.

- W-I zone would have a primary use of industrial. Accessory workforce housing would be allowed to support businesses. Allowing other businesses employees would not change the overall density or accessory nature of the residential use. To avoid having units solely with employees that are unrelated to the onsite business, there is a cap of 50%. No adverse environmental impacts are anticipated at a programmatic level. When future development is proposed at the densities of the zone, it would be subject to SEPA review.

7. Per responses to comments and housekeeping revisions make corrections and clarifications, and ensure consistency with city inventories and programs and other documents such as the adopted Transportation Improvement Program, proposed budget, etc. These corrections and clarifications are not intended to change the substance of policy directions but rather to avoid errors and inconsistencies. No adverse impacts are anticipated.

GROWTH CAPACITY AND GROWTH TARGETS

All alternatives allow for future population growth. Planning Commission and City Council proposals are similar to the level of growth and slightly lower than the May 2017 plan studied in the June 8, 2017 SEPA Checklist.

All alternatives have sufficient capacity to meet the City’s permanent population growth target by 2037 (net 415 residents) and expected growth trends (net 1,254 residents).

All alternatives study seasonal residents and visitor population in the Draft Capital Facilities Elements.

Table 1. Growth Capacity Comparison

Alternative Scenario	Year-Round Dwellings	Year-Round Population	Seasonal Dwellings
Current Plan “No Action”	1,689	3,970	1,316
May 2017 Plan	1,389	3,263	782
Planning Commission July 2017	1,325	3,113	757
City Council October 2017	1,327	3,117	756

Source; BERK Consulting 2017

Issuance

Responsible official: **Craig Gildroy**

Position/title: **Planning Director** Phone: **(509) 682-8017**

Address: **135 E. Johnson Avenue/PO Box 1669, Chelan, WA 98816**

Date: 10/16/17

Signature: Craig Gildroy

City of Chelan Comprehensive Plan & Municipal Code Update

Comprehensive Plan Update Criteria: November 3, 2017

The City’s municipal code identifies a process of review for annual Comprehensive Plan and development regulation amendments in Chapter 19.40 CMC. The present Comprehensive Plan Update and associated municipal code regulations are undertaken in response to a periodic review every eight years; as such, consistency with GMA, public engagement, and hearings are required, but the proposal is not necessarily subject to Chapter 19.40 CMC. The recitals in the adoption ordinance provide findings indicating the consistency of the proposed Comprehensive Plan and development regulation amendments similar to findings under criteria in CMC 19.40.080. Consistency with the criteria in the City’s code is shown below for illustrative purposes.

Chelan Code CMC 19.40.080	Consistency Description
<p>A. The amendment is necessary to resolve inconsistencies in the provisions of the comprehensive plan and/or development regulations or to address state or federal mandates;</p>	<p>A. The Comprehensive Plan and Municipal Code Updates are necessary to address the state mandate for a periodic review of the Comprehensive Plan and associated development regulations.</p>
<p>B. The amendment is consistent with the requirements of the Growth Management Act and the county-wide planning policies;</p>	<p>B. The Comprehensive Plan and Municipal Code Updates are consistent with the requirements of the Growth Management Act to balance state goals and conduct a periodic update, and reflect county-wide planning policies.</p>
<p>C. The amendment is consistent with the overall intent of the existing comprehensive plan and the other documents incorporated therein;</p>	<p>C. The Comprehensive Plan and Municipal Code Updates reflect an evaluation of the 2009 Comprehensive Plan, adapt the vision to reflect community desires, and carry forward essential policies as well as respond to new needs.</p>
<p>D. The amendment is consistent with the assumptions and/or other factors such as population, employment, land use, housing, transportation, capital facilities, economic conditions, etc., contained in the comprehensive plan;</p>	<p>D. The Comprehensive Plan and Municipal Code Updates are consistent with the City’s 2035 growth allocation and growth trends and were evaluated in the land use, housing, transportation, capital facilities, economic, and other elements contained in the comprehensive plan.</p>
<p>E. The amendment is consistent with and does not adversely affect the supply of land for various purposes which is available to accommodate projected growth over a twenty-year period;</p>	<p>E. The Comprehensive Plan and Municipal Code Updates provide sufficient land for multiple purposes consistent with the County growth allocation and consider growth trends for the 20-year period to 2035.</p>

Chelan Code CMC 19.40.080**Consistency Description**

F. Where applicable, conditions have changed such that assumptions and/or other factors such as population, employment, land use, housing, transportation, capital facilities, economic conditions, etc., contained in the comprehensive plan have been revised and/or enhanced to reflect said conditions;	F. The Comprehensive Plan and Municipal Code Updates address the City's 2035 allocation and growth trends, and elements are revised and updated to reflect the expected growth.
G. Amendments to the comprehensive plan land use designation map(s) are either consistent and/or compatible with, or do not adversely affect, adjacent land uses and surrounding environment;	F. Comprehensive plan land use designations proposed by the City and through property owner requests were evaluated for consistency with the plan vision and community needs, and the Comprehensive Plan and Municipal Code Updates would address land use compatibility in the City and Urban Growth Area and abutting lands.
H. The amendment is consistent with and does not negatively impact public facilities, utilities and infrastructure, including transportation systems, and any adopted levels of service;	H. The Comprehensive Plan and Municipal Code Updates include a capital facility plan element, and transportation and utility elements indicating appropriate levels of service, and future infrastructure needs, costs, and revenues.
I. The amendment does not adversely affect lands designated as resource lands of long-term commercial significance or critical areas.	I. No lands are designated of long-term commercial significance for resource lands in the city limits or Urban Growth Area; yet recognizing the value of agriculture and tourism, the City is addressing right-to-farm regulations and extended agri-tourism uses in the Comprehensive Plan and Municipal Code Updates. The City has coordinated with Chelan County on the Urban Growth Area boundary to have an appropriate transition to rural and resource lands. The City has updated its critical area regulations to address best available science, in particular for geologic hazards.



STATE OF WASHINGTON

DEPARTMENT OF COMMERCE

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August 15, 2017

Mr. Craig Gildroy
Planning Director
135 East Johnson Avenue
Post Office Box 1669
Chelan, Washington 98816

RE: City of Chelan Draft Comprehensive Plan for 2017 Periodic Update

Dear Mr. Gildroy:

Thank you for sending Growth Management Services the proposed amendments to Chelan's comprehensive plan and development regulations. We received the materials on May 23, 2017 and processed with Material ID No. 23740.

As a popular vacation destination and resort community, the City of Chelan has unique challenges that only a handful of small cities must address. The draft comprehensive plan takes on these challenges by analyzing growth impacts and opportunities from both full-time and transient residences. Chelan's draft comprehensive plan is a good example of a city making difficult, thoughtful, local decisions within the Growth Management Act (GMA) framework. Please consider the following comments as you proceed through the adoption process with your City Council.

We especially like the following:

- The update process included significant, consistent opportunities for public involvement. Information available on the city's website is complete and provides thorough background information, staff reports and draft plan and development regulation iterations.
- The capital facilities plan provides a strong foundation for the required 6- and 20-year periods for projected facility and service needs and includes an excellent evaluation of projected revenues.
- The comprehensive plan recognizes the importance of maintaining the historic quality of Chelan's downtown while adopting policies that encourage appropriate infill development and design standards for buildings and streets.
- The comprehensive plan integrates recommendations from recent wildfire planning efforts.
- Amendments to Chelan's development regulations show a direct link to the comprehensive plan goals. For example, the comprehensive plan encourages the retention of open space through clustering, planned developments and other incentives (Page 2-48). Draft development regulations preserve open space with Hillside Development and Design Standards (Chapter 17.59).

Mr. Craig Gilroy
August 15, 2017
Page 2

The Growth Management Act allows a wide range of local policy decisions within the guiding framework of the Act's fourteen planning goals. Chelan's draft comprehensive plan and development regulations accommodates its anticipated population growth while and protecting the natural environment that is so attractive to both life-long residents and visitors.

Congratulations to you and your staff for the good work these amendments represent. If you have any questions or concerns about our comments or any other growth management issues, please contact me at 509.795.6884. We extend our continued support to the City of Chelan in achieving the goals of growth management.

Sincerely,



Scott Kuhta
Senior Planner
Growth Management Services

SK:lw

cc: Mark McCaskill, AICP, Managing Director, Growth Management Services
David Andersen, AICP, Eastern Region Manager, Growth Management Services
Ike Nwankwo, Western Region Manager, Growth Management Services

City of Chelan | November 2017 Comprehensive Plan



City of Chelan

Comprehensive Plan Update 2017

November 2017

Prepared by:

BERK Consulting
RH2 Engineering
SCJ Alliance

Prepared for:

City of Chelan



Acknowledgements

The 2017 Comprehensive Plan was prepared with the vision and direction of City elected and appointed officials and the expertise of City staff, and the extensive input of the Chelan community.

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TABLE OF CONTENTS

Table of Contents	i
Table of Contents.....	i
List of Exhibits	iii
1 Overview & Vision	1-1
What You Will Find in This Chapter:.....	1-1
Introduction.....	1-1
Planning Area	1-2
Benefits of the Comprehensive Plan	1-4
Community Involvement.....	1-6
Vision	1-8
Using this Plan.....	1-11
Amendments	1-12
2 Land Use	2-1
What You Will Find in This Chapter:.....	2-1
Purpose	2-2
Land Use Issues and Trends.....	2-3
Our Land Use Plan.....	2-21
Goals & Policies	2-40
Action Plan.....	2-54
3 Downtown Master Plan	3-1
What You Will Find in This Chapter:.....	3-1
Conditions and Trends.....	3-2
Our Downtown Plan.....	3-10
Goals & Policies	3-36
Action Plan.....	3-38
4 Housing	4-1

What You Will Find in This Chapter:.....	4-1
Purpose	4-2
Housing Issues and Trends	4-2
Conditions and Trends.....	4-3
Our Housing Plan	4-9
Goals & Policies	4-11
Action Plan.....	4-13
5 Economic Development.....	5-1
What You Will Find in This Chapter:.....	5-1
Purpose	5-2
Economic Development Issues and Trends	5-2
Conditions and Trends.....	5-3
Our Economic Development Plan.....	5-5
Goals & Policies	5-7
Action Plan.....	5-10
6 Utilities	6-1
What You Will Find in This Chapter:.....	6-1
Purpose	6-2
Utility Issues and Trends.....	6-2
Conditions and Trends.....	6-3
Our Utilities Plan	6-5
Goals & Policies	6-5
Action Plan.....	6-7
7 Capital Facilities	7-1
What You Will Find in This Chapter:.....	7-1
Purpose	7-2
Conditions and Trends.....	7-3
Our Capital Facilities Plan	7-9

Goals & Policies	7-9
Action Plan.....	7-15
8 Transportation	8-1
What You Will Find in This Chapter:.....	8-1
Purpose	8-2
Transportation Issues and Trends	8-2
Conditions and Trends.....	8-3
Our Transportation Plan	8-4
Goals & Policies	8-5
Planned Improvements	8-13
Traffic Conditions Analysis	8-15
Non-Motorized Travel Conditions Analysis	8-17
Financial Analysis	8-21
Action Plan.....	8-24
Appendices.....	8-28

LIST OF EXHIBITS

Exhibit 1-1. Chelan Planning Area Map: 2017	1-2
Exhibit 1-2. Chelan Planning Area Map: 2017	1-3
Exhibit 1-3. Vision Survey and Workshop Themes.....	1-8
Exhibit 1-4. Measurable Objectives	1-10
Exhibit 2-1. Population Growth 2000-2015.....	2-3
Exhibit 2-2. Observed and Planned Average Annual Growth Rates (AAGR)	2-3
Exhibit 2-3. Projected Permanent Population Growth 2000-2037	2-4
Exhibit 2-4. Fish and Wildlife Habitat	2-8
Exhibit 2-5. Streams and Ravines.....	2-9
Exhibit 2-6. Steep Slopes in 5 Percent Increments	2-10

Exhibit 2-7. Wildfire Risk in Chelan.....	2-12
Exhibit 2-8. Viewsheds Downtown and Don Morse Park to Lake Chelan....	2-14
Exhibit 2-9. Views from Lakeside Park	2-15
Exhibit 2-10. Open Space Map and Public Access	2-16
Exhibit 2-11. Current Land Uses per County Assessor Parcel Records....	2-17
Exhibit 2-12. Dwellings and Population Capacity: 2017	2-18
Exhibit 2-13. Future Land Use Plan 2016 with Change Proposals 2017	2-22
Exhibit 2-14. 2017 Change Proposals and Plan and Code Integration	2-23
Exhibit 2-15. Future Land Use Plan and Zoning 2017	2-24
Exhibit 2-16. Future Land Use and Zoning 2017: Parcel Acreage.....	2-25
Exhibit 2-17. Future Land Use and Zoning 2017 Parcel Acres Graph ...	2-26
Exhibit 2-18. Overlay Districts: Acres.....	2-26
Exhibit 2-19. Future Land Use Map Designations and Densities	2-27
Exhibit 2-20. Apple Blossom Center	2-36
Exhibit 2-21. The Lookout Districts.....	2-37
Exhibit 2-22. T-A Overlay Density Range	2-38
Exhibit 2-23. T-A Cluster Overlay.....	2-39
Exhibit 2-24. Land Use Element Action Plan.....	2-54
Exhibit 3-1. Downtown planning area.....	3-3
Exhibit 3-2. Generalized distribution of land uses in the study area.....	3-5
Exhibit 3-3. Chelan’s strategic location within the region	3-11
Exhibit 3-4. Woodin Avenue is a popular site for street festivals such as the “CruizIn” classic car show.....	3-11
Exhibit 3-5. Downtown Master Plan concept diagram.....	3-15
Exhibit 3-6	3-18
Exhibit 3-7. Downtown community design strategy	3-19
Exhibit 3-8. Downtown Land Use Concept.....	3-21

Exhibit 3-9. The downtown portion of the current draft non-motorized transportation routes under review and subject to change	3-26
Exhibit 3-10. Proposed 2030 Configuration for Columbia Street.....	3-28
Exhibit 3-11. Possible toolkit suggestions.....	3-30
Exhibit 3-12. Design guidelines for alley improvements in the historic core	3-31
Exhibit 3-13. Available parking currently in downtown.	3-32
Exhibit 3-14. Chelan Downtown Core Improvements	3-35
Exhibit 3-15. Summary of recommended park and amenity actions.	3-36
Exhibit 3-16. Downtown Land Use and Development Action Plan.....	3-38
Exhibit 3-17. Downtown Circulation, Parking and Street Design Action Plan	3-39
Exhibit 3-18. Downtown Parks and Amenities Action Plan	3-40
Exhibit 4-1. Chelan Permanent Population 1990-2037	4-4
Exhibit 4-2. Population by Age	4-4
Exhibit 4-3. Household Estimates by Percentage Median Income, 2014 Dollars.....	4-5
Exhibit 4-4. Chelan Percentage of Seasonal Housing Units, 1980-2010	4-6
Exhibit 4-5. Percentage of Housing Stock by Type	4-6
Exhibit 4-6. Housing Action Plan.....	4-13
Exhibit 5-1. Employment 2016	5-4
Exhibit 5-2. Economic Development Action Plan.....	5-11
Exhibit 6-1. Utilities Action Plan.....	6-7
Exhibit 7-1. Infrastructure and Services Addressed in the Capital Facility Plan	7-3
Exhibit 7-2. Level of Service Standard	7-4
Exhibit 7-3. Lake Chelan Airport Overlay Zones.....	7-8
Exhibit 7-4. Capital Facilities Action Plan.....	7-15
Exhibit 8-1. Chelan’s Downtown Master Plan.....	8-4
Exhibit 8-2. Community Open House in Chelan.....	8-5

Exhibit 8-3. Recently reconstructed Johnson Avenue Corridor..... 8-12

Exhibit 8-4. Planned Transportation Improvements..... 8-14

Exhibit 8-5. LOS Summary for Existing and Future Conditions 8-16

Exhibit 8-6. Four “C”s of Non-Motorized Transportation 8-17

Exhibit 8-7. Sample evaluation form for non-motorized level of service.... 8-20

Exhibit 8-8. 2037 Transportation Improvement Program Costs 8-23

Exhibit 8-9. Proposed No-See-Um Roundabout on SR 150..... 8-24

Exhibit 8-10. West Woodin Avenue Bridge, One-Way Concept..... 8-25

Exhibit 8-11. Lakeside Trail at Don Morse Park..... 8-26

APPENDICES

Appendix A – Capital Facilities Plan

Appendix B – Definitions

Appendix C – Land Capacity Analysis

Appendix D – Transportation 2037 Analysis

1 Overview & Vision



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WHAT YOU WILL FIND IN THIS CHAPTER:

- The purpose of the Comprehensive Plan,
- The Chelan planning area,
- The Comprehensive Plan vision, and
- Measurable objectives that illustrate implementation of the vision.

INTRODUCTION

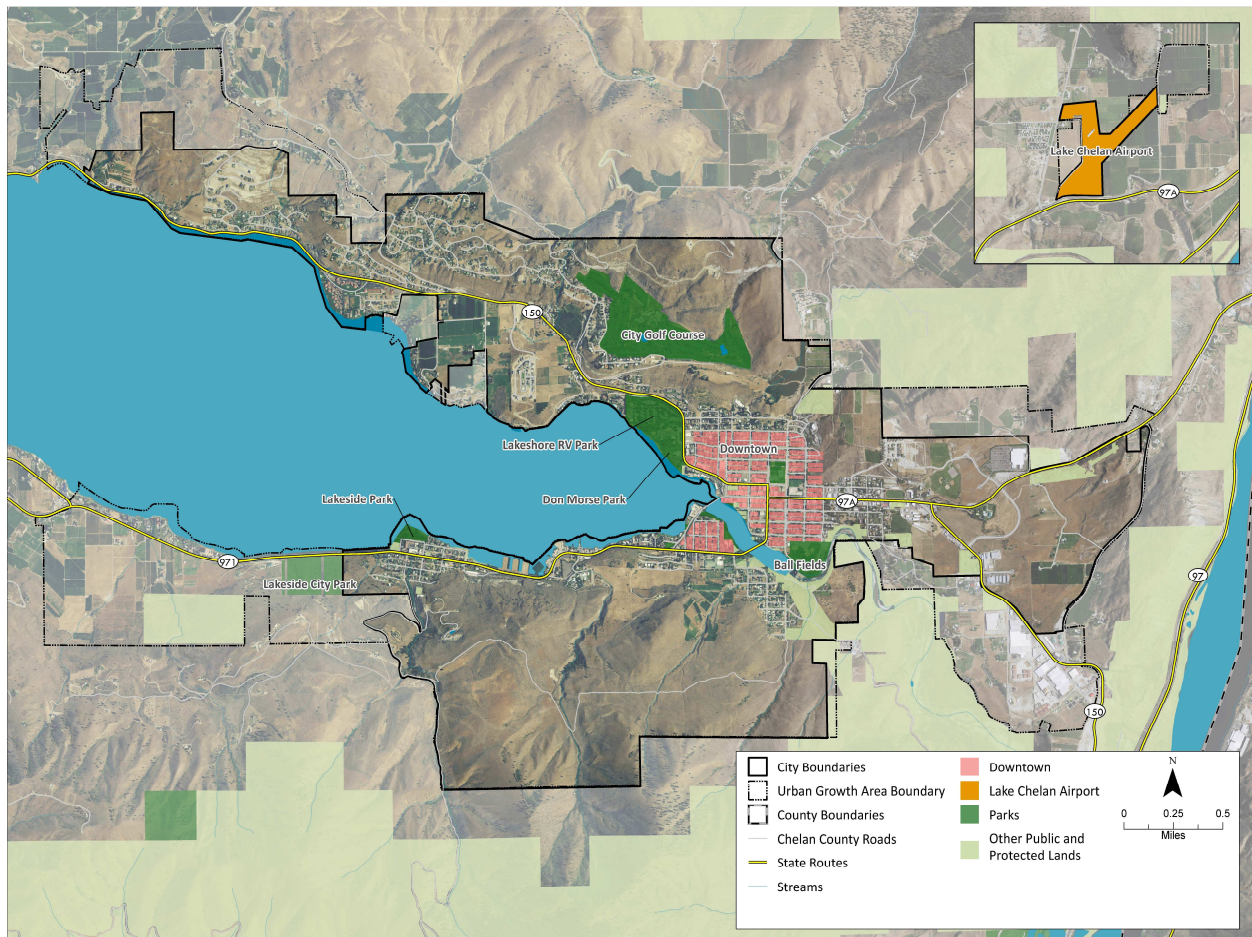
This Comprehensive Plan considers the voices and needs of the citizens of the Chelan Planning Area of Chelan County and the City of Chelan to address growth issues in the Chelan Planning Area through the year 2037. It establishes a land use plan that reflects community values and needs, implemented by zoning. This Plan addresses Chelan's housing and jobs trends and expected growth. To support current residents and businesses, and support future growth, the Plan provides a statement of policy addressing a range of topics including Land Use, Downtown, Housing, Economic Development, Utilities, Capital Facilities, and Transportation. It also coordinates capital investments and city functions. This Plan fulfills the requirements of the Growth Management Act.

PLANNING AREA

As of 2017, the State Office of Financial Management (OFM) measures the city limits at about 7.89 square miles or 5,047 acres, excluding waterbodies. Based on Chelan County Assessor parcel acres there are about 4,065 acres; parcel acres exclude rights of way, but include some water areas where parcels extend into Lake Chelan or the Chelan River.

In consultation with the City, Chelan County has assigned an Urban Growth Area (UGA) around the city limits. The UGA includes unincorporated territory that is characterized by urban growth or lands that can be served by urban facilities and services such as sewer, water, and others. Within this area, willing property owners may choose to annex to the City of Chelan. The 2017 UGA boundaries encompass about 5,239 parcel acres. The city limits and UGA encompass 8.19 square miles in total adding parcel acres.

Exhibit 1-1. Chelan Planning Area Map: 2017

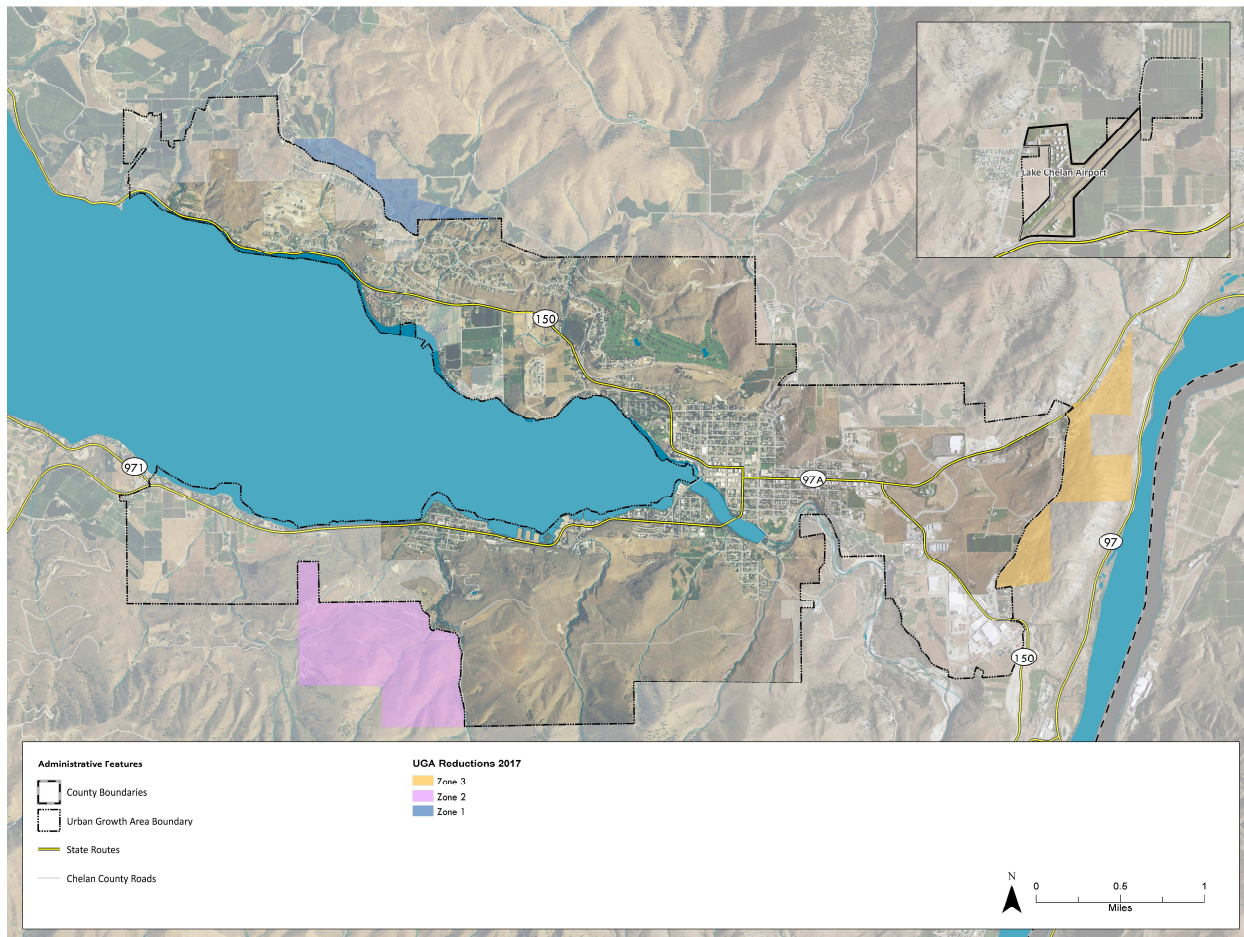


Source: City of Chelan, Chelan County Assessor, BERK Consulting 2017

The City of Chelan and Chelan County are considering changes to the UGA boundary with the 2017 Comprehensive Plan Update. Areas proposed for

exclusion are identified in the map below. If the three areas are excluded, UGA acres would be reduced by about 1.1 square miles (the northern boundary includes parcels split across UGA/rural boundary).

Exhibit 1-2. Chelan Planning Area Map: 2017



Source: City of Chelan, Chelan County Assessor, BERK Consulting 2017

BENEFITS OF THE COMPREHENSIVE PLAN

The Comprehensive Plan provides three main benefits to Chelan's community:

- Implements Comprehensive land use planning from the local level,
- Maintains local decision making power, and
- Promotes desired changes.

Implements comprehensive land use planning from the local level

State law empowers the City of Chelan with significant decision-making authority. To start the planning process, the City must identify the concerns and goals of its citizens, prioritize these goals, and plan for how these goals will be achieved. While state law requires the City to complete several planning tasks for the planning area, the outcome of the planning effort is in the hands of the area's citizens and their elected officials. Therefore, citizens of the City of Chelan Planning Area have developed a comprehensive plan that establishes a clear intent and policy base which can be used to develop and interpret local land use regulations.

Maintains Local Decision-Making Power

The Chelan Planning Area is experiencing increasing pressures from year-round residential growth within its boundaries, as well as being increasingly popular for its scenic and recreational enjoyment by seasonal residents and visitors and as a retirement area. An indication of that growth is the increased demand for public water and sewer facilities, electrical service, and police and fire protection.

Also, an increasing number of policy decisions made at the federal, state, and regional level are influencing the quality of life in the Chelan Planning Area. The citizens of the planning area believe that the most effective way to maintain local control is to become more actively involved in planning. By clearly articulating a plan for the future of the area, the City

Consistency with the Growth Management Goals

State goals guide the City's Comprehensive Plan and development regulations. These goals address in summary:

- Guide growth in urban areas
- Reduce sprawl
- Protect rural character
- Encourage an efficient multimodal transportation system
- Encourage a variety of housing types including affordable housing
- Promote economic development
- Recognize property rights
- Ensure timely and fair permit procedures
- Protect agricultural, forest, and mineral lands
- Retain and enhance open space
- Support parks and recreation
- Protect the environment
- Ensure adequate public facilities and services
- Encourage historic preservation
- Foster citizen participation

and County are informed about the implications of their policy decisions, and are able to express the concerns of the citizens of the Chelan Planning Area to regional, state, and federal entities. In addition, state agencies must comply with local comprehensive plans and development regulations. Therefore, the comprehensive plan and the implementing regulations allow the County and City to assert local control over certain issues with the assurance that state agencies will respect their decisions in a manner which will reinforce desired character, scale, and identity of the Chelan Planning Area.

Promotes Desired Changes

The Chelan Planning Area has a local economy consisting of agricultural industries, recreation/tourism, goods and services, and forest products. At the same time, the plan must accommodate a proportionate amount of business and industrial land uses to support the increasing population over time. This plan strives to secure the agricultural industry, expand desirable recreation opportunities, improve the quality of life, and establish a year-round economy.

Countywide Planning Policies

The County and all Cities create consistent plans guided by Countywide Planning Policies:

- Policy #1 Policies to implement RCW 36.70A.110 relating to the establishment of urban growth areas.
- Policy #2 Policies for promoting contiguous and orderly development and the provision of urban governmental services to such development.
- Policy #3 Policies for siting public capital facilities (including lulu's/nimby's) that are of a county wide or state wide nature.
- Policy #4 Policies for county wide transportation facilities and strategies.
- Policy #5 Policies addressing the need for affordable housing for all economic segments of the population and the adoption of parameters for the distribution of affordable housing.
- Policy #6 Policies for joint county and city planning within urban growth areas and policies providing for innovative land use management techniques that may include use of flexible zoning processes (i.e. planned unit developments, transfer of development rights, cluster development density bonus, etc.).
- Policy #7 Policies for county-wide economic development and employment.
- Policy #8 An analysis of fiscal impact.
- Policy #9 Policies relating to public education and citizen participation.
- Policy #10 Policies relating to monitoring, reviewing, and amendment of county-wide planning policies.

COMMUNITY INVOLVEMENT

This Comprehensive Plan reflects the ideas and concerns of the Chelan community beginning in 1993 to 2017. The original Comprehensive Plan was established in 1998 after five years of community engagement, including:

- Establishment of Planning Area Citizen Advisory Committees (1993)
- Telephone Survey (1993)
- Public Workshops Meetings (1993-1996)
- Public Information and Review Meetings (1996)
- Public Hearing Review (1998)
- Deliberation and Adoption (1998)



With annual reviews and periodic evaluations between 1998 and 2016, there have been public meetings and hearings before the Planning Commission and City Council.

The 2017 Comprehensive Plan Update engaged Chelan's community with the following input opportunities:

- **Stakeholder Committee.** This ad-hoc body made up of community members and appointed and elected officials met as a sounding board identifying key issues and providing early input on the community engagement efforts, vision, land use options, and potential code changes.
- **How should Chelan grow?** To update the 1998 Comprehensive Plan intent statement – or Vision – that guides the Comprehensive Plan, the City invited residents, business and property owners, and visitors to participate in an online survey and interactive Vision Workshop in November 2016. Advertisements were made on the radio, in local print and online media and utility billing flyers. Overall, 227 people responded to the survey over a three-week period. About 50 people attended the workshop on November 16, 2016. Results are described under “Vision” below.
- **What's your plan for Chelan?** About 50 people attended a workshop on February 15, 2017, designed to engage the community on potential land use changes. The workshop included informational and interactive boards, including the Vision

Vision Workshop November 2016
Courtesy of Go Lake Chelan, 2016

Expensive	Downtown	Family	Public Water	1-stunning
Scenic	Tourists	Relaxing	Not Overpopulated	
Community	Agriculture	Lake	Sunny	
Beautiful	Crowded	Friendly	Cultural	
Small Town	Wonderful	Fun	Picturesque	Safe
Traditional	Quiet	Unspoiled	Tourism	Charming

What 3 words best describe Chelan? ~160 survey respondents top 3 choices – Beautiful, Lake, Friendly

statement, a short presentation, and small group mapping exercises. Results are reflected in the Future Land Use Plan in the Land Use Element.

- **Developer and Contractor Forum.** At a meeting with construction contractors and developers on February 16, 2017, City staff and consultants discussed key issues and questions about hillside development, erosion, streams and ravines, and potential approaches to improving grading and development standards to address water quality and public views. Comments included keeping rules simple and streamlined, enforcing rules already in place, providing standards and fees that allowed for infill and affordable housing, and balancing approaches to clustering and suburban single-family development.
- **Our draft plan is ready what do you think?** In spring and summer 2017, the City offered a variety of opportunities to share their ideas and comments on the Comprehensive Plan:
 - **Youth Outreach.** Planners went to Chelan High School on March 7, 2017, and provided an overview of the Comprehensive Plan Update and invited students to identify what they like about Chelan, what opportunities they want to see in Chelan over the next 20 years, their comments on the Vision Statement, and their priorities for non-motorized transportation improvements.
 - **Planning Office Hours.** The City offered office hours on March 7, 2017 inviting those with a land use or zoning question about their property to stop by to speak with a planner.
 - **Draft Plan Open House and Hearing.** The Planning Commission held an open house and public hearing on the draft Comprehensive Plan on March 15, 2017. At the March Open House, materials summarized each element. The March hearing was continued to May 2017. The Commission also held an Open House and study session on April 19, 2017. At the April Open House, materials addressed the Future Land Use Plan/Zoning changes; the Commission also had a study session that evening on potential zoning code changes.
 - **Draft Code Amendments Open House and Hearing.** The Planning Commission held an open house and workshop on citizen comments and map changes as well as proposed code update concepts in April 2017. On May 17, 2017, the Planning Commission continued the March public hearing regarding the Comprehensive Plan Update and held a public hearing on draft municipal code changes.

- **Planning Commission Deliberations.** The Planning Commission deliberated in June and July and made recommendations on July 19, 2017.
- **City Council Workshops, Hearing, and Action 2017.** In January, February, and March 2017, the City Council held study sessions and briefings on Vision outreach results, draft Land Use Map changes, and Land Use Workshop results. In May 2017, the City Council and Planning Commission held a joint workshop to discuss the Plan and Code changes. In August 2017, the City Council received Planning Commission recommendations on the Draft Comprehensive Plan and code amendments and took public comments at a public hearing on August 22, 2017, and directed amendments. Final approval occurred in November 2017.

VISION

A vision states a community’s best desired future. The Vision survey and workshop identified several important themes to include in the Vision statement including Chelan’s quality of life, lake quality, affordable housing and housing variety, iconic views and agricultural vistas, year-round jobs, and a connected road system.

Exhibit 1-3. Vision Survey and Workshop Themes

Key Vision Concepts for 2037 – Survey	Chelan in 2037 Headlines - Workshop
1. Quality of life	1. Chelan’s small town feel is retained.
2. Recreation access to the lake	2. The lake continues to be a jewel.
3. Healthy economy	3. A variety of year-round jobs and housing are available.
4. Affordable housing	4. Agriculture frames the community.
5. Protecting iconic views	5. Opportunities to walk are plentiful.
	6. Provide efficient roads and services.

The following vision guides this Comprehensive Plan through 2037 to achieve the livability, prosperity, affordability, and stewardship of natural and recreational resources desired:



Chelan Comprehensive Plan Vision - 2037

The City of Chelan offers a spectacular natural setting, small town charm, recreational amenities, and friendly people. Long-time residents and first time visitors alike are attracted to the walkable downtown, expansive parks and open spaces, and wineries and agricultural vistas in a relaxed setting. The City of Chelan aims to conserve the qualities that make Chelan a great place to live and work while carefully managing growth and change. Chelan continues to have a strong tourism focus while building a thriving local economy with diverse, next generation jobs. Agricultural heritage is protected with right to farm policies and codes, and agri-tourism opportunities support ongoing agriculture and the economic base. Chelan encourages a spectrum of housing choices to meet all needs.









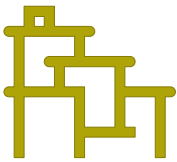

Implementation

This section outlines Comprehensive Plan implementation and monitoring procedures designed to evaluate progress in implementing the Vision, goals, and policies. This process also prepares the planning area for Plan updates in the future. These procedures include:

- Public participation,
- Updating appropriate baseline data and evaluating measurable objectives in the preceding eight-year period,
- Accomplishments in the first eight-year period, including progress on each Element's Action Plan,
- Obstacles or problems which resulted in the under-achievement of the Vision, goals, policies, and Action Plans,
- New or modified goals and policies addressing discovered problems.

To support implementation of this Comprehensive Plan, measurable objectives are presented below. They would be evaluated consistent with the implementation procedures above.

Exhibit 1-4. Measurable Objectives

<p>Maintain and Enhance Water Quality</p>  <p>Measure: Water quality.</p>	<p>Conserve the Landcape and Public Views</p>  <p>Measure: Conservation of public view corridors, priority ravine retention.</p>
<p>Create an Environment for Healthy Active Living</p>  <p>Measure: Acres and access to parks and trails.</p>	<p>Support A Thriving Downtown</p>  <p>Measure: Taxable retail sales, business starts, infill residential units added.</p>
<p>Balance Growth</p>  <p>Measure: Growth capacity, land conserved.</p>	<p>Build a Diverse Year-round Economy</p>  <p>Measure: Increase in job diversity, shoulder season tourism, and family wage jobs.</p>
<p>Promote Affordable and Diverse Housing</p>  <p>Measure: Housing capacity, percentage of cost-burdened households, units with long-term affordability agreements.</p>	<p>Achieve a Multimodal, Connected Transportation System</p>  <p>Measure: Multimodal network extent and investments, and transportation level of service.</p>

USING THIS PLAN

Contents of the Comprehensive Plan

The Comprehensive Plan Vision and measurable objectives are carried forward into each Plan Element with topic-specific goals and policies. Since there are complex issues around land use, growth, public infrastructure investments, and services, this Comprehensive Plan is divided into the following elements:

Elements

- | | |
|--|---|
| <ol style="list-style-type: none"> 1. Overview and Vision 2. Land Use 3. Downtown 4. Economic Development 5. Housing 6. Capital Facilities | <ol style="list-style-type: none"> 7. Utilities 8. Transportation |
|--|---|

Appendices

- A. Capital Facilities Plan
- B. Definitions
- C. Land Capacity
- D. Transportation Analysis

Related Plans

The following related plans address shorelines, downtown, infrastructure, and recreation systems important to achieving Comprehensive Plan goals and policies and are hereby incorporated by reference:

- Airport Layout Plan (2009, update pending)
- City Resolution 534 dated August 23, 1977 regarding public access easements
- Don Morse Park Shoreline Study (2002) and Master Plan (2007)
- Downtown Master Plan (2010)
- General Sewer Plan (2008)
- Lake Chelan Valley Trail Plan (1992)
- Lakeside Trail Feasibility Study (2002)
- Northshore Pathway Feasibility Study (2000)
- Parks, Recreation, and Open Space Plan (2016)
- Shoreline Master Program Goals and Policies (2016)

Vision: A community's best desired future.

Goal: A broad, general statement of the desired long-term future state or outcome, toward which the Plan aims. Goals indicate what ought to exist in a community or what is desired to be achieved in the future.

Policy: A principle, protocol, or proposal for action that implements a related goal. Decision-oriented statements that guide the legislative or administrative body while evaluating a new project or proposed change in ordinance.

Regulation: A rule or directive found in City ordinances or the municipal code.

- Water Plan (2017, pending)

Other Documents

An Existing Conditions Report (2017) has been prepared and provides supporting inventories and analysis referenced in this Comprehensive Plan. As an informational document, it may be updated without formal amendment.

AMENDMENTS

This Comprehensive Plan will evolve and be reviewed and revised over the next 20 years due to changes desired by the community, trends, and information.

City amendment procedures contained in the Municipal Code allow the opportunity for any person, group, organization, or jurisdiction to make application for an amendment of the comprehensive plan in accordance with RCW 36.70A.130. The plan may not be amended more than once a year, and therefore, requests for amendment can be deferred to the time of the annual public hearing for the City of Chelan Comprehensive Plan. However, state law allows amendments to the plan more than once a year in case of an emergency; other limited exceptions may also apply per RCW 36.70A.130. It is the intent that a consistent administrative procedure and a consistent method will be used in evaluating the proposed amendment. Minimally, the Planning Commission will review the comprehensive plan each year and propose or consider any application for a needed amendment.

Whenever the plan is amended it is important to verify that it is “internally consistent” and that development regulations are consistent with and implement the comprehensive plan.

2 Land Use



WHAT YOU WILL FIND IN THIS CHAPTER:

- A summary of natural and built environment conditions and trends.
- An estimate of population today, growth rates, and capacity for growth.
- Land use patterns.
- A description of agriculture, open space, recreation, views and critical areas, including their contribution to the community's character and tourist base.
- A Future Land Use Plan that supports Downtown vibrancy and infill, housing variety, job opportunities, hillside protection, and agricultural gateways.
- Goals and policies for natural systems and critical areas, residential uses, commercial and industrial development, open space and recreation, and appropriate sizing of the urban growth boundary.

PURPOSE

The Land Use Element guides the City of Chelan's (City's) physical development over 20 or more years. It establishes land use designations that are implemented by zoning regulations. The land use designations are designed to accommodate expected growth in housing and jobs as well as open space and recreation. The Future Land Use Plan is supported by services and capital investments in this Comprehensive Plan.

What does it mean?

- Chelan's permanent population is growing and its seasonal population is five times the year-round population. Though County growth allocations assume a growth rate half of that experienced between 2010-2015, this plan assumes a higher growth rate consistent with the City's 25-year growth rate.
- Chelan is a historic community. Growth will occur on vacant and underutilized land and could affect cultural resources. City development regulations address historic resources in Downtown and along shorelines. There are no citywide regulations.
- Natural resources and amenities frame and shape Chelan.
- Critical areas are protected to enhance water resources, conserve habitat, and ensure public health and safety. All types of critical areas are found in Chelan with the most prevalent being geologic hazards and surface and ground waters protected under fish and wildlife habitat conservation areas and aquifers.
- Chelan has a wildland interface and is prone to wildfire risk. Moderate and high wildfire risks are found throughout the community and particularly on hillslopes to the north, east, and south of the community.
- Chelan has extensive iconic views from public places. Techniques such as maximum building heights, landscaping, and clustering will be important to maintaining the hillside and lake views that support the quality of life and economic base of the community.
- Open space and recreation opportunities are important to residents and tourists. With a seasonal population of 25,000 and a year-round population of 4,500, the park and open space system is highly valued and used, and is a key component of City capital plans.
- Chelan's current land uses are predominately residential, undeveloped, and agricultural. Residential uses make up half of the current parcel acres. Undeveloped land another quarter of parcel acres.
- Chelan has sufficient land capacity to meet future growth allocations and community housing and job needs.

LAND USE ISSUES AND TRENDS

Conditions and Trends

Chelan's permanent population is growing and its seasonal population is five times the year-round population

Chelan's permanent city population is about 4,045 as of 2015. The Unincorporated Urban Growth Area (UGA) is estimated to have another 370 residents, for a total city and UGA population of about 4,415 as of 2015.

The total city and unincorporated UGA population has increased 8% between 2000 and 2016. Based on the availability of services, and annexations, growth has been greater in city limits than the UGA.

Based on growth allocations developed by Chelan County (the County), Chelan city limits and the UGA would add about 415 people for a total of 4,880 people over the 2017 to 2037 period, a growth rate of only 0.445%. This is much lower than the projected 2025 growth target allocated to the City by the County in past planning efforts, which assumed a future UGA population of 6,705 or a growth rate of about 2.06%.

The range of growth rates for the City and the City+UGA shows that there has historically been a higher growth rate than assumed by the 2017-2037 growth allocation.

Using a growth rate of just over 1.24% the Chelan UGA could potentially grow to 5,719 persons. This is considered a moderate assumption between the new 2037 population allocation and the past 2025 allocation which was nearly 2,000 persons higher.

Exhibit 2-1. Population Growth 2000-2015

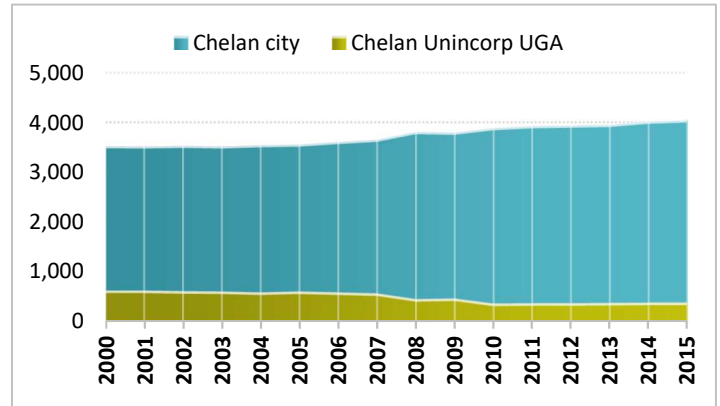
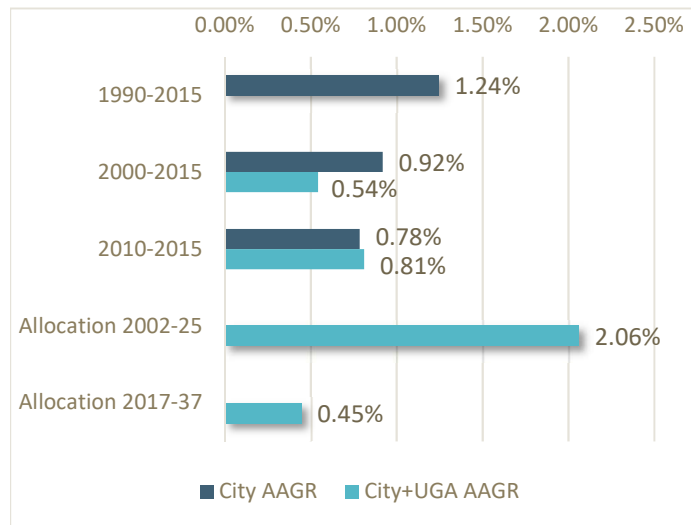
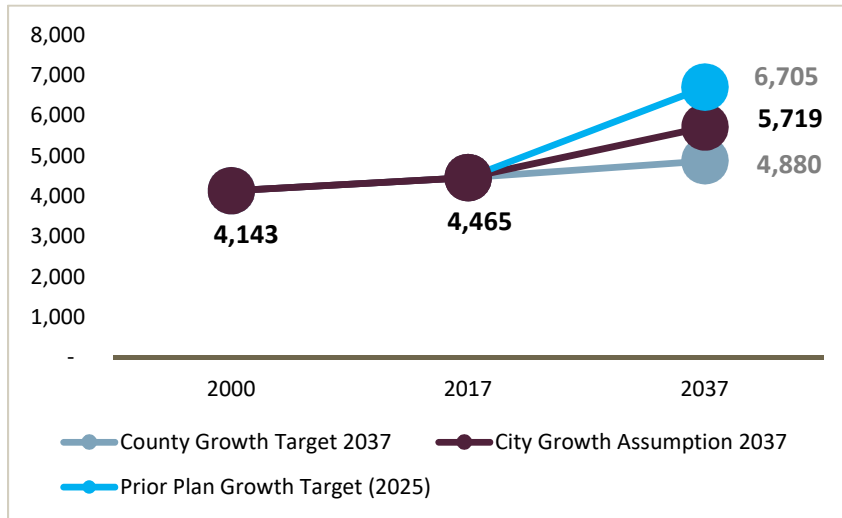


Exhibit 2-2. Observed and Planned Average Annual Growth Rates (AAGR)



Note: Small area estimates are available for the UGA as of 2000 forward. Allocations are only made for the City+UGA.
 Sources: (City of Chelan, 2011) (Office of Financial Management A, 2016) (Office of Financial Management B, 2016), (Chelan County, 2015); BERK Consulting 2017

Exhibit 2-3. Projected Permanent Population Growth 2000-2037

Source: (Office of Financial Management B, 2016)

The City serves a permanent population of between 4,000-5,000, but a seasonal population of 25,000 in peak summer months.

Chelan is a historic community

About 10,000 years ago, the Lake Chelan area was regularly inhabited by Native Americans, now known as the Chelan Indians who settled along the lakeshore, and were believed to be related to the larger Wenatchi Tribe since they spoke the Wenatchi language, a dialect of the Interior Salishan language. After a series of treaty negotiations between the U.S. Congress and the local tribes, the area's original inhabitants were finally moved to the Colville reservation, and the land was officially ratified by U.S. Congress in 1886 and opened to homesteads (Caldbeck, 2012).

Chelan began in the late 1880s as a town that supported logging, mining, agriculture, and early tourism. While its timber and mineral resources were exhausted eventually, water has continued to play a vital role in sustaining the economy. The Chelan Dam has provided hydro-electric power, irrigation, and recreation over the centuries. Construction of the Chelan Dam began in 1926 about one-half mile downstream from where Lake Chelan enters the Chelan River (Caldbeck, 2012).

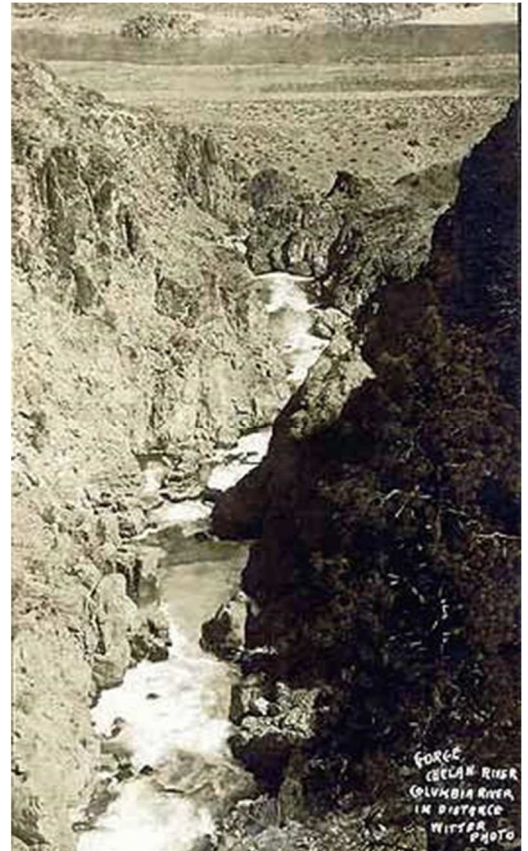
Chelan's economy has been dominated by tourism for the past many decades, again due to its geography and natural beauty, which make it ideal for year-round outdoor recreation and relative proximity to large population centers west of the Cascade Range. The first guest accommodations were built as early as 1892, and the famous Campbell Hotel (known today as Campbell's Resort) has been in business since 1901. Chelan also has a long history of agriculture in the area. Wine grapes and orchards began in the area in the late 1800s (Caldbick, 2012).

According to the Washington Department of Archaeology and Historic Preservation (DAHP), the following places are on state and national historic registers:

- St. Andrews Episcopal Church, built in 1899 (National Register, Washington Heritage Register)
- Ruby Theater, built in 1913 (National Register, Washington Heritage Register)
- Lord Richard Hinton House, a Queen Anne Victorian house built in 1902 (National Register, Washington Heritage Register),
- Lake Chelan Hydroelectric Power Plant, built in 1926 (National Register, Washington Heritage Register)

DAHP has identified through a predictive model that the Lake Chelan area may have a high risk of containing sensitive archaeological resources, and cultural resource surveys are highly advised prior to development and construction.

City development regulations address historic resources in Downtown. City shoreline regulations address archaeological and historic resources along the lake and river. There are no citywide regulations beyond these focused regulations.



Top – Chelan 1920s | Bottom – Chelan River Gorge, 1910s | Source: (Caldbick, 2012)

Natural resources and amenities frame and shape Chelan

The dramatic natural setting and physical geography is a defining characteristic of the city. Chelan is situated at the southern end of Lake Chelan as it enters the Chelan River. Lake Chelan is a glacial lake formed gradually over millions of years with the rise of the Cascade Mountains. It is approximately 55 miles long with an average width of 1.5 miles and a maximum depth of 1,500 feet. It is the largest, longest, and deepest lake in Washington State, and the third deepest in the country (City of Chelan, 2011).

Vegetation in the basin depends to a great extent on the elevation, with most of the land above 1,500 feet being forested. The more level sites have, for the most part, been developed as crop land or settled by residents and businesses. Fauna within the study area is found in three specific habitats: the wetlands along the Columbia River and the Lake Chelan shorelines, the canyon/steppe habitat of the steep drainage's and the urban areas of Chelan.



The Lake Chelan Valley is abundant with natural amenities that provide for a wide range of scenic and recreational enjoyment. A natural amenity is a place or occurrence that, coupled with certain climatic conditions, topography, geology, weather, or other naturally occurring phenomenon, provide a location where certain recreational activities or other type of human-environment interaction can take place. Many times there needs to be certain man induced development to make the natural amenity accessible and useable by humans. (City of Chelan, 2011)

The most obvious is Lake Chelan, but also included are the smaller lakes and the Columbia River. These bodies of clean water, coupled with the hot, dry summer weather, provide for numerous water sports like boating, water-skiing, sailing, wind surfing, swimming, scuba diving, and sun bathing. There is also excellent trout, bass, and salmon fishing year round. (City of Chelan, 2011)

The mountains that line both sides of the lake range from over 9,000 feet high to 700 feet at the Columbia River. Coupled with the warmer weather, there is hiking, camping, horseback riding, sight-seeing, mountain biking, hunting, dirt bike riding, and many more outdoor opportunities. In the winter, because of the cold weather and deep, dry snow conditions, there are excellent opportunities for all types of skiing. Snowmobile trails have been developed and are groomed every year for hundreds of miles of great snowmobiling (City of Chelan, 2011).

The thermals that blow up Chelan Butte have hosted many world and national hang gliding and parasailing events. With development of access to the top of the Butte, parking, launches and other facilities, the Sky Park is now renowned as one of the best hang gliding areas and facilities in the world. (City of Chelan, 2011)

The clear, warm weather from March through October, coupled with sandy loam soil, abundant water and spectacular views, host excellent golf opportunities in the lower valley. The weather conditions, excellent soils, and abundant water also provide ideal orchard growing conditions. (City of Chelan, 2011)

There are many more opportunities for enjoyment and recreational use provided by the natural amenities of our Valley. It is these natural amenities that make the Lake Chelan Valley so popular (City of Chelan, 2011).

Critical areas are protected to enhance water resources, conserve habitat, and ensure public health and safety

Critical areas are regulated by the Growth Management Act and counties and cities, and include the following areas and ecosystems: (a) Wetlands; (b) areas with a critical recharging effect on aquifers used for potable water; (c) fish and wildlife habitat conservation areas; (d) frequently flooded areas; and (e) geologically hazardous areas (RCW 36.70A.030).

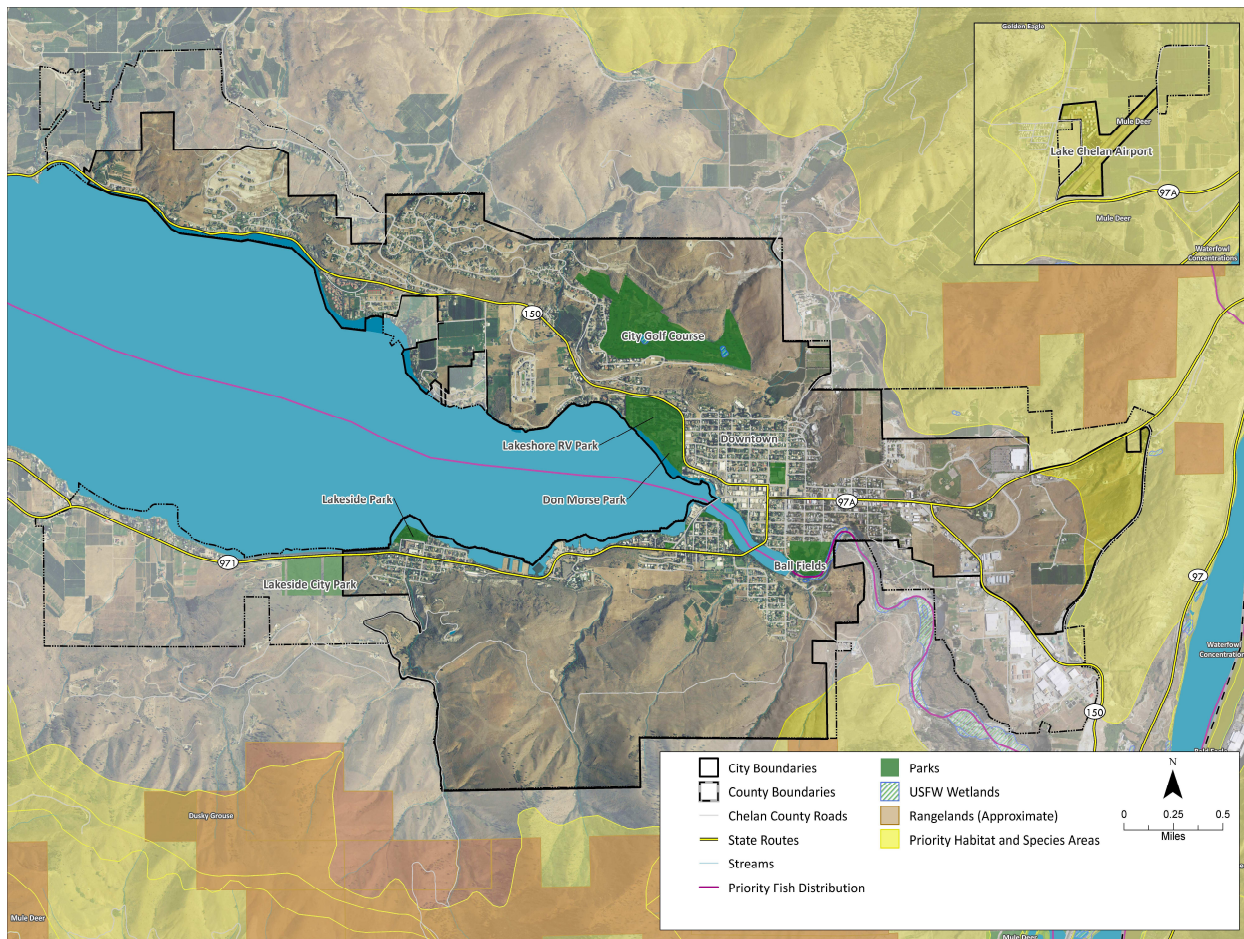
The City regulates the protection of the functions and values of critical areas and public health and safety through its critical area regulations. Within the City limits and UGA, each of the critical areas is found though to a greater or lesser degree as described below.

Fish and Wildlife Habitat Conservation Areas: Fish and wildlife conservation areas include waters of the state, priority fish bearing rivers and lakes, and priority habitats and species including riparian vegetation and shrub-steppe lands among others. Priority fish occur in Lake Chelan and the Chelan and Columbia Rivers. Intermittent and perennial streams have also carved ravines in the city. See Exhibit 2-4 and Exhibit 2-5.



Chelan Wildlife Area South of City, WDFW

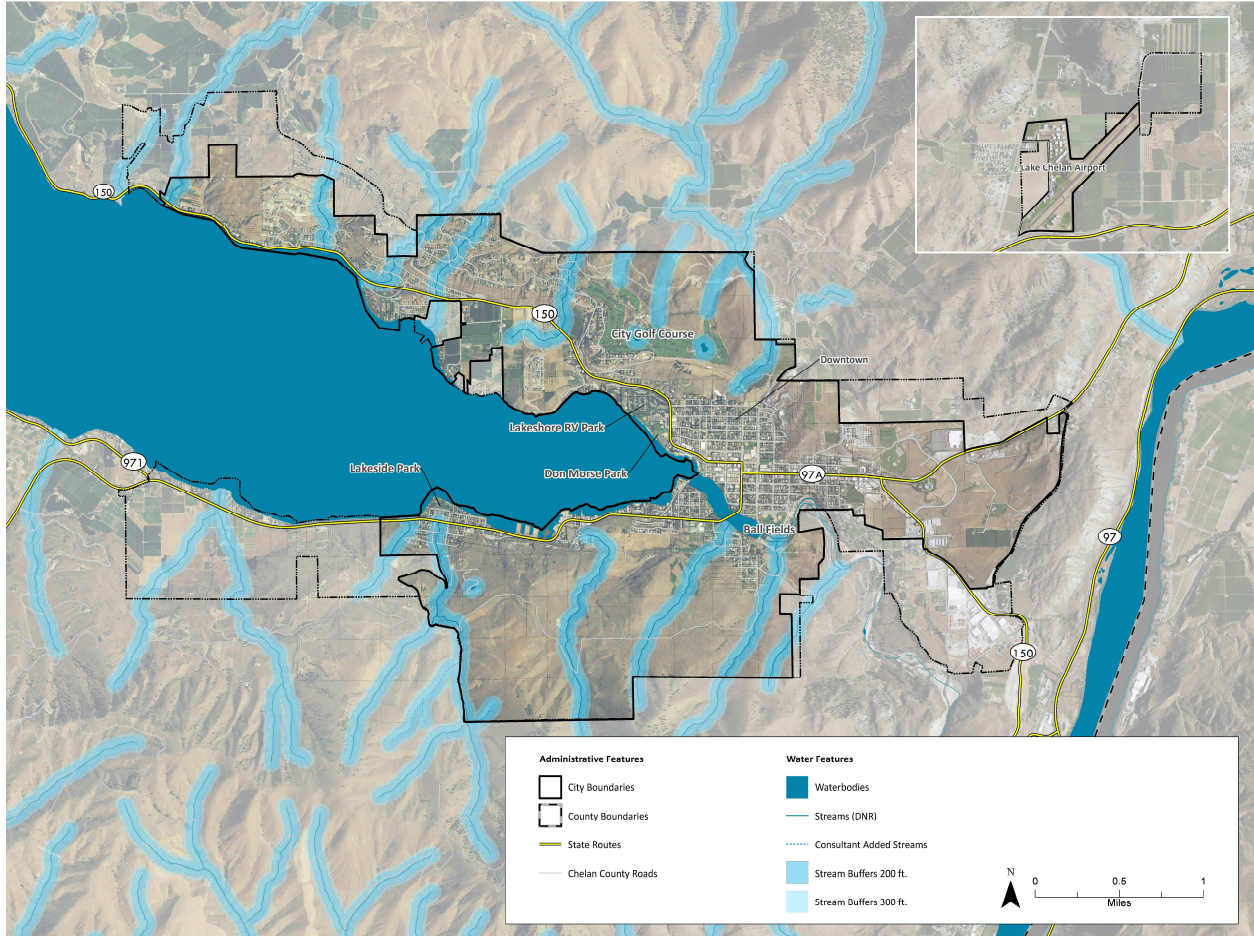
Exhibit 2-4. Fish and Wildlife Habitat



Source: Washington Department of Fish and Wildlife (WDFW), 2014); BERK, 2014 and 2017.

Mapped Areas of mule deer are noted in east Chelan and the Columbia River. See Exhibit 2-4. Mapped areas of Dusky Grouse and mule deer touch the Butte and the wildlife refuge south of the city. The Chelan Butte Wildlife Refuge is a 12,000-acre game refuge managed by the Washington State Department of Fish and Wildlife (WDFW) south of the city limits and is inhabited by game birds and occasionally migrating big game animals.

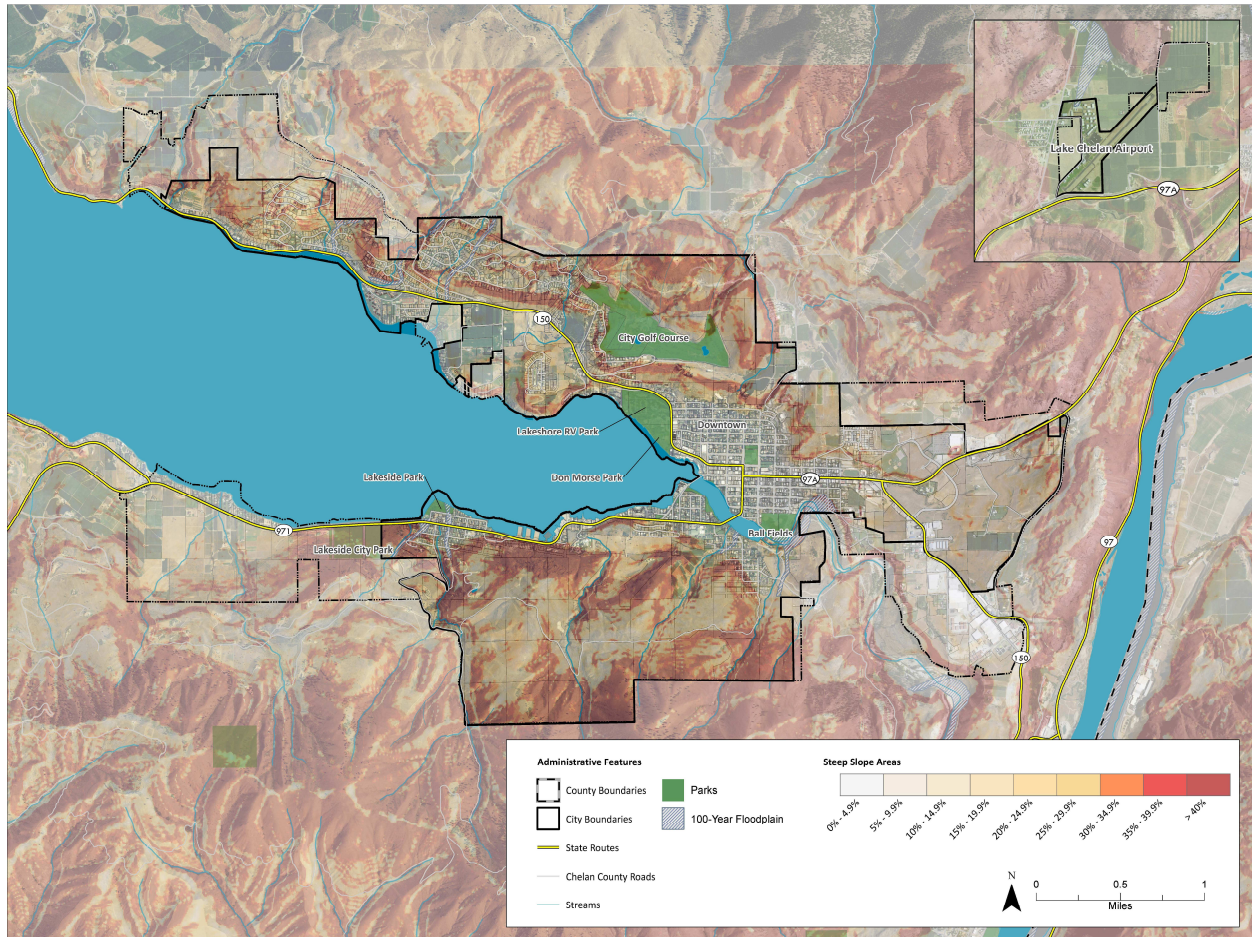
Exhibit 2-5. Streams and Ravines



Sources: Washington Department of Natural Resources 2014, RH2 2017, BERK 2017

Geologic Hazards: Geologic hazards include areas susceptible to erosion, sliding, earthquake, or other geological events. Much of the City's steep slopes are subject to erosion.

Exhibit 2-6. Steep Slopes in 5 Percent Increments



Source: University of Washington, BERK Consulting 2017

Note: The steep slopes shown were generated by using geographic information system software to convert a digital elevation model (DEM). The DEM was created from satellite imagery of the area and was taken in 10-meter resolution.

Wetlands: Wetlands are fragile ecosystems which assist in the reduction of erosion, flooding, and ground and surface water pollution. Wetlands also provide an important habitat for wildlife, plants, and fisheries. (City of Chelan, 2011). Wetlands are mostly mapped along the Chelan River though mapping may not be complete; see Exhibit 2-4 for mapped wetlands. See also the Existing Conditions Report 2017 under separate cover.

Frequently Flooded Areas: The presence of the Lake Chelan hydroelectric dam limits the flooding hazard along the main lake valley. The presence of numerous hydroelectric dams along the Columbia River also limits flooding on this system. The possibility of flash flooding is a factor for the many

smaller drainages and tributaries at lower elevations in the basin (City of Chelan, 2011). The City and its UGA do not contain mapped channel migration zones or floodways; potential areas of 100-year floodplain lie along the Chelan River, where the City applies standards for building and site development to avoid impacts. See Exhibit 2-4 for mapped floodplains.

Aquifers: Ground water is replenished from precipitation and surface water filtering through the ground to aquifers. The ground where this filtering process takes place is called an aquifer recharge area. Aquifer and wellhead mapping for the lower lake vicinity shows surficial alluvial geology along the southshore, areas west and north of Lord Acres, and lands along the Columbia River. There are wellhead protection areas based on travel time of pollutants to groundwater sources in downtown, east Chelan and the southshore. See the Existing Conditions Report 2017 under separate cover.

Shorelines are highly used and managed

Both Lake Chelan and the Chelan River are shorelines of statewide significance per the Shoreline Management Act (SMA).

The City adopted its Shoreline Master Program (SMP) in accordance with the SMA in the mid-1970s and most recently updated it in 2016. The SMP addresses water-oriented uses, residential uses, public access and ecological protection.

SMP goals and policies are considered an element of the Comprehensive Plan and SMP regulations are considered part of GMA development regulations. The SMP goals and policies are incorporated by reference into this Comprehensive Plan.

Chelan has a wildland interface and is prone to wildfire risk

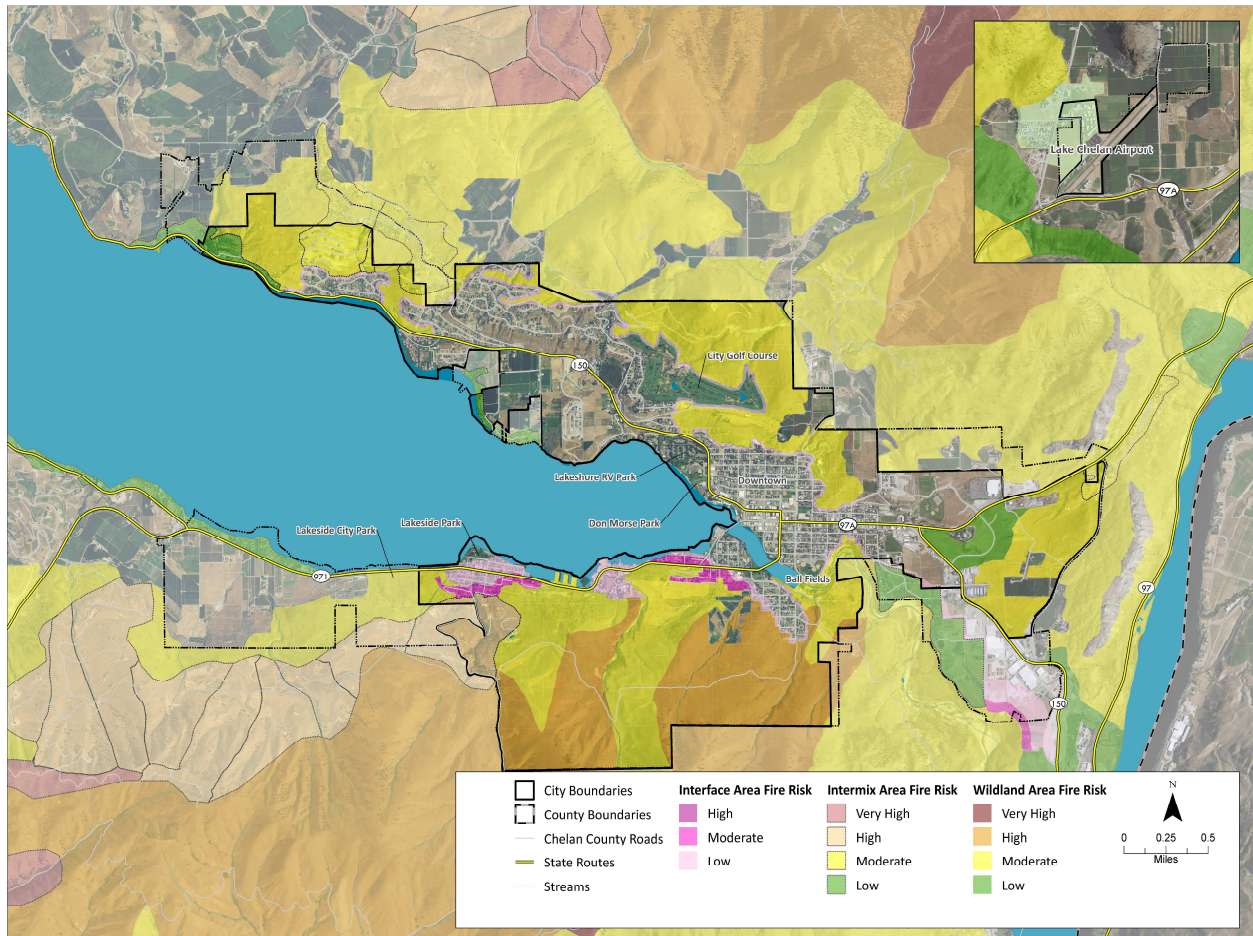
In 2016, a Community Planning Assistance for Wildfire assessment and recommendations were developed (Wildfire Planning International and Wildland Professional Solutions, 2016). The study noted the recent and ongoing risk of fire in Chelan:

The eastern slope of the Cascade mountain range in Washington has recently seen a number of detrimental wildfires impacting numerous communities. In 2015, the City of Chelan was significantly affected by the Chelan Complex fires that destroyed homes and businesses within the City and urban growth boundary, severely disrupting the economy. While the 2015 Chelan Complex fire was the most destructive, the Chelan area has a long history of wildfire and will continue to be prone to wildfire events in the future.

Mapped risks are illustrated in the figure below based on FireSheds that “tend to correlate to the vegetation and the directions that fires will burn in

the absence of wind” and based on the relative amount of built environment (structures, roads) versus wildland fuel. Generally sloped areas to the north and south of developed areas have a moderate to high negative impact on wildfire risk due to the presence of fuel and structures that could be impacted.

Exhibit 2-7. Wildfire Risk in Chelan



Source: Anchorpoint, National Hazard and Risk Model (No-HARM), 2016; BERK 2017

Based on the 2016 assessment, nine recommendations were developed for the City to consider to promote wildfire risk reduction:

1. Create a Wildfire Steering Committee
2. Create a Community Wildfire Protection Plan
3. Adopt a Wildland Urban Interface (WUI) Code
4. Revise landscaping requirements to promote wildfire safety
5. Adopt regulations to address critical facilities and utilities
6. Adopt a Flammable Materials Code in the Warehouse District
7. Integrate wildfire areas into other environmental planning objectives
8. Encourage educational opportunities in the development process
9. Strengthen and enforce nuisance provisions

Chelan has extensive iconic views from public places

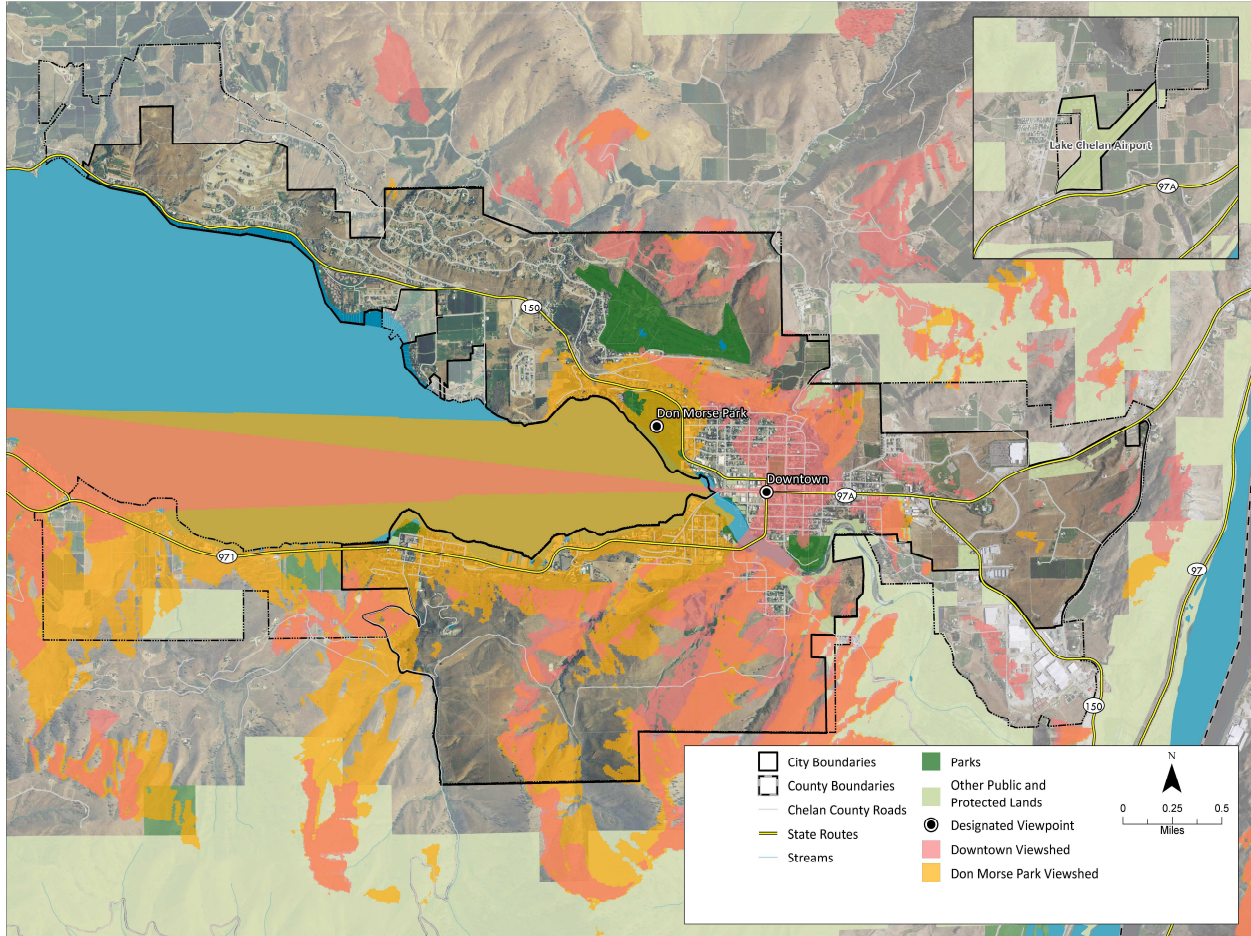
The City and UGA is defined by its beautiful natural setting and small town charm including a vibrant, historic, and walkable downtown. This connection between the natural and built environments affords opportunities for iconic views of the landscape from public spaces including parks, streets, and open spaces. Impacts to iconic views may occur from a structure or other feature physically blocking the view from a public space or from development occurring in the viewing area such as on the hillsides north and south of the lake.

Views towards the lake and surrounding hillsides were analyzed in Google Earth as shown in Exhibit 2-8. The pink shading identifies areas that are visible from the view location in Downtown and takes into consideration existing buildings that partially block views. The building height limit of 2-stories along E Woodin Ave in the Downtown core will minimize future view impacts from development. Four-story development has the potential to block views from public streets towards the lake and hillsides along the Manson Highway.

Areas visible from Don Morse Park are shown in orange as shown in Exhibit 2-8. The Butte is largely undeveloped and abuts public lands to the south. Development on the Butte could impact views particularly from public views at Don Morse Park. The north side of the lake is already more developed and less visible from this location.

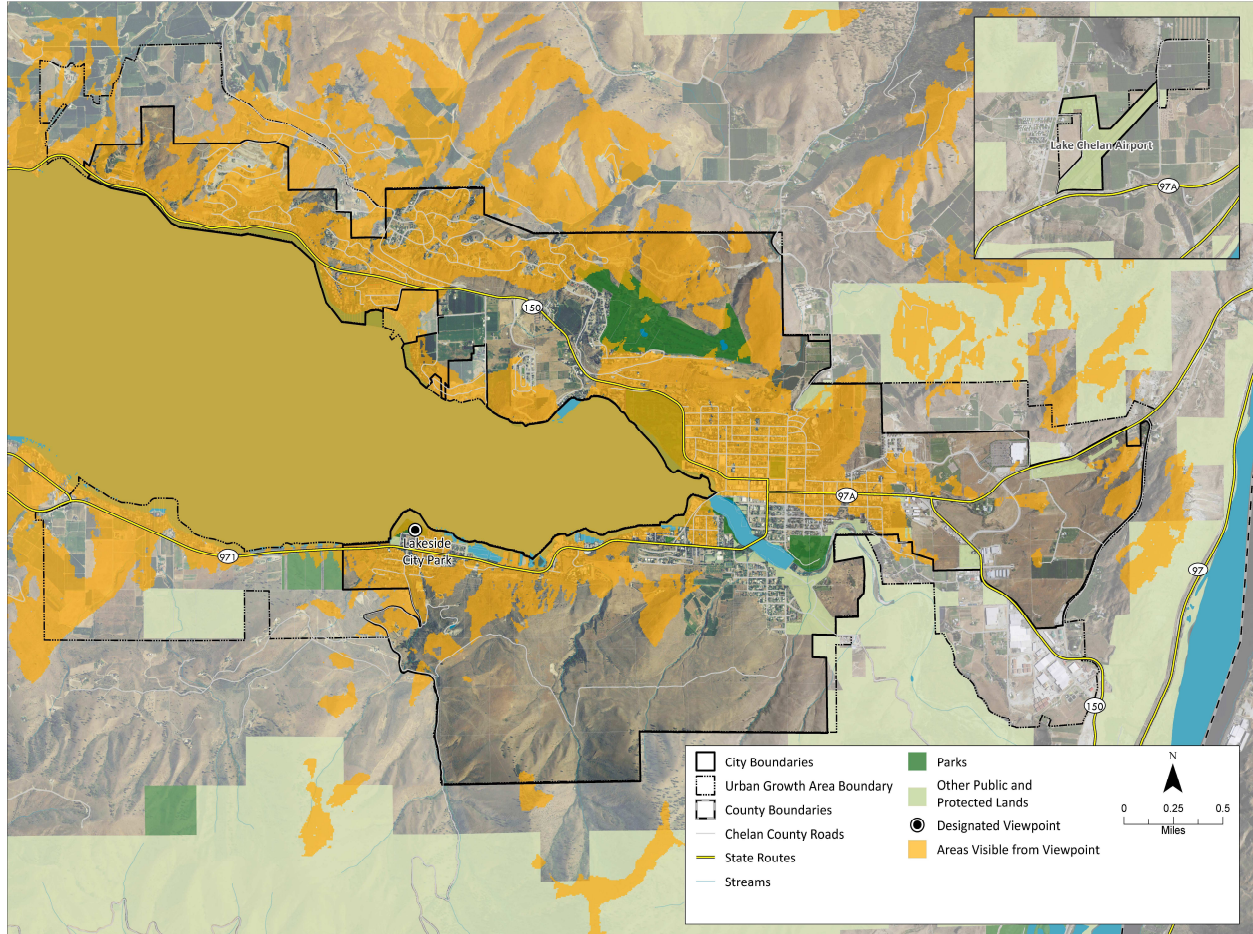


Exhibit 2-8. Viewsheds Downtown and Don Morse Park to Lake Chelan



Source: Google Earth, 2017; BERK 2017

Views from Lakeside Park are shown on the following map and show visible areas towards the Northshore, downtown and community gateways.

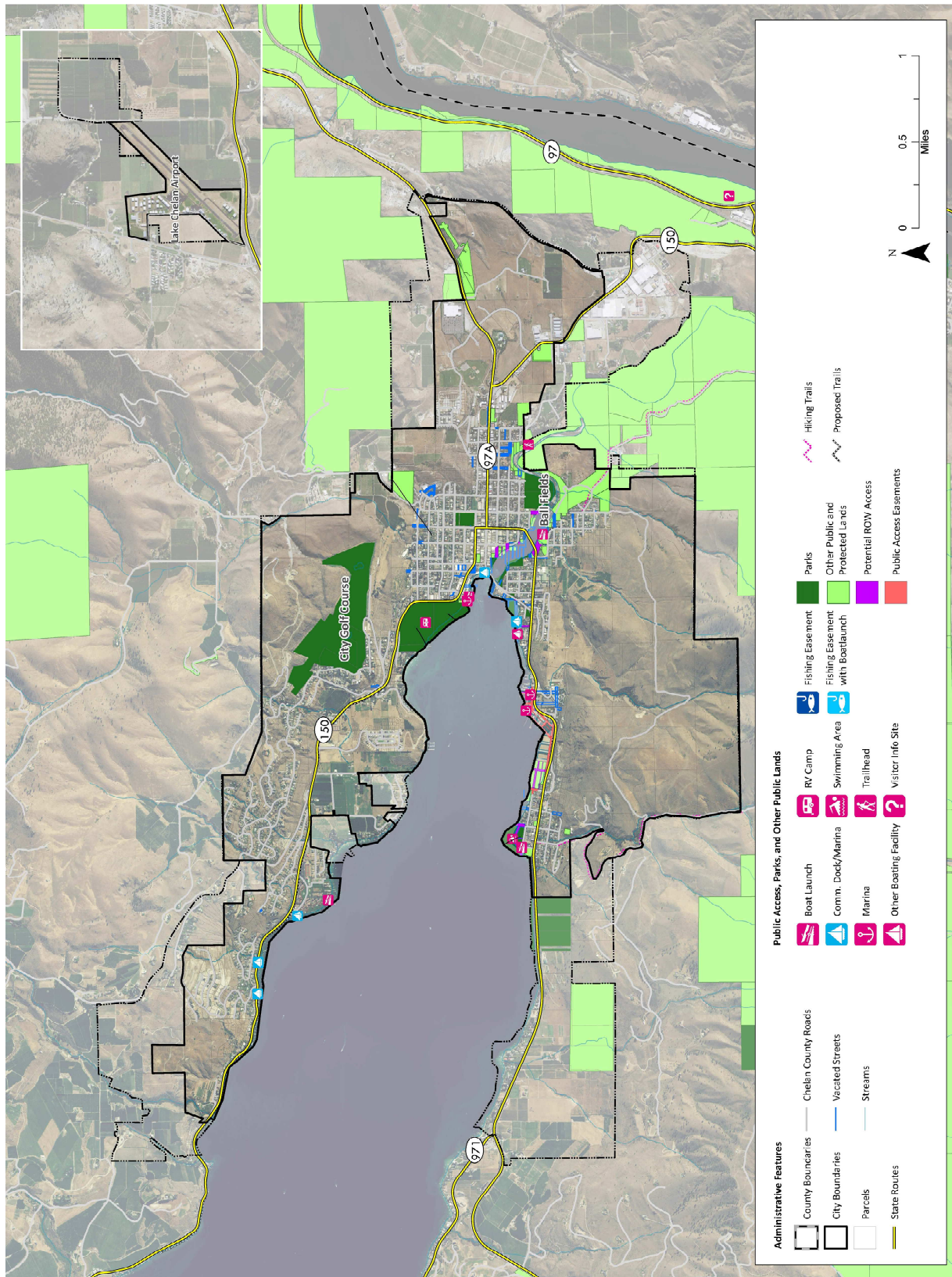
Exhibit 2-9. Views from Lakeside Park

Source: Google Earth, 2017; BERK 2017

Open space and recreation opportunities are important to residents and tourists

Open space and recreation are valuable components of both the aesthetic character and the economy of the City. Both residents and tourists benefit from the recreational opportunities and the natural amenities of the area. The Open Space map (Exhibit 2-10) shows the locations of all open space land, consisting of recreational facilities, Lake Chelan Municipal Golf Course, and parks, within the City. It also shows public lands owned by other entities, and public access easements.

Exhibit 2-10. Open Space Map and Public Access



Source: City of Chelan, BERK 2016 and 2017

Chelan's current land uses are varied but residential, undeveloped, and agricultural lands predominate

Most of the land in the city limits and UGA is in use for residential purposes. Much of it is undeveloped or in agriculture or other resource land use. See Exhibit 2-11.

Exhibit 2-11. Current Land Uses per County Assessor Parcel Records

2017 Planning Area

Current Uses Compilation	City	UGA	Grand Total	Percent
Agriculture	92.0	245.5	337.5	6%
Other Resource Production	83.3	38.3	121.6	2%
Commercial	188.7	75.0	263.7	5%
Industrial	8.8	15.2	24.0	0%
Civic/Institutional	10.0	-	10.0	0%
Public	153.8	14.8	168.6	3%
Utilities	5.9	2.6	8.4	0%
Recreation	169.5	-	169.5	3%
Residential, Detached	1,565.6	958.1	2,523.7	48%
Residential, Multifamily	15.5	-	15.5	0%
Residential, Other	109.1	79.8	188.9	4%
Residential, Vacation and Cabin	81.0	5.0	86.0	2%
Undeveloped	1,221.9	95.6	1,317.6	25%
Unknown	4.2	-	4.2	0%
Grand Total	3,709.3	1,530.1	5,239.3	100%

Source: Chelan County Assessor, 2017; BERK, 2017.

A more detailed breakdown of current land uses by zoning district is provided in the Existing Conditions Report (2017). In all zones, there is a relatively high percentage of residential uses, even in lands proposed for commercial, industrial, or other non-residential purposes.

Chelan has sufficient land capacity to meet future growth allocations and community housing and job needs

To help appropriately size the UGA, the City has developed a land capacity methodology that estimates vacant and undeveloped land such as agriculture that could be converted to residential or employment uses. Deductions are taken for unbuildable critical areas, rights of way and public uses, and market factors (not all property owners want to change). See the Existing Conditions Report (2017) and Appendix C for more information.

Future Land Use and Zoning Capacity

Based on the Future Land Use and Zoning Map included in this Comprehensive Plan, there would be a dwelling and population capacity about 1,327 dwellings and 3,117 population, ample still to meet the City’s growth planning assumptions as well as the County’s allocated target.

Exhibit 2-12. Dwellings and Population Capacity: 2017

	R-L	R-M	DMR	SUD	T-A	Total
Permanent Dwelling Units						
City	314	458	106	56	52	986
UGA	188	28	-	125	-	341
City and UGA Total	502	485	106	181	52	1,327
Permanent Population						
City	739	1,075	249	131	123	2,316
UGA	442	66	-	294	-	801
City and UGA Total	1,181	1,141	249	424	123	3,117

Note: Figures are rounded from fractional numbers.
 Source: BERK, 2017

The above analysis subtracted seasonal unit occupancy. Summing the seasonal unit estimates deducted in the land capacity method, there is room for 756 seasonal units (less on the Butte with reduced dwellings and deduction of discount factors per the City’s land capacity method). Since this deducts critical areas and roads and market factors, it is lower than the maximum the code would allow.

Challenges and Opportunities

Respecting the wildland interface

Chelan’s steep slopes and wild landscapes of the Butte interface with residential and employment structures and public facilities and roads, producing a wildfire risk. Updated policies promote wildfire risk mitigation and require new implementation codes.



Chelan Complex fire effects on Chelan Fruit in Industrial Area Good Fruit Grower Magazine, November 17, 2015

Protect iconic views and allow sensible development

The city limits particularly, as well as the UGA, have grown faster historically than projected by the County for the year 2037. Managing growth will be important to achieving a balanced approach to conservation and opportunities for housing and jobs.

The City has sufficient residential land capacity to meet either its population growth target or growth at historic trends. This is true with the 2017 Future

Land Use Map and Zoning. Seasonal housing capacity is also available. The City's choices about UGA boundaries and land use patterns will be driven by Chelan's local vision.

The natural, recreation, and tourism amenities afforded to Chelan residents and visitors are valued by the community. Comprehensive Plan Update policies and new zoning code regulations should seek to protect iconic views and critical areas while allowing for development that conserves the landscape and stewards important natural resources. Particular areas of focus include:

- The Butte land use patterns and development regulations in relation to critical areas, wildland interface, and views; and
- Downtown and multi-family zone building heights.

Policies and development standards regarding height, density, grading and fill, site design, architecture, and landscape design could minimize view impacts.

Provide more affordable and diverse housing opportunities

As noted in the Housing Element, the City's households have gotten smaller and there is a high percentage of both retirees and children, requiring opportunities for housing variety over the 20-year planning period through the Land Use Plan and zoning.

Additionally, there is also a low vacancy rate for ownership and rental housing, increasing housing costs for permanent residents, and a strong demand for seasonal units.

Focusing the growth of seasonal units in locations that avoid impacting permanent residents' stability and quality of life will be important. Additionally, creating stable and affordable residential neighborhoods for the next generation of Chelan children to stay in the community are considerations for the Land Use Element.

Support a diverse and growing economy

The City has land capacity for employment uses. Consistent with the Economic Development Element, attracting health care service jobs as well as manufacturing, agriculture, and tourism jobs are important to permanent residents, business owners, and visitors alike. Affordable workforce housing is particularly important to support businesses with a need for year-round and seasonal workers.

Conserve Chelan's agricultural vistas and reinforce agri-tourism

Chelan's northshore and southshore gateways are characterized by vineyards and orchards, and showcase Chelan as a wine and tree-fruit center. Allowing agri-tourism uses and applying lower densities and requiring clustering can help support Chelan's heritage and character and support the local economy. This area can also serve as a transitional or urban separator feature abutting rural lands.



View from Benton Wineries Properties to Lake, BERK 2017

Promote infill development in Chelan's downtown to help focus growth where services are available and to conserve views

To date, the City has grown in a pattern of lower densities at gateways and hillsides and greater densities at the lakeshore and downtown. To continue an efficient land use pattern and promote conservation of natural resources and iconic views, it is important to offer incentives as well as regulations to achieve more housing and businesses downtown where there are services, transportation options, and recreation amenities.

Based on the Future Land Use Plan there could be conversion of current undeveloped and underutilized land to other higher intensity uses. As conversion occurs to planned uses, it is important to provide basic regulations addressing height, landscaping, and design to achieve development that respects Chelan's character.

OUR LAND USE PLAN

Chelan's Future Land Use Plan is a central component of the Comprehensive Plan. The Future Land Use Plan supports a diversity of residential densities, commercial and tourism enterprises, recreation activities, agricultural uses, industrial operations, and public uses. It recognizes existing vital uses and provides additional opportunities to add housing, jobs, recreation, and other uses consistent with the community's Vision Statement.

Exhibit 2-13 shows a conceptual land use plan with the 2016 designations, and ideas for responding to the conditions and trends both on the map and in policies and code much of which was reflected in the 2017 Comprehensive Plan.

Vision Connection

The Land Use Element has a central role to play in defining land use designations and policies that:

- Promote a small-town charm, and walkable downtown,
- Promote recreation and conserve open spaces,
- Encourage agri-tourism and wineries, and conserve agricultural vistas,
- Create a pattern of growth sensitive to critical areas, wildland interface, and views,
- Promote tourism and expand a base of diverse, next generation jobs, and
- Encourage a spectrum of housing choices.

Exhibit 2-14 shows a table identifying the key map and policy/code proposals and the direction pursued in the 2017 update.

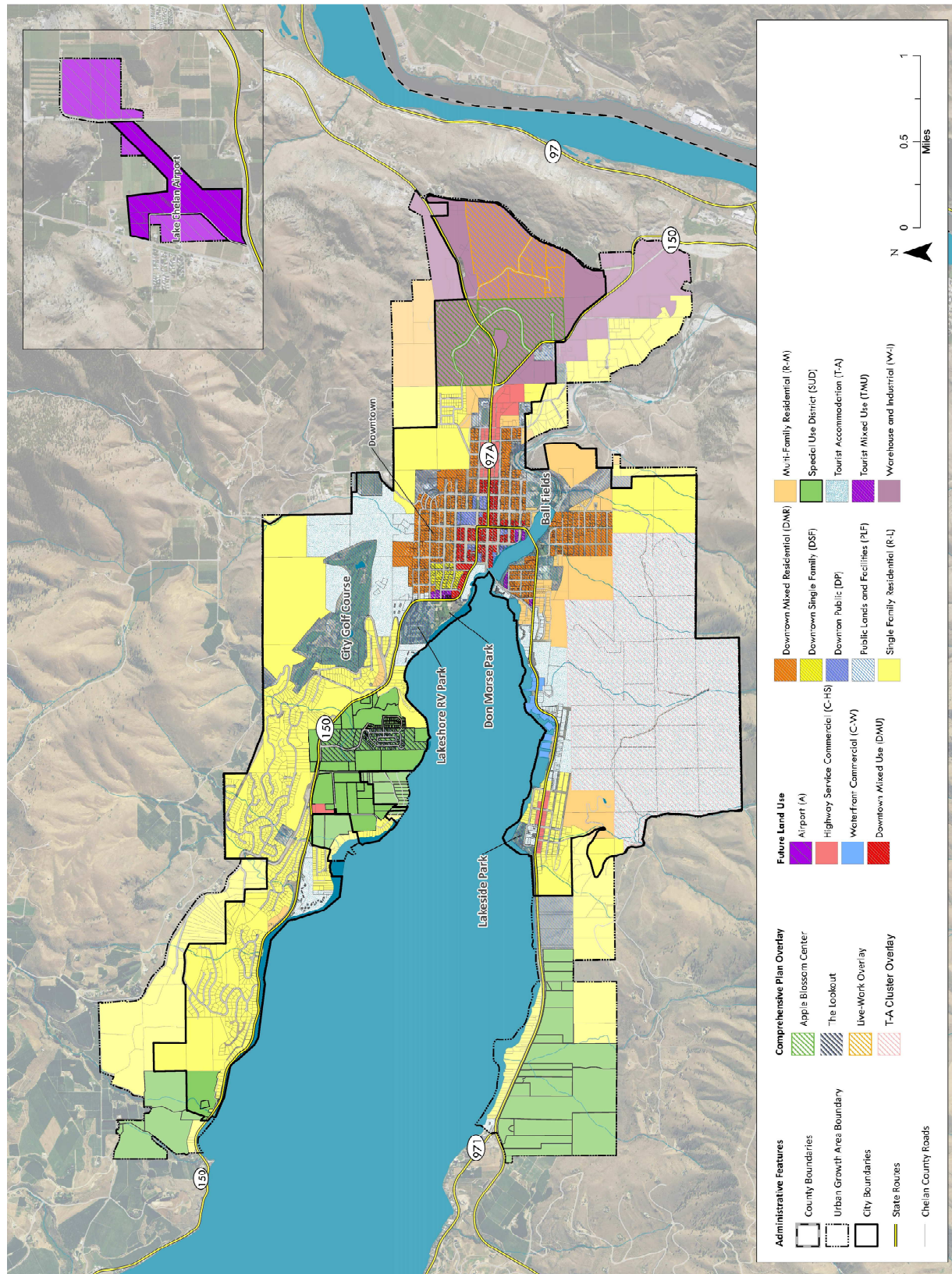
Exhibit 2-14. 2017 Change Proposals and Plan and Code Integration

Areas of Potential Change	Draft Proposals	Recommendations
 <p>URBAN GROWTH AREA PROPOSALS 1) Chelan is considering removing some sections of its Urban Growth Area (UGA) that are more challenging areas to provide city services.</p>	<p>1 Remove from UGA.</p>	<p>Remove #1 from proposed Future Land Use and Zoning Map.</p>
 <p>SPECIAL USE DISTRICT PROPOSALS 2) These proposals would amend the SUD to increase agri-tourism uses, and allow lower density resort and residential uses, while conserving agricultural views as a part of Chelan gateways and identity as a wine region. 3) SUD expands slightly.</p>	<p>2 SUD amended to allow more agri-tourism, retain open space, and promote character of gateways. 3 Change from RL to SUD.</p>	<p>Address #2 in policies and zoning code. Include on #3 proposed Future Land Use and Zoning Map.</p>
 <p>FOOTHILL RESIDENTIAL PROPOSALS 4) Foothill Residential proposals would amend the R-L zone to promote clustering and grading that respects natural land contours, addresses Wildland and Urban Interface (WUI) principles for building and access, and conserves iconic views. 5) In east Chelan, R-L is considered in place of W-I.</p>	<p>4 Amend R-L to require clustering and special grading and building standards to address slopes, WUI, views. 5 Consider Change from W-I to R-L.</p>	<p>Address #4 in policies and zoning code. Include on #5 proposed Future Land Use and Zoning Map. Based on community and property owner input consider T-A and R-M.</p>
 <p>TOURIST ACCOMMODATION FOOTHILL PROPOSALS 6) This proposal would amend the T-A zone, to require clustering or special building standards to ensure natural landforms, WUI best practices, and iconic views are respected.</p>	<p>6 Amend TA to require clustering and special grading and building standards to address slopes, WUI and views.</p>	<p>Address #6 in policies and zoning code. Address clustering in proposed Future Land Use and Zoning Map as an overlay.</p>
 <p>COMMERCIAL AREA PROPOSALS 7) Strengthen Chelan's working waterfront by allowing a water-based transport hub (e.g. float planes and boats). Expand C-W instead of T-A south to match existing uses. 8) Allow a mix of commercial and industrial in east Chelan.</p>	<p>7 Waterfront Commercial-Allow Water Transport Hub. 8 Consider rezoning R-L to W-I, and Amending W-I to allow Commercial-Industrial</p>	<p>Address #7 in Zoning Code. Also add a small property with heavy commercial uses as W-C instead of T-A. Partially include #8 by amending W-I to allow Commercial-Industrial</p>
 <p>HOUSING VARIETY AND COMPATIBILITY PROPOSALS Evaluate compatible housing options (9) along the outer edges of Downtown and South Chelan; consider citywide DMR instead of R-M. Also, consider workforce housing in Apple Blossom (10) and eastern Chelan (11) by amending or replacing W-I.</p>	<p>9 Downtown: Consider DMR or DSF. South Chelan: consider changing R-M height or change to DMR. All R-M: Consider changing all R-M to DMR. 10 Allow Multifamily in Apple Blossom Development Agreement. 11 Consider rezoning some of this area to R-M for housing or change use allowances of W-I if limited to seasonal workforce housing.</p>	<p>#9: Change R-M to DMR north of Downtown, along E Woodin Avenue, and South Chelan small blocks. All R-M, reduce heights by 1 story. #10: Allow multifamily in Apple Blossom. #11 Amend W-I to allow workforce housing.</p>
 <p>DOWNTOWN NEIGHBORHOOD INFILL PROPOSAL 12) These proposals would promote downtown infill. Options for retaining neighborhood character would also be considered.</p>	<p>12 Infill promotion downtown and neighborhood protection.</p>	<p>In Downtown, consider retaining 4 stories or reducing to 3 stories an area along the Manson Highway. Evaluate infill code to see if improvements can be made to promote infill.</p>
 <p>REVIEW OF LAKE CHELAN AIRPORT LAND USES 13) This proposal would review the land use allowances on airport zoned lands.</p>	<p>13 Review airport uses in zoning code.</p>	<p>Address allowing private non-airport employment uses in zoning code.</p>

Source: City of Chelan, BERK 2017

Exhibit 2-15 is the City's future land use plan developed in 2017.

Exhibit 2-15. Future Land Use Plan and Zoning 2017



Source: City of Chelan, BERK 2017

The Future Land Use Plan and Zoning:

- Promotes mixed uses, higher densities, and infill in Downtown where there are supporting services and transportation.
- Reserves waterfront areas for water-dependent, water-related, and water-enjoyment uses as well as residential uses.
- Reinforces Chelan’s agricultural heritage at gateways and within Lord Acres by providing for agri-tourism activities, allowing lower densities and clustering, and conserving agricultural vistas.
- Promotes low-density residential dwellings, seasonal housing, and tourist accommodations that are designed to respect Chelan’s natural topography, environment, and iconic views.
- Supports a wide array of housing choices to fit different households’ lifestyle and economic needs while reflecting enduring design quality.
- Encourages year-round family wage jobs and supporting the wine and agricultural industry in industrial areas.
- Reinforces access to the Lake and supports healthy lifestyles and Chelan’s tourism base with recreation and park facilities, and public facilities that serve the community.

Based on the Future Land Use Map and Zoning, most of the City’s acreage is planned for Single-Family Residential uses, with significant areas of Tourist Accommodation, Special Use District, and Warehouse and Industrial. See Exhibit 2-16.

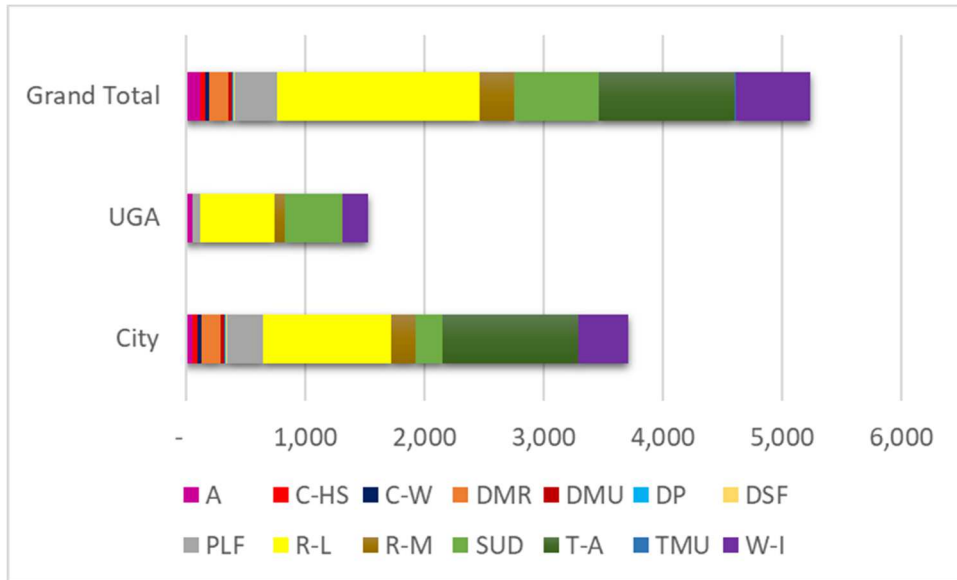
Exhibit 2-16. Future Land Use and Zoning 2017: Parcel Acreage

FLU/Zone Name	FLU/Zone	City	UGA	Grand Total	Percent
Airport	A	62	62	123	2%
Highway Service Commercial	C-HS	44		44	1%
Waterfront Commercial	C-W	25	0	25	0%
Downtown Mixed Residential	DMR	163		163	3%
Downtown Mixed Use	DMU	34		34	1%
Downtown Public	DP	13		13	0%
Downtown Single Family	DSF	11		11	0%
Public Lands and Facilities	PLF	299	55	354	7%
Single Family Residential	R-L	1,067	626	1,693	32%
Multi-Family Residential	R-M	207	92	299	6%
Special Use District	SUD	225	476	702	13%
Tourist Accommodation	T-A	1,140	1	1,141	22%
Tourist Mixed Use	TMU	6		6	0%
Warehouse and Industrial	W-I	414	218	632	12%
Grand Total		3,709	1,530	5,239	100%

Source: City of Chelan, Chelan County Assessor, BERK 2017

Total acres and acres within the city limits and UGA are visually represented by map designation colors in Exhibit 2-17 below.

Exhibit 2-17. Future Land Use and Zoning 2017 Parcel Acres Graph



Source: City of Chelan, Chelan County Assessor, BERK 2017

Overlay districts make up a subset of the base zones illustrated above.

Exhibit 2-18. Overlay Districts: Acres

Overlay District	Acres	Base Zone	% of Base Zone
Lookout	46	SUD	7%
T-A Cluster	873	T-A	76%
Apple Blossom	175	W-I	28%
Live-work	149	W-I	24%

Source: City of Chelan, Chelan County Assessor, BERK 2017

Each Future Land Use Map and Zoning designation is listed in Exhibit 2-19 together with maximum gross residential densities. Each designation is further described in text below the table indicating the intent, designation criteria, and primary uses.

Exhibit 2-19. Future Land Use Map Designations and Densities

Designation Name	Maximum Gross Density
Residential Designations	
Single-Family Residential (R-L)	4 du/ac. A density bonus for affordable housing is allowed.
Downtown Single-Family (DSF)	7.26 du/ac
Downtown Mixed Residential (DMR)	No limit. Density effectively limited by height and other development standards.
Multi-Family Residential (R-M)	Residential density shall not exceed 18 residential dwelling units per acre.
Mixed Use and Commercial Designations	
Special Use District (SUD)	Gateways: 1 du/5 acres; 1 du/acre if clustered with majority of land conserved in open space. Lord Acres: 1 du/5 acres; 3 du/acre if clustered with majority of land conserved in open space. A density bonus is allowed where more open space is provided or where affordable housing is provided.
Downtown Mixed Use (DMU)	No limit. Density effectively limited by height and other development standards.
Tourist Mixed Use (TMU)	No limit. Density effectively limited by height and other development standards.
Tourist Accommodations (T-A)	8.7 du/ac for single-family detached dwellings and eighteen (18) dwelling units per acre for all other forms of dwellings on T-A lands fronting state highways. A density bonus for affordable single-family housing is allowed. See Overlay for clustering on Butte.
Highway Service Commercial (C-HS)	8.7 du/acre
Waterfront Commercial (C-W)	Not applicable
Industrial and Airport Designations	
Warehousing and Industrial District (W-I)	8.7 du/acre
Airport (A)	Not applicable
Public Designations	
Public Lands and Facilities (PLF)	Not applicable
Downtown Public	Not applicable

Designation Name	Maximum Gross Density
Overlay Designations	
Planned Development District (PDD) Overlay	Uniquely determined through PDD process and any associated development agreements, where applicable.
Apple Blossom PDD	8.7 du/ac
The Lookout PDD	6 du/ac
T-A Cluster Overlay	Without clustering, densities would be 1 unit per 5 acres. With clustering, gross densities would equal 1 unit per acre. Density bonuses allow densities to reach 1.5 units per acre where recreational trail connections open to general public or public amenities open to the public are provided, if greater open space is reserved above the minimum, or if affordable housing is provided. A Resort Plan that meets performance standards offers additional density (4-8.7 du/ac) and would be allowed by Conditional Use Permit.
Live-Work	8.7 du/ac
Shoreline Environment Designations	Density is same as base designation.

Residential Designations

Single-Family Residential (R-L)

Purpose: The R-L designation is intended to preserve existing housing stock and provide residential development opportunities for predominantly single-family detached dwelling units. The R-L designation promotes standards that preserve the natural landscape of hillsides and ravines and other critical areas, reduce the risk of geologic and fire hazards, and conserve designated public views.

Designation Criteria: This designation is intended to be applied in areas suitable and desirable for residential use, which are or will become developed by single-family dwellings. Lands should be adequately served at the time of development with roads, utility services and other public facilities commensurate with anticipated population and dwelling unit densities.

Principal Uses: Uses are limited to single-family residential uses, accessory dwelling units, and, under specific conditions, public service uses which are necessary to serve residential areas.

Density: Residential density shall not exceed four residential units per gross acre, except where a density bonus is offered for affordable housing.



Clustering is allowed and encouraged in environmentally sensitive and hillside areas as long as the overall density is not exceeded.



Downtown Single-Family (DSF)

Purpose: The purpose of the DSF designation is to maintain the established single-family character of these areas.

Designation Criteria: Applies to areas with a predominant single-family dwelling pattern.

Principal Uses: Single-family, cottage housing, and accessory dwelling units.

Density: Maximum 7.26 units per acre.

Downtown Mixed Residential (DMR)

Purpose: The purpose of the DMR designation is to provide for a mix of residential uses that build on the established historical development patterns within the downtown area.

Designation Criteria: This is applied in the Downtown Master Plan area to northern, eastern, and southern perimeter areas surrounding the DMU district where there is a mix of single family, townhouses, and apartments.

Principal Uses: Multi-family residential (including apartments, townhouses, triplexes, and duplexes), cottage housing, single-family, and accessory dwelling units.

Density: No limit. Density effectively limited by height and other development standards.

Multi-Family Residential (R-M)

Purpose: The purpose of the R-M designation is to provide for a mix of residential uses at a broad range of dwelling unit densities that appeal to a variety of income categories and lifestyles. R-M recognizes existing multi-family neighborhoods and offers opportunities for new housing.

Designation Criteria: R-M is applied where access, topography, and adjacent land uses create conditions appropriate for a variety of attached and detached unit types, or where there is existing multi-family development.

Such lands should be adequately served at the time of development with roads, utility services and other public facilities commensurate with anticipated population and dwelling unit densities.

Principal Uses: Multi-family residential (including apartments, townhouses, duplexes, and triplexes), cottage housing, single-family, and accessory dwelling units.

Density: Residential density shall not exceed 18 residential dwelling units per acre.



Mixed Use and Commercial Designations

Special Use District (SUD)

Purpose: The SUD designation is designed to: 1) support and enhance agricultural operations and their essential pastoral setting, 2) allow low impact tourist commercial and educational uses at a scale that is complementary to agricultural pursuits, and 3) provide an opportunity for lower density residential housing. Densities allowed serve as a transition from the rural area to the urban area and reinforce an urban separator character. The SUD permits clustering and planned residential developments to conserve valuable resource and environmentally sensitive lands such as agricultural lands, steep slopes, streams and ravines, and others, while allowing for appropriate development. Where clustering is allowed, structures are concentrated on a portion of the site with the majority area conserved for resource or open space uses. The SUD includes standards that minimize farm/non-farm development conflicts, and ensures building heights and forms are visually compatible with surrounding uses.



Designation Criteria: The SUD is applied to lands with agricultural and tourism activities and low residential densities at gateways to the Chelan community. Lands in Lord Acres area are characterized by agriculture, low intensity residential, and agri-tourism uses.

Principal Uses: Agricultural resource activities, and accessory uses that support, promote, or sustain agricultural operations and production such as agricultural-tourism uses, educational uses, and low-density residential units that provide transitional densities from rural areas or are clustered to conserve land for resource production and open space purposes.

Density: In gateways, 1 dwelling unit per 5 acres without clustering, and 1 dwelling unit per 1 acre clustered to retain a majority of property in resource or open space use. In Lord Acres, 1 dwelling unit per 5 acres without clustering, and 3 units per acre clustered to retain a majority of property in open space or resource use. A density bonus is allowed where more open

space is provided than the minimum or where affordable housing is provided.

Downtown Mixed Use (DMU)



Purpose: The purpose of the DMU designation is to provide for a pedestrian-oriented mix of commercial, mixed-uses, and residential uses.

Designation Criteria: The DMU designation is applied to the historic retail core along Woodin Avenue between the bridge and Saunders Street and to commercial transitional uses around the core that contain commercial, office, multi-family, and single-family uses.

Principal Uses: Wide range of commercial/ retail uses that support local residents and tourists, including general retail, restaurants, banks, motels/ hotels, offices, and personal services. Also permitted: Public uses, fractional ownership condominiums, seasonal rentals, and multi-family residential (except on ground floor of designated Storefront Streets in the Downtown Master Plan and implementing zoning code regulations).

Density: No limit. Density effectively limited by height and other development standards.

Tourist Mixed Use (TMU)

Purpose: The purpose of the TMU designation is to provide for residential uses and tourist-oriented uses in a pedestrian-friendly setting.

Designation Criteria: The TMU is applied to lands along the lakefront or adjacent to parks. These properties currently contain tourist accommodations or are adjacent to such properties and can be developed compatibly for hospitality uses.

Principal Uses: Motels/hotels, restaurants, tourist-oriented retail (gift shop, bookstore, travel agency, etc.), offices, fractional ownership condominiums, seasonal rentals and multi-family.

Density: No limit. Density effectively limited by height and other development standards.

Tourist Accommodations (T-A)

Purpose: The purpose of the T-A designation is to promote lodging, resort, leisure, and hospitality uses that serve the traveling and recreation-oriented public.

Designation Criteria: This designation is intended to be applied in areas near or adjacent to Lake Chelan or other natural or recreational resources which are uniquely suited for motels, hotels, lodges and similar uses in keeping with the importance of the recreation industry to the city.

Principal Uses: Recognizing the limited amount of land available for such development, uses are limited in this district to those which provide tourist residency or are recreational in nature. Commercial buildings also can provide upstairs housing opportunities which help to make downtowns more alive, attractive, and vibrant places.

Density: 8.7 du/ac for single-family detached dwellings and 18 dwelling units per acre for all other forms of dwellings on T-A lands fronting state highways. A density bonus for affordable single-family housing is allowed.

See the T-A Overlay for densities on the Butte.



Highway Service Commercial (C-HS)

Purpose: The C-HS designation provides necessary commercial services to the traveling public and heavy commercial uses not oriented to walk-in convenience shopping. C-HS provides opportunities for vertical or horizontal mixed-use housing opportunities which help to make a more vibrant commercial district.

Designation Criteria: The C-HS designation is intended to be applied to lands along principal arterials outside the Downtown Master Plan area with a character of highway-oriented commercial uses.

Principal Uses: Provide a range of high-intensity, automobile-oriented general commercial, professional services, and business services serving visitors, businesses, and residents, and relying upon the automobile as their principal source of access. Vertical or horizontal residential uses are secondary uses.

Density: 8.7 units per acre for vertical or horizontal mixed uses.



Waterfront Commercial (C-W)

Purpose: This designation provides areas on lakefront property for heavy waterfront commercial uses.

Designation Criteria: This designation is applied to properties along the Lake Chelan shoreline that function as a working waterfront with water-oriented commercial uses.

Principal Uses: Allow boat fueling and servicing, industrial docks, water-based transport hub (e.g. float planes and boats), and other uses incidental to commercial water transportation. Permit water-dependent, water-related, and water-enjoyment uses consistent with the Shoreline Master Program. Commercial activities on the ground floors with office spaces above could create unique waterfront focal points for the community. Mixed-use residential providing water dependent and public access uses are allowed per the Shoreline Master Program.

Density: 8.7 units per acre for vertical or horizontal mixed uses.

Industrial and Airport Designations

Warehousing and Industrial District (W-I)

Purpose: The W-I designation provides appropriately located areas for various warehouse and industrial uses that enhance the city's economic base, and provide jobs for residents of the area, while at the same time ensuring a high quality of life free from excessive dust, noise, odors, smoke, heavy traffic congestion, and air and water pollution.

Designation Criteria: The W-I designation is applied in areas suitable for warehouse and industrial uses which are or will be developed by industries that are not detrimental to agriculture or recreation in the Lake Chelan area and that are located outside the Downtown Master Plan area. W-I is applied to larger land holdings that are topographically level, with arterial transportation access, and where such developments can be designed in a compatible manner.

Principal Uses: Allow agricultural production, manufacturing enterprises, warehousing, industrial establishments, and compatible commercial services.

Conditionally allow workforce housing that is accessory to principal uses. Design and locate workforce housing to promote the health and safety of the workforce, and ensure adequate access to commercial, educational, and recreational services. Ensure location and design of workforce housing or live-work development that supports long-term industrial employment uses both onsite and offsite.

Allow live-work developments conditionally to promote opportunities for entrepreneurial activities and new economy jobs, housing ownership and rental units (e.g. for townhouses, multiplex, or cottage style units), working lands such as agriculture, and recreation opportunities.

Density: 8.7 du/acre for conditionally allowed workforce housing and live-work developments.

Airport (A)

Purpose: The Airport (A) designation allows for a variety of mixed airport type uses for the airport property including: providing the leasing of lots at the airport for hangars, helipads and possibly some light manufacturing, assembly or for business uses. Airport designation regulations discourage the siting of incompatible uses adjacent to the airport.

Designation Criteria: Applies to Chelan Municipal Airport and abutting lands within the city limits and Chelan UGA.

Principal Uses: Uses necessary for airport operation such as runways, hangars, fuel storage facilities, control towers, etc. Allow commercial and industrial businesses that benefit from proximity to the airport; on private land, allow non-airport oriented commercial or industrial businesses where compatible with the City's Airport Layout Plan. Where urban services are not available, services will have to be provided on site.

Density: Not applicable.



Public Designations

Public Lands and Facilities (PLF)

Purpose: The PLF designation promotes both passive and active recreation, and provides suitable locations for public facilities.

Designation Criteria: The designation applies to lands and facilities under public ownership and use or private institutions. The PLF is not applicable to commercial amusement parks and other such activities.

Principal Uses: This designation is suitable for such uses as wildlife refuges and sanctuaries, municipal parks, ball fields, playgrounds, and golf courses. This designation may also be appropriate for institutions that utilize play fields and/or open space as part of their normal day to day operation or landscaping. Conditionally allow special needs and affordable housing.

Density: Not applicable, except for conditionally permitted special needs and affordable housing consistent with R-M designation.



Downtown – Public

Purpose: The purpose of the Downtown-Public district is to provide for public uses within the downtown planning area.

Designation Criteria: Lands and facilities under public ownership and use or private institutions.

Principal Uses: Public facilities, including schools, parks, and City buildings/properties.

Density: Not applicable.

Overlay Designations

Planned Development District (PDD)

The Planned Development Designation (PDD) is designed to encourage:

- A variety of housing types;
- Compatible mixed uses;
- Imaginative site and building design;
- Usable open space for occupants and the general public;
- Retention of significant features of the natural environment, including waterways and views;
- Efficiency in the layout of streets and utility networks and other improvements
- “Complete streets” that incorporate pedestrian, bicycling, and transit options; and
- Amenities, improvements, or project features that exceed the requirements of the zoning code.

The overlay requires that the proposed development result in a significantly higher quality of design, generate more of a public benefit, and be more environmentally sensitive than would have been the case with the use of standard development regulations, while ensuring substantial compliance with the goals and policies of the Chelan Comprehensive Plan.

Apple Blossom Center PDD

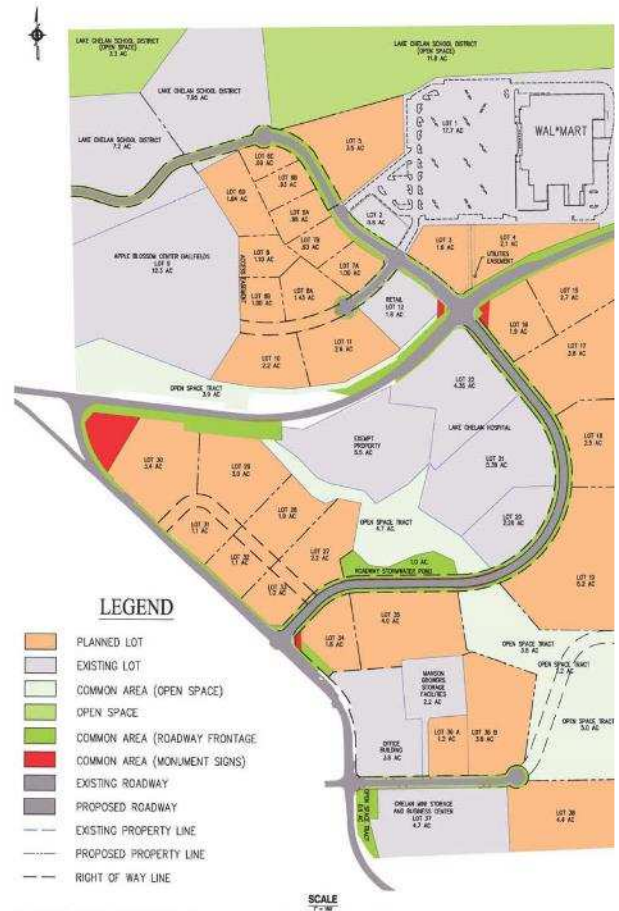
The Apple Blossom Center was approved in accordance with a PDD and Development Agreement that overlays the Warehouse-Industrial Zone. The Development Agreement contains a list of commercial, industrial, and manufacturing uses allowed. The list of commercial uses includes retail, hospitality, and services uses, as well as recreational, medical, and other uses. The Center has developed with an array of uses including retail, medical, educational, business and industrial uses.

The development agreement approved in 2002 limits residential units without an amendment to the property zoning and development agreement. The agreement also indicates that the developer must agree to include provisions for affordable housing when an application is made to include residential uses on the property. With the 2017 Comprehensive Plan Update, policies indicate that multi-family residential is allowable and subject to amendment of the development agreement.

The Lookout PDD

The Lookout PDD was approved in accordance with a PDD and Development Agreement that overlays the Special Use District. Approximately 487 dwelling units are approved on 89 acres, or about 5.47 dwelling units per acre.

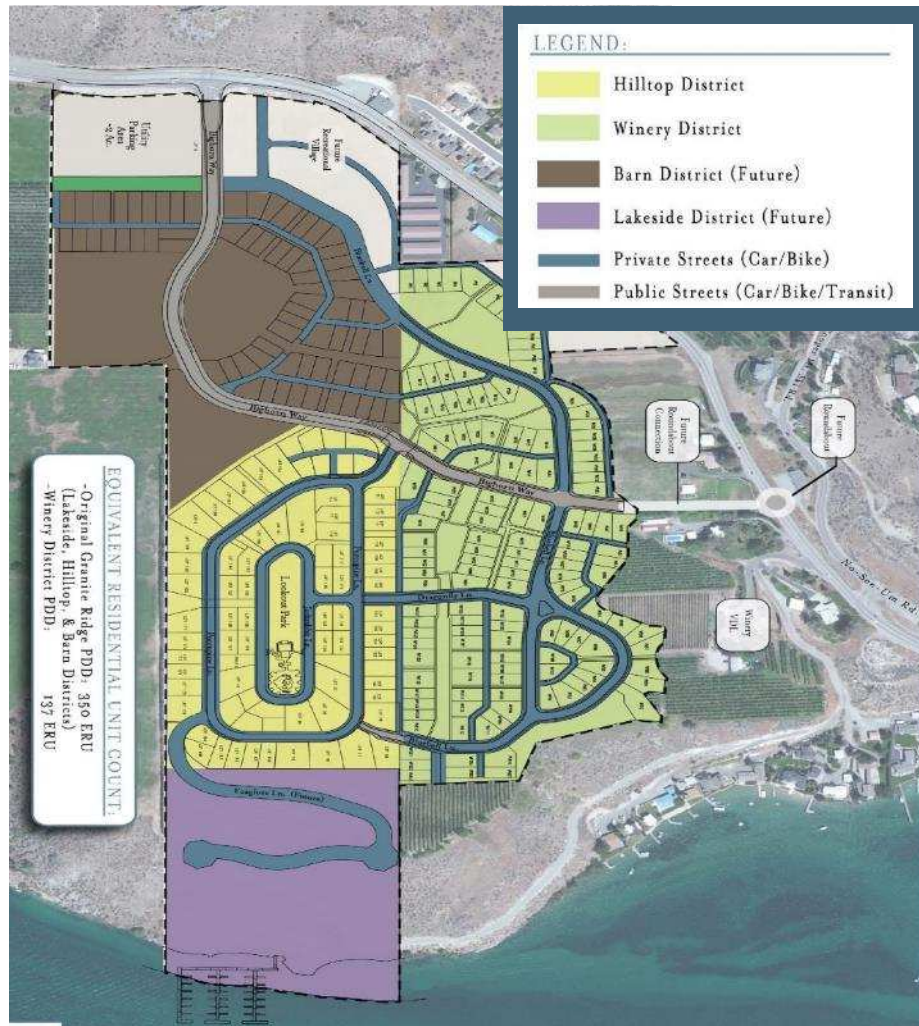
Exhibit 2-20. Apple Blossom Center



February 2010



Exhibit 2-21. The Lookout Districts



Source: City of Chelan and Chelan Lookout LLLP Development Agreement, 2016

Tourist Accommodation (T-A) Cluster Overlay

This overlay conserves valuable resources and environmentally sensitive lands such as steep slopes, erosion hazard areas, streams and ravines, and considers wildfire potential, yet allows for recreation and seasonal residential or hospitality development where appropriate to site conditions and designed to protect public views of the Butte’s natural landforms and vistas that are visible from Downtown and Don Morse Park. Structures are encouraged to concentrate on a portion of the site with the remaining reserved in open space or agricultural use such as vineyards, and traversed with sensitively designed recreational features such as trails.

Clusters would occur primarily on slopes less than 30 percent.

On the Butte, densities vary by whether there is clustering. Without clustering, densities would be 1 unit per 5 acres. With clustering, gross densities would equal 1 unit per acre, and most the site would be

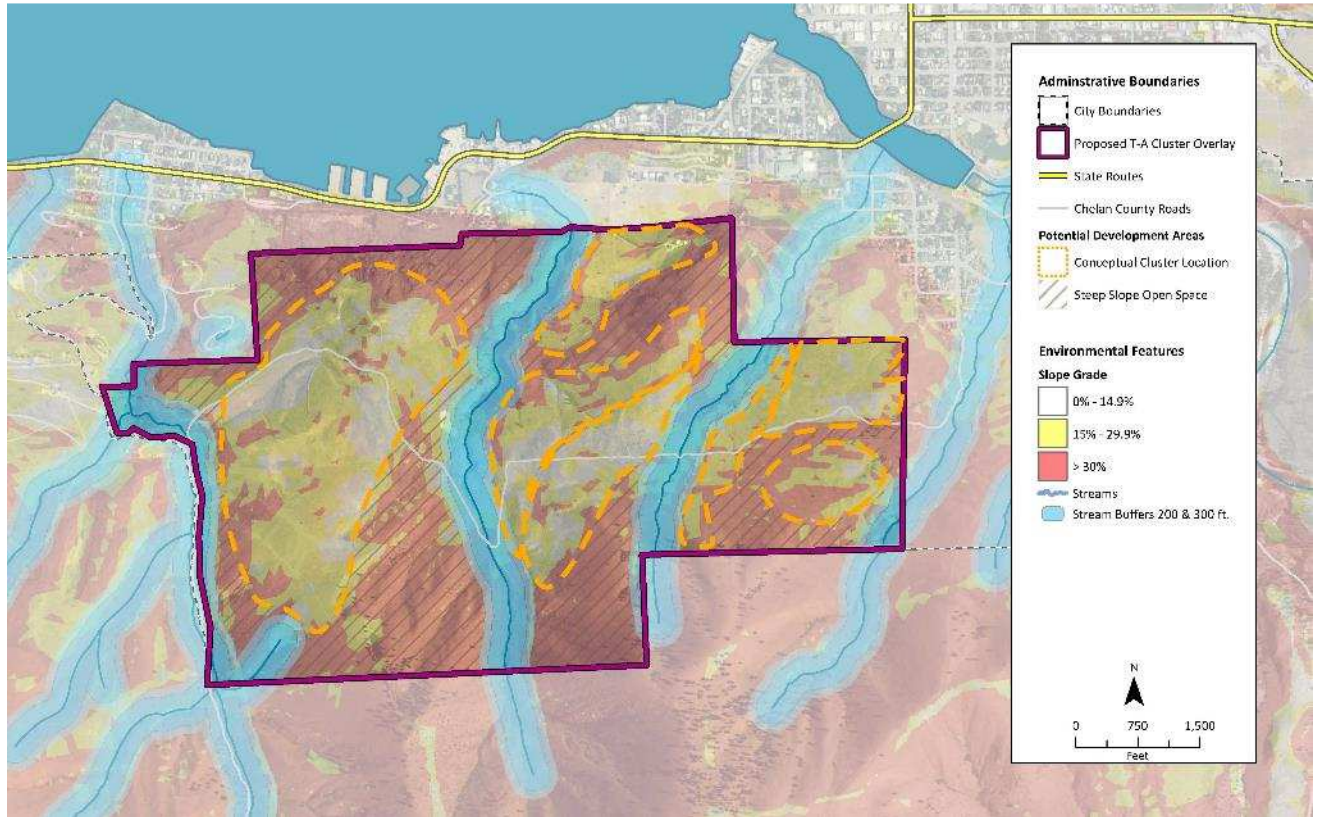
retained in resource or open space use. Where recreational trail connections open to the public or public amenities open to the public are provided, a 25% density bonus is offered. Affordable housing would also allow a 25% density bonus. Net densities in a cluster would be urban in nature at above 3 units per acre and more depending on site conditions.

A Resort Plan that meets performance standards offers additional density and may be allowed by Conditional Use Permit. Performance standards would require optimal resort design including orientation around a unique recreational amenity, provision of affordable housing, habitat conservation beyond critical area regulations, supporting transportation and capital facilities, design that promotes a cohesive architectural character and that is sensitive to the natural terrain and landscape, protection of public views, among others.

Exhibit 2-22. T-A Overlay Density Range

Scenario	Gross Density Units Per Acre
Utilities, No Clustering	0.20
Utilities, Clustering	1.00
With Clustering and Density Bonuses	Up to 1.5
Recreational trail system open to general public or public amenities open to general public and offering scenic views or contributing to active lifestyle	Add 0.25
Increased open space or agricultural retention ten (10) percent above minimum required	Add 0.25
Affordable housing or employee workforce housing is included (at least 10 percent of total units)	Add 0.25
Resort Plan for property with minimum of 20 acres, subject to performance standards	4 to 8.7 by Conditional Use Permit

The final boundaries of the cluster areas would be determined through site planning and subdivision processes, but should be consistent with the overall intent of the overlay to retain the majority of area in open space with development arranged to protect streams and ravines, minimize changes to the natural slope, protect future site users from wildland fire, and protect public views.

Exhibit 2-23. T-A Cluster Overlay

Source: City of Chelan, BERK 2017

Live-Work

The Live-Work Overlay provides opportunities for cohesively designed, mixed-use employment and residential villages designed to promote opportunities for entrepreneurial activities and new economy jobs, “missing middle” housing ownership and rental units (e.g. townhouses, multiplex, or cottage style units), working lands such as agriculture, and recreation opportunities.

Shoreline Environment Designations

The City’s shoreline environment designations include Aquatic, Shoreline Park/Public, Shoreline Residential-Single Family, Shoreline Residential-Multi Family, and High Intensity. These environment designations direct the land uses and development standards along the shorelines and serve as an overlay to the City’s zoning districts. See the SMP shoreline environment designation descriptions, map, and regulations under separate cover.

GOALS & POLICIES

Natural Systems and Critical Areas

This sub-element addresses natural systems including air quality, water quality, and natural land forms as well as critical areas including wetlands, geologically hazardous areas, aquifer recharge areas, fish and wildlife habitat conservation areas and frequently flooded areas. Respecting and conserving natural systems and critical areas are important to the community's health and safety, quality of life, and economy.

Goal LU-I. Protect water quality.

- Policy LU I-1. Support the “keep it blue” and other water quality education programs which inform local citizens and visitors about water quality issues and ramifications.
- Policy LU I-2. Encourage the appropriate regulatory agencies to actively pursue violators that illegally discharge waste into lakes, rivers, and streams.
- Policy LU I-3. Require development along the shoreline to comply with federal, state, and City guidelines to ensure minimum impacts on water quality.
- Policy LU I-4. Support ongoing measures by the Lake Chelan Reclamation District, Chelan County Conservation District, growers, and other related agencies and groups, as they raise awareness, monitor, and mitigate water quality issues related to agriculture.
- Policy LU I-5. Ensure boat launches incorporate wash-off stations to remove milfoil off of boats prior to entrance to the Lake. Educate boaters about the negative impacts of milfoil to the clarity and quality of Lake Chelan.
- Policy LU I-6. Coordinate with other agencies to develop a groundwater management program to protect groundwater quality, assure groundwater quantity and provide efficient management of water resources for meeting future needs while recognizing existing water rights.
- Policy LU I-7. Require stormwater controls to manage stormwater quantity and quality. Ensure that storm water is not directly discharged into water sources without appropriate treatment that meets federal, state, and city standards. Encourage the use of natural measures for stormwater control and filtration.
- Policy LU I-8. Implement clearing and grading regulations and require erosion control for large scale activities which have the

The Lake Chelan Water Quality Plan is the most comprehensive study available to date. As it is refined or completed, it should be implemented where consistent with the comprehensive plan. The Lake Chelan Water Quality Plan, as it is currently written, contains some inconsistencies which need to be addressed or taken into consideration. Some inconsistencies were due to insufficient testing which could lead to erroneous conclusions.

potential to impact water quality, while exempting those activities that pose no threat. Agricultural activities should be exempt.

Policy LU I-9. Enforce erosion control measures where erosion occurs and is not of natural origin.

Policy LU I-10. Adopt by reference the Lake Chelan Water Quality Plan, except where in conflict with this plan. (See sidebar.)

Policy LU I-11. Support practices that reduce noxious weeds and invasive species affecting water quality by promoting boat inspections and boat maintenance practices that avoid transport of them.

Goal LU-II. Protect and maintain air quality.

Policy LU II-1. Support the wood stove standards adopted by the State of Washington Department of Ecology.

Policy LU II-2. Recognize the potential benefits of public water, rail, electric, alternative fuels, non-motorized and air transportation in helping to maintain local air quality.

Policy LU II-3. Ensure that new industrial development meets air quality standards and does not significantly affect adjacent property.

Policy LU II-4. Ensure development avoids deterioration of air quality to the detriment of the agricultural community.

Goal LU-III. Protect critical areas including wetlands, geologically hazardous areas, aquifer recharge areas, fish and wildlife habitat conservation areas and frequently flooded areas in accordance with the Growth Management Act.

Policy LU III-1. Implement critical areas regulations that define and designate critical areas, identify available maps, allow for development applications to submit site-specific information, apply protective standards, and allow for reasonable uses and mitigation.

Policy LU III-2. Ensure development protects the functions and values of critical areas, incorporates appropriate strategies to avoid, minimize degradation, and mitigate impacts to allow both development and critical areas to coexist.

Policy LU III-3. Support conservation practices that reduce erosion, enhance water quality, make efficient use of water, protect habitat, and enhance soil health.

Policy LU III-4. Promote programs and land and water management practices that reduce the incidence of invasive species and noxious weeds.

Goal LU-IV. Permit development to occur in known natural hazard areas only when sufficient safeguards protecting life and property can be met.

Policy LU IV-1. Discourage development in areas of natural hazard such as those susceptible to landslide, flood, avalanche, unstable soils and excessive slopes, unless appropriate safeguards are taken.

Policy LU IV-2. Require slope protection, erosion control, soil stabilization, and fire protection measures of new development.

Policy LU IV-3. Regulate building materials, access, water supply, and vegetation management in areas of wildfire risk.



Goal LU-V. Encourage development that takes into consideration significant natural features and protects their integrity.

Policy LU V-1. Encourage preservation and proper maintenance of significant natural drainage ways and ravines.

Policy LU V-2. Encourage the conservation or preservation of critical areas, such as wetlands, migratory animal routes, and other environmentally sensitive areas, by supporting plans that provide for public and private organizations to purchase these lands.

Policy LU V-3. Allow for recreational development within critical areas when the recreational use has minimal impacts.

Policy LU V-4. Explore innovative techniques to preserve and protect critical areas including conservation easements, and purchase or transfer of development rights.

Policy LU V-5. Identify incentives for landowners to preserve streams, wetlands, and vegetated waterside buffers.

Residential Development

This sub-element addresses land use policies relating to residential development in the City and unincorporated Urban Growth Area. Further guidance for urban residential development can be found in the Housing Element.

Goal LU-VI. Maintain an adequate supply of housing of sufficient quality and variety to meet the present and future needs of the area.

Policy LU VI-1. Ensure the Land Use Plan accommodates a variety of housing options addressing the needs of all segments of the community through time and changing lifestyles. Allow single-family homes, multi-family dwellings, and assisted care facilities, available for rental and owner-occupancy by all income and age groups.

Policy LU VI-2. Encourage an adequate mix of housing units to meet the needs of existing and future residents of the area.

Policy LU VI-3. Work with the County, the private sector, and other affordable housing agencies towards the development of affordable housing units for elderly, handicapped, and low-income residents.

Policy LU VI-4. Recognize that manufactured homes are a viable housing option and permit them in all residential zoning districts subject to standards in the code.

Policy LU VI-5. Consider flexible standards such as zero lot line development, lot size averaging, clustering, and other innovative designs that would reduce the cost of housing developments provided public safety and quality design concerns are addressed.

Policy LU VI-6. Balance the level of improvements required by development standards with the economic impact of those standards on the affordability of residential development.

Policy LU VI-7. Maintain the integrity of residential neighborhoods but allow orderly transitional growth to occur when it is consistent with the comprehensive plan.

Policy LU VI-8. Encourage senior and special needs housing to locate close to public services.

Policy LU VI-9. Allow accessory dwelling units in all residential districts for permanent residences.

Policy LU VI-10. Manage short-term rentals through processes and rules designed to protect Chelan's long-term residents' quality of life and stability of the housing market.

Policy LU VI-11. Promote quality residential design and development that enhances the distinctive physical, historic, and cultural qualities of its location while accommodating growth and infill development. Encourage context-sensitive development designed to respond to and enhance the positive qualities of site and context and to promote compatibility with planned uses of adjacent properties.

Goal LU-VII. Promote development at urban densities in the city limits and the unincorporated Urban Growth Area.

Policy LU VII-1. Urban residential densities shall be defined as:

- a. Single-Family Residential- 3 to 4 units per acre
- b. Multi-Family Residential- 5 to 18 units per acre

Policy LU VII-2. Allow lower densities on lands that:

- a) serve as urban separators and transition areas to rural lands,
- b) support agri-tourism and retaining agricultural vistas,

- c) have significant critical area constraints or wildfire risk, and/or
- d) provide connectivity to priority wildlife corridors.

Policy LU VII-3. Ensure utility systems and public services are designed to accommodate urban density development.

Policy LU VII-4. On lands where non-urban densities are allowed the City may permit on-site wastewater facilities until sewer service is available.

Policy LU VII-5. In the Warehouse-Industrial designation allow for accessory workforce and live-work housing that supports the primary warehouse and industrial related uses where the housing would be in suitable areas that do not create conflict with existing uses.

Policy LU VII-6. Allow affordable residential housing in the Apple Blossom Center. Reflect allowable multi-family housing types in the development agreement.

Policy LU VII-7. Allow planned residential developments to encourage more efficient and creative development in the Urban Growth Area. Ensure planned residential developments address alternative development standards; fundamental changes in uses or densities require a rezone rather than a planned residential development.

Policy LU VII-8. Provide incentives for reinvestment in existing residential neighborhoods.

Policy LU VII-9. Balance the demand for continuing growth in the Urban Growth Area with the protection of existing residential neighborhoods by requiring new development to mitigate excessive noise, traffic, light and glare and other impacts which may be disruptive to residential activities.

Goal LU-VIII. Balance land use, public access, and protection of shoreline ecological functions consistent with the Shoreline Management Act.

Policy LU VIII-1. Shoreline Master Program goals and policies are hereby considered an element of this Comprehensive Plan and are incorporated by reference.



Commercial and Industrial Development

This sub-element addresses land use policies relating to commercial development in the City and unincorporated urban growth area. Further

guidance for commercial development can be found in the Downtown Element and Economic Development Element.

Goal LU-IX. Develop as a service, retail, residential, tourist, agricultural, industrial, recreational, and activity center for the Lake Chelan basin.

Policy LU IX-1. Within the Downtown promote a pedestrian-oriented environment with a full range of services, residential living opportunities above street level, and shops consistent with the Downtown Master Plan.

Policy LU IX-2. Prioritize the area bounded by the alley between Woodin Avenue and Wapato Avenue on the north, Sanders Street on the east and the Chelan River for expansion of the downtown Riverfront Park and the downtown business district where consistent with the Downtown Master Plan.

Policy LU IX-3. Restrict commercial growth into the west Chelan area and along the north side of Webster Avenue except for those uses which do not compromise the integrity of the residential neighborhood including traffic circulation, conflicting uses, and impacts on views.

Policy LU IX-4. Ensure development or redevelopment along Lake Chelan and other public open space is oriented to tourist commercial, recreational services, activities, and residential uses.

Policy LU IX-5. Consider design and redevelopment of private and public waterfront areas for mixed-use development projects that include retail shops, living spaces, overnight lodging, boardwalks, and water-related commercial activities.

Policy LU IX-6. Within the southshore waterfront, encourage water dependent, water related, and water enjoyment tourist commercial activities, allow water transportation hubs, and promote a relocation of the heavy commercial uses that are not water-oriented to other appropriate districts such as Highway Tourist Commercial or Warehouse-Industrial areas.

Policy LU IX-7. Within Special Use Districts at the northshore and southshore gateways and within Lord's Acres area allow mixed-use agricultural, tourist commercial, and low-density residential uses.

Policy LU IX-8. Encourage industrial development where support facilities and services exist and when compatible with other land uses.

Policy LU IX-9. East of 97A/150 promote industrial and heavy-commercial land uses.

Policy LU IX-10. Encourage public agencies working in conjunction with private industry to identify and develop industrial sites for targeted industrial development.



- Policy LU IX-11. Regulate development to provide for adequate parking facilities either on site or through shared parking facilities. Allow flexible parking standards where a demand study demonstrates alternative parking standards would meet parking needs including any conditions such as non-motorized improvements allowing for non-vehicular travel.
- Policy LU IX-12. Develop a long-term parking plan for the downtown retail core.
- Policy LU IX-13. Restrict outside storage of vehicles or materials to approved screening or enclosed areas in conformance with the fire code in commercial zoning districts.
- Policy LU IX-14. Require commercial and industrial development that has a significant impact on the existing infrastructure to carry a proportionate share of the infrastructure improvement costs. The City may choose to provide incentives to attract desirable commercial or industrial development consistent with the goals of the plan, when the public would benefit from the development.
- Policy LU IX-15. Connect commercial development to public services where available.
- Policy LU IX-16. Require development along arterials to conform to development standards addressing setbacks, signs, landscaping and other safety and aesthetic issues.
- Policy LU IX-17. Adequately address parking, traffic and circulation, and landscaping requirements for new commercial and industrial development. Excessive automobile and truck traffic should not be directed through residential areas.
- Policy LU IX-18. Allow for home occupations in residential zones by occupants where such activities do not change the residential character of the neighborhood or infringe on the right of neighboring residents to enjoy a peaceful occupancy of their homes.
- Policy LU IX-19. Ensure proposed commercial development is compatible with the character of the surrounding area.

Open Space and Recreation

GMA goals include “[r]etain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.”

Additionally, cities and counties are to identify “open space corridors within and between urban growth areas. They shall include lands useful for recreation, wildlife habitat, trails, and connection of critical areas ...” Resource activities including agriculture and forestry are allowed in such

corridors. Also, a city or county may acquire by donation or purchase the fee simple or lesser interests open space lands with conservation futures or other monies. (RCW 36.70A.160)

The City has invested in its parks and recreation system (see Exhibit 2-10) and continues to do so with its Parks, Recreation, and Open Space Plan (2016) and Capital Facilities Plan appended to this Comprehensive Plan.

Further the City's Future Land Use Map applies the Special Use District at gateways and special hillside development standards in residential and tourist designations that promote buffers from ridgelines and clustering to retain open space and serve as an urban separator and protect environmentally sensitive lands.

Goal LU-X. Encourage the retention of open space.

Policy LU X-1. Explore incentives and mechanisms and eliminate disincentives to encourage landowners to retain open space.

- a) Techniques such as planned developments, clustering, density bonuses, tax incentives, land trusts, transfer of development rights, purchase of development rights, conservation easements, and other incentives will help retain open space over time.

Policy LU X-2. Reserve high-priority underutilized rights-of-ways and easements for public open space and recreation. Study existing underutilized public right of ways and easements and assess the potential for public benefit through the following steps:

- a) Identify all undeveloped or underutilized City public right of ways and easements and determine ownership status.
- b) Establish criteria to evaluate public benefit including, at a minimum, lake access, park siting, trails, view corridors, resale or exchange, open space, critical areas, utility purposes, and property access streets.
- c) Assess each site's value using criteria established in step "b" to determine value for use or sale.
- d) Develop and implement a plan for use or sale of each site.

Goal LU-XI. Identify and provide for the parks and recreation needs of residents and visitors.

Policy LU XI-1. Incorporate by reference the following plans and studies as constituting the City's open space plan and as elements of this Comprehensive Plan:

- a) Parks, Recreation, and Open Space Plan
- b) Lakeside Trail Feasibility Study
- c) Lake Chelan Valley Trail Plan
- d) Northshore Pathway Feasibility Study

- e) Don Morse Park Shoreline Study & Master Plan
- f) City Resolution 534 dated August 23, 1977

Policy LU XI-2. Support the implementation of the Lake Chelan Community Open Space Vision developed by the Trust for Public Land.

Policy LU XI-3. Allow commercial ventures and community facilities which allow and do not compromise continued public access to the public park system.

Policy LU XI-4. Ensure State and publicly owned tourist/recreation destinations provide adequate sanitary facilities.

Policy LU XI-5. Encourage public and private recreational development and natural amenities which attract residential and recreational development to lands within the Urban Growth Area.

Policy LU XI-6. Allow for the use of a density bonus for the provision of open space. For every area designated as open space in a development, double that area may be considered to determine the number of additional potential lots or housing units for the development.

Policy LU XI-7. Encourage new development to create trails connections that connect to regional trails outside their boundaries. Incentives may include density bonuses or flexible lot and street standards.

Goal LU-XII. Encourage the development of recreation facilities and opportunities.

Policy LU XII-1. Explore, using public and private resources, off-season recreation and attractions and cultural events and activities.

Policy LU XII-2. Encourage development of recreation activities by the private sector working in conjunction with public agencies responsible for management of public lands and resources.

Policy LU XII-3. Allow public and private development of adequate camping, boat launching, docking and moorage facilities, marinas, and other water-related recreational opportunities on Lake Chelan and the Columbia River.

Policy LU XII-4. Retain or exchange and enhance existing right-of-ways and public easements for public access and enjoyment of Lake Chelan.

Goal LU-XIII. Provide safe, convenient, pleasant non-motorized routes connecting the City's principal origins and destinations.

Policy LU XIII-1. Ensure sidewalks and bikeways connect Chelan's neighborhoods with the Lakeside Trail and other public recreation facilities.

- Policy LU XIII-2. Promote neighborhood planning that includes discussion of non-motorized transportation facilities.
- Policy LU XIII-3. Through the City's Non-motorized Transportation Implementation Plan, guide development of non-motorized routes (including bikeways of all classes) throughout the City and its Urban Growth Area.
- Policy LU XIII-4. Ensure sidewalks and bikeways within rights of way conform to the City's Street Standards, or to the City's Non-motorized Transportation Implementation Plan or other approved non-motorized facilities plan.
- Policy LU XIII-5. Ensure trails, pathways, and bikeways outside rights of way conform to the Design Standards of the City's Parks and Recreation Department. In the case of those recreation facilities classified as Open Space Areas, development and management strategies for those areas within rights of way should be arranged collaboratively by the departments of Parks and Recreation and Public Works.
- Policy LU XIII-6. The goals, policies and facilities identified within the City's current adopted parks and recreation plan, the Lakeside Trail Feasibility Study and the Don Morse Park Shoreline Study should take precedence over those identified in the Lake Chelan Valley Public Trails Comprehensive Plan.

Cultural Resources

A GMA goal is to “[1]dentify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.” The City has been occupied for over 10,000 years and archaeological resources and historic structures are found in Chelan.

Goal LU-XIV. Celebrate, retain, and protect cultural resources.

- Policy LU XIV-1. Develop a broad understanding of the City's history, including the roles and contributions of various ethnic groups.
- Policy LU XIV-2. Require development engage the services of qualified cultural resource professionals to identify areas of archaeological, cultural, and/or historic significance. Ensure consultation with affected tribes and appropriate state and federal agencies including, but are not limited to, the Confederated Tribes and Bands of the Yakama Nation, Confederated Tribes of the Colville



Reservation, and the Washington State Department of Archaeology and Historic Preservation (DAHP).

Policy LU XIV-3. Preserve and enhance downtown's historic resources and character. Identify historic preservation issues early in the permitting process and engage the Historic Downtown Chelan Association in review of historic downtown buildings.

Policy LU XIV-4. Utilize code enforcement activities to protect historic properties and neighborhoods.

Policy LU XIV-5. Prevent the destruction of or damage to any site having historic, cultural, scientific, or educational value as identified by the appropriate authorities (see Policy LU XIV-2). Any proposed site development and/or associated site demolition work should be planned and carried out so as to avoid impacts to the cultural resource or to provide appropriate mitigation.

Urban Growth Areas

The Urban Growth Area shall include areas and densities sufficient to permit the urban growth that is projected to occur in the City over the next twenty years. Urban growth is to be located first in areas already characterized by urban development where existing public facility and service capacity is available and second, in areas where public or private facilities or services are planned or could be provided in an efficient manner. Planning for growth in this way accomplishes two GMA goals: 1) the efficient provision and utilization of public facilities and services and 2) reduce inappropriate conversion of undeveloped land into sprawling, low density development.

In 2016 and 2017 the City and County evaluated the Urban Growth Area and contacted property owners, and made reductions in three areas in north, east, and south Chelan, in part due to difficulty in providing services and due to property owner preferences. Chelan County determines the Urban Growth Area in consultation with the City, and until Chelan County takes action on the Urban Growth Area boundary anticipated in 2018, the 2009 Comprehensive Plan is in effect for the unincorporated territory.

The Urban Growth Area boundary will be evaluated at least once every five years and may be amended on an annual basis to ensure it is adequate to accommodate the 20-year growth projection.

Goal LU-XV. Encourage development in Urban Growth Areas where adequate public facilities and services exist or can be provided in an efficient manner.

Policy LU XV-1. Per the memorandum of understanding for Urban Growth Areas agreed upon by the County and the cities on July 8, 1997, ensure improvement standards for new developments

proposed within the Urban Growth Area are developed by the City and implemented by the County. Standards should address

- Road and access improvements such as street alignment and grade, public road access, right-of-way, street improvements (which may include street width, curbs, gutters, and sidewalks, trails or pathways, etc.),
- Sanitary sewer,
- Storm water improvements, and
- Park and recreation facilities.

Policy LU XV-2. Review projects to ensure compatibility with the urban density of the comprehensive plan for the Urban Growth Area.

Policy LU XV-3. Promote timing of utility extensions into the Urban Growth Areas consistent with the adopted Capital Facilities Plan of the utility purveyor.

Policy LU XV-4. Encourage efficient public use of shoreline properties consistent with the City's Shoreline Master Program.

Policy LU XV-5. Recognize that lands can continue to be used for agricultural purposes. Certain designations such as the Special Use District promote agriculture as part of agri-tourism uses. In other designations, existing agricultural uses within the Urban Growth Area are "grandfathered" uses that have the right to continue if the owner chooses to operate them.

Policy LU XV-6. New non-farm development adjacent to orchard in the Special Use District should provide buffering. New orchard or other agricultural produce next to an existing development in the Special Use District should provide a buffer.

Policy LU XV-7. Include notification on all plats or binding site plans that the adjacent land is an agricultural operation subject to a variety of activities that may not be compatible with residential development. The notice should state that the agricultural related activities performed in accordance with city, county, state and federal laws shall not be subject to legal action as public nuisances.

Policy LU XV-8. Allow extension of urban services from the City to the Urban Growth Area, where compatible with the comprehensive plan, upon an annexation request.

Policy LU XV-9. Consider expansions of the Urban Growth Area when consistent with the following criteria:

- a) Any expansion of the City's Urban Growth Area should be consistent with the City's and County's Comprehensive Plans, including the County-wide Planning Policies that are incorporated

- in those plans, and any other relevant adopted plans and policies of the City and the County.
- b) Any expansion of the City's Urban Growth Area should be undertaken in cooperation with Chelan County.
 - c) Any expansion of the City's Urban Growth Area should be consistent with the goals of the Growth Management Act.
 - d) Any area designated for expansion of the Urban Growth Area should be contiguous to an existing Urban Growth Area.
 - e) The City's Urban Growth Area should be expanded only into areas that are characterized by urban growth or that are adjacent to such areas.
 - f) The City's Urban Growth Area should be expanded only into areas in which public facilities and service capacities adequate to serve the development anticipated in those areas either already exist or are planned for and can be efficiently and economically provided by either public or private sources.
 - g) The City's Urban Growth Area should encompass a geographic area that matches the amount of land necessary to accommodate likely growth over a 20-year planning period, based on the following considerations:
 - i. Projected population for the 20-year planning horizon, based on the population figures provided by the Washington State Office of Financial Management (OFM);
 - ii. County-wide population allocations, as determined in cooperation with Chelan County and the other cities in the County;
 - iii. Projected land use needs for residential, recreational, vacation residence, commercial and industrial uses for the 20-year planning horizon;
 - iv. Existing and forecasted public facility and service capacities;
 - v. Land with physical constraints, such as critical areas;
 - vi. Resource lands of long term commercial significance;
 - vii. Recognition of the potentially reduced rate of conversion on land with active agricultural activities, and other land that may not be available because of ownership constraints;

- viii. Greenbelts and open spaces;
 - ix. Maintaining an adequate supply of developable land, considering market forces, including forces that induce leapfrogging development;
 - x. Existing land use and subdivision patterns;
 - xi. Status of existing developments that are still in the “review” stages;
 - xii. Build-out of existing developments and/or neighborhoods; and
 - xiii. Other legitimate factors not reflected in the OFM growth population projection.
- h) No expansion of the City’s Urban Growth Area should create or exacerbate a gross irregularity in the corporate boundary; and, where feasible, any such gross irregularity in the vicinity of an Urban Growth Area expansion should be regularized during the process of expanding the Urban Growth Area.
 - i) Any expansion of the City’s Urban Growth Area should serve the public interest, which may include, but is not limited to, the public interest in economic growth as provided for in the City’s Comprehensive Plan.
 - j) Any expansion of the City’s Urban Growth Area should be supported by and consistent with the Capital Facilities Element and the Transportation Element of the City’s Comprehensive Plan. Amendments that would alter existing provisions of either element should demonstrate why the existing provisions should not continue to be in effect, or why existing provisions should be amended.
 - k) Any expansion of the City’s Urban Growth Area should be supported by and compatible with the Housing and Land Use elements of the City’s Comprehensive Plan and with the City’s Zoning Map. Amendments that would alter existing provisions of either element should demonstrate why the existing provisions should not continue to be in effect, or why existing provisions should be amended.
 - l) The City should collaborate with Chelan County on periodic review of the City’s Urban Growth Boundary, to determine whether there is a need to expand that Boundary.

ACTION PLAN

The primary tool to implement the Land Use Element is the Zoning Code. Zoning code changes and other implementing activities are listed in Exhibit 2-24.

Exhibit 2-24. Land Use Element Action Plan

Implementation Action	Responsibility (Department)
Zoning Code Update to address grading and hillside development standards	Planning & Building
Address clustering and related standards for the Single-Family Residential (R-L) and Tourist Accommodation (T-A) Overlay zones.	Planning & Building
Evaluate Downtown infill standards.	Planning & Building
Zoning Code amendments to address multi-family building height and other dimensional standards.	Planning & Building
Amend densities in Special Use District (SUD) zone to reflect lower density transitions and agri-tourism uses.	Planning & Building
Zoning Code Update to allow workforce and live-work housing in the Warehouse and Industrial (W-I) zone.	Planning & Building
Encourage update to Apple Blossom Development Agreement to allow for housing opportunities.	Planning & Building
Allow water-based transport hub in Waterfront Commercial (C-W) zone.	Planning & Building
Evaluate allowable uses in Airport (A) zone including general employment uses on private land.	Planning & Building
Develop Wildland Urban Interface code.	Planning & Building
Evaluate critical area regulations including ravine protections.	Planning & Building
Update the City-County agreement on implementing City standards in the Urban Growth Area as appropriate.	Planning & Building
Evaluate priority for public access using street ends and easements.	Planning & Building Parks

3 Downtown Master Plan



WHAT YOU WILL FIND IN THIS CHAPTER:

This Element integrates and abbreviates the Chelan Downtown Master Plan approved in 2010. It is considered a subarea plan that focuses on the conditions, opportunities, and strategies to ensure a healthy vibrant town center. It is hereby incorporated by reference in full into this Comprehensive Plan.

Chelan's Downtown Master Plan builds on local efforts by the City and volunteers over many years. The emphasis of the plan is to augment and integrate Downtown efforts into an effective revitalization strategy. On the basis of the Downtown Master Plan, form-based regulations were designed to shape new growth in accordance with the community's vision.

The strategy consists of protecting and enhancing Chelan's existing strengths, connecting assets such as parks, trails and amenities for greater impact, addressing key issues such as parking and traffic movement that constrain economic opportunities and reinforcing Chelan's identity as a recreational destination and a great place to live.

CONDITIONS AND TRENDS

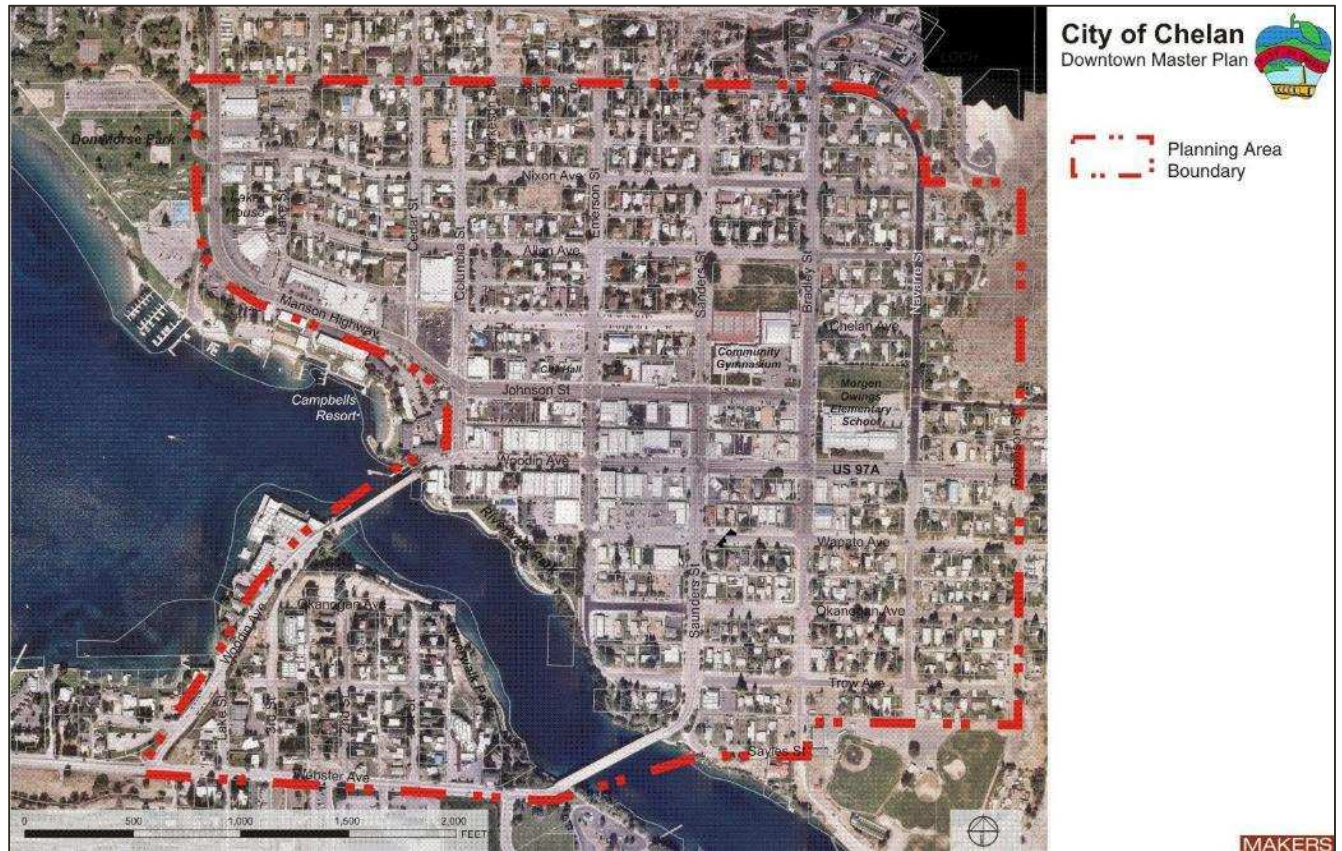
Background

Significant growth is anticipated to occur in the City of Chelan and the surrounding areas over the next 20 years which will have considerable implications on the historic downtown area. Much of the growth is attributed to the increase of tourism, and the seasonal and recreational opportunities around Lake Chelan.

The Historic Downtown Chelan Association (HDCA) has partnered with the National Trust Historic Preservation to develop and promote the historic downtown core of the City by creating an economically vibrant community center while emphasizing enhancement and preservation of the city's historic features. The HDCA follows the Main Street Four-Point Approach structure—which includes implementing a balance of activities in the areas of organization, promotion, design and economic restructuring.

Downtown Planning Area

Exhibit 3-1 below delineates the planning area boundaries, which include the historic core plus surrounding residential areas north and south of the core, and the E. Woodin Avenue corridor to Robinson Street.

Exhibit 3-1. Downtown planning area.

Source: Makers 2010

Master Planning Process and Community Engagement

The City hired a consultant team to engage with stakeholders and officials and to prepare the plan.

The City established a special Downtown Advisory Committee (DAC) composed of City staff, public officials, other applicable public agency representatives, and a broad range of downtown and community stakeholders. The consultant team met with the committee at a kick off to start the project, identifying downtown features and characteristics to keep, things to change, features to add to downtown, and what features/elements that would be needed to make the plan a success. The consultant team also conducted several on-site interviews with key stakeholders and refined the community outreach process for the project.

Later, the consultant team held workshops on consecutive evenings to review previous planning work and identify objectives (first work session) and develop a schematic plan for desired improvements and identifying priorities (second work session). Feedback from the first work session was used to craft preliminary downtown planning concepts to be presented at

the follow up work session. Participants evaluated proposals on land use, community design, circulation, parking, historic preservation, parks, and amenities. The team also conducted a visual preference survey that examined how specific development types and architectural character would fit into the context of different parts of the study area.

Following the work sessions, the consultant team refined and illustrated the preliminary concepts presented, and subsequently presented draft plan elements at a public workshop. Participants evaluated each proposal during a presentation and identified top implementation priorities from a list of proposed public improvements.

Subsequently, City staff coordinated with the DAC and the consultant team to refine the proposals, notably those involving:

- Maximum building height
- Parking
- Use of public lands
- Streetscape improvements and elements

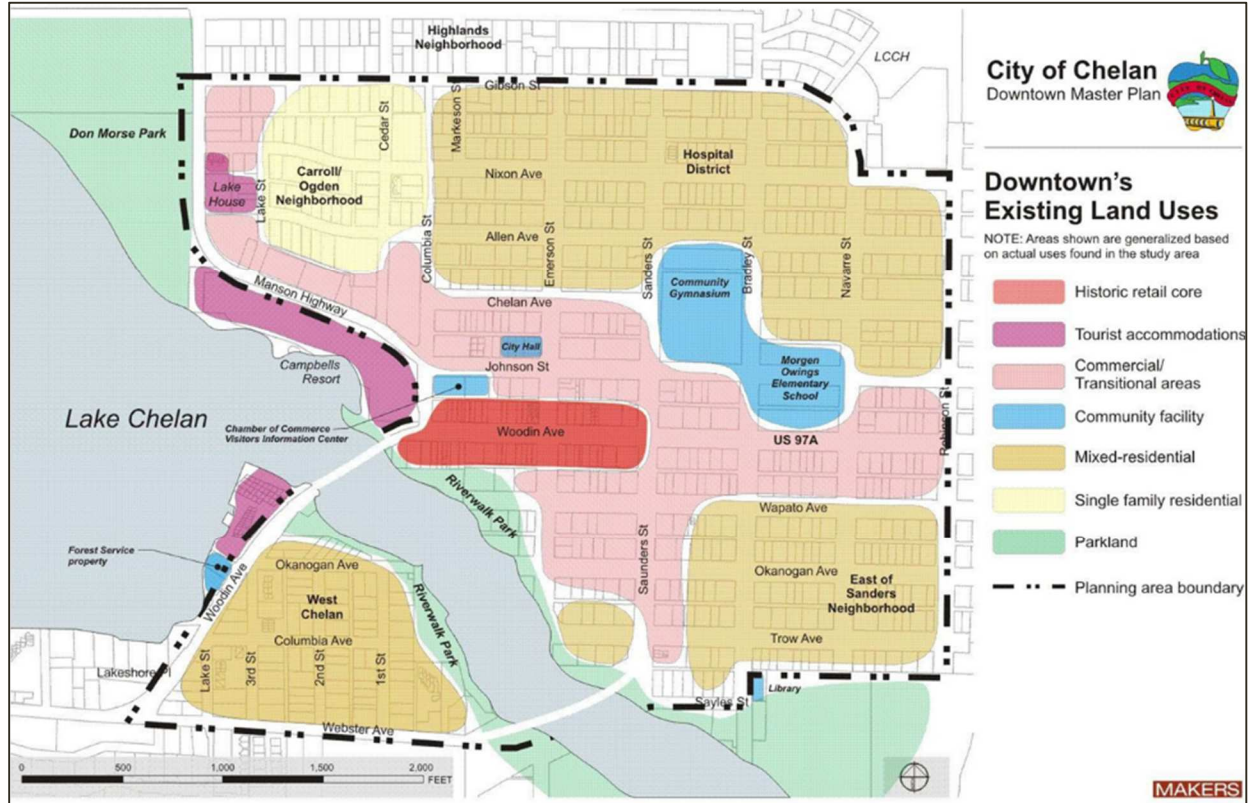
Following the completion of the first draft of the plan, the City focused on crafting land use and development regulations to implement the plan. The Plan and regulations were adopted after public hearings.

Conditions

Land Use and Development

Exhibit 3-2 illustrates the generalized distribution of current land uses in the study area. The historic retail core along Woodin Avenue is well defined (between the bridge and Saunders Street). Many of the core's buildings date back to the early 1900's. Current uses include restaurants, gift boutiques, clothing shops, a hardware store, a movie theater, a museum, and a variety of other small scale retail uses. While all of the remaining older buildings have been remodeled at one time or another, there are very few storefront gaps in the core.

Exhibit 3-2. Generalized distribution of land uses in the study area.



Source: Makers 2010

Parks and Amenities



Downtown Chelan is well endowed with a spectrum of parks, trails, shorelines, open spaces, and amenities to both attract visitors that support the local economy and enhance the lives of local residents. With its beach, Skateboard Park, marina, RV parking, and other attractions, Don Morse Park on the downtown’s northwest shoreline draws people from all over the state and beyond. And, the City’s new beach and access improvements will further enhance the park. At the other side of the downtown, the Riverwalk trail and open space complex provides a more passive and refined set of amenities. Located near the center of the downtown, the small plaza at the Chamber of Commerce information center provides a quiet place to rest for a while, and the play fields to the southeast accommodate team sports. Finally, the grade school fields and nearby community gymnasium support

the local residential community. While considering existing amenities, it is also important to note Woodin Avenue's streetscape improvements, which provide a pleasant walking experience as well as enhance local businesses.

Circulation, Parking, and Street Design

The Chelan Downtown Master Plan builds on the previous studies and planning efforts commissioned for the downtown core. Two key previous efforts are the City of Chelan Strategic Plan (2008-2009) and the City of Chelan Traffic Circulation Enhancement Study (2005).

In addition, a number of key issues were brought up in the downtown master planning process:

- The Columbia Street corridor between Woodin and Nixon Avenues needs improvement for pedestrian and bicycle use.
- There is no clearly defined route through downtown for through traffic, nor are there adequate entry gateways to downtown.
- The streetscape design, particularly along arterials, detracts from downtown's character and identity.
- Crosswalks need to be added or upgraded.
- Pedestrian and bicycle access to the lake should be improved.
- Pedestrian and bicycle safety should be improved on the highways.
- The parking conundrum needs to be addressed—at times there can be a significant shortage of available parking near key destinations.
- Streetscape design elements in the historic core need updating.
- Pedestrian access on the old Woodin Avenue Bridge needs improvement.
- Alleys can be enhanced to provide additional connections.
- A public parking garage should be considered.

Challenges and Opportunities

Land Use and Development

The **historic retail core** along Woodin Avenue is well defined (between the bridge and Saunders Street). Many of the core's buildings date back to the early 1900's. Current uses include restaurants, gift boutiques, clothing shops, a hardware store, a movie theater, a museum, and a variety of other small

scale retail uses. While all of the remaining older buildings have been remodeled at one time or another, there are very few storefront — gaps in the core. The primary challenges for the core area are to maintain and enhance the mix of pedestrian-oriented retail uses, retain and enhance the historic buildings/storefronts, and upgrade or redevelop the few non-storefront buildings that currently break up the historic storefront pattern.

Commercial/Transitional: The areas shown in pink in Exhibit 3-2 and defined as “Commercial/Transitional” are a blend of commercial, office, multi-family, and single-family uses. These areas are around the perimeter of the retail core (along the E Woodin Avenue/US 97A, Saunders Street, Johnson Street, and Chelan Avenue) and along the Manson Highway frontage. The character of the buildings varies from traditional storefronts (along Johnson Street and Wapato Avenue, west of Saunders Street) to automobile-oriented commercial development (Safeway and Red Apple Market) to older single-family homes (Chelan Avenue and Wapato Avenue east of Saunders Street), many of which have been converted to office or retail.

While there is a great diversity of uses in these areas, there is a lack of pedestrian amenities and visual cohesiveness. Sidewalks are often inconsistent or non-existent. There are very few street trees. Landscaping is minimal or often poorly maintained. These factors combined with inconsistent building forms tend to detract from the historic core. The setting can also discourage private investment in the area, as it can make it challenging to achieve the rents/sales prices needed to make redevelopment of sites viable.

These transitional areas, however, provide some of the best sites for redevelopment. The enhancement and redevelopment of these transitional areas will be critical to the long term health and vitality of downtown.

Mixed density residential areas occupy much of the northern, eastern, and southern perimeter areas of downtown. Developed originally as single-family neighborhoods surrounding the historic core, multi-family zoning has encouraged incremental redevelopment of many home-sites over the past few decades. While apartment buildings and townhouses now dot these neighborhoods, older single-family homes remain the dominant use in the area.

The lack of design standards [as of 2010] for new multi-family development has had impacts to these neighborhoods as well. Many apartment buildings depart from the established development patterns by including garages, driveways, and parking in the front yards— rather than behind the buildings and off the alleys. The design character of these buildings often clashes with the surrounding homes. The City recently adopted a—habitable spacell



Mixed-residential areas typically lack sidewalks and street trees.



Example of newer multi-family development in the mixed-residential areas.

requirement which restricts the extent of garages facing the street on new multi-family buildings.

The lack of sidewalks and street trees, however, are the biggest challenge of these areas in terms of visual character and pedestrian access. As a result, the streets are often poorly defined and a scattering of parked cars at different angles often is the dominant visual feature. These conditions detract from the character of downtown and tend to discourage private investment.

The few residential areas that feature consistent sidewalks also tend to feature the most well-kept homes. The area defined as the Carroll-Ogden Neighborhood, to the north and east of Manson Highway, is the most notable of these areas. Despite the current multi-family zoning designation, the area has remained predominately single family, and is thus shown as **Single-family residential** on the map in Exhibit 3-2.

Housing affordability within the City and Lake Chelan region is a critical issue – and downtown is no exception. Like many other resort communities, the development and use of housing as vacation homes and tourism uses has helped to drive the price of housing out of reach of most local residents. The extreme seasonal fluctuation of Lake Chelan’s tourism activity further increases this challenge.

Considering the downtown neighborhoods’ close proximity to the retail core, the study area provides perhaps the city’s most desirable location for affordable housing.

Other than the lake itself, downtown’s best asset is its great waterfront parks. Riverwalk and Don Morse Parks provide a tremendous recreational and visual amenity for locals and tourists alike. Plans are currently underway to make substantial upgrades to Don Morse Park. Riverwalk Park includes a network of walkways that form a popular loop along both sides of the river. The Chelan Public Utility District (PUD) has current plans to extend this loop south/eastward across the Lake Chelan Dam. The connection between the park and the historic core is relatively weak, however, and could use some improvement. Participants also noted that Riverwalk Park could accommodate more community events and activity throughout the year.

Tourist accommodations, naturally, are sited along the lakefront areas and near the parks. Campbells Resort has long anchored the western edge of downtown and links the historic core with the lake. The recent development of the Lake House along Manson Highway generated considerable discussion about building heights and design standards for new development. While most participants like the architectural style of the building, many feel it is too tall, too long, and too close to the roadway.

Downtown's **Community facilities** are also valued by locals as a great asset. These facilities include City Hall, the community gymnasium, and Morgen Owings Elementary School. Chelan Middle School and Lake Chelan Community Hospital lie just outside the boundaries of the study area. At the corner of Johnson and Columbia Streets, the Chamber of Commerce's Visitors Information Center and PUD owned parking lot are key assets. These uses provide critical services and amenities and contribute to downtown's economic vitality and civic identity.

Community Design

Chelan is well endowed with outstanding physical assets on which to build a unique community character. The regional setting, especially the lake and hillsides, Riverwalk and Don Morse Parks, an intact historical core, and cohesive residential areas all contribute to Chelan's identity and sense of place. Unlike numerous communities that struggle to find a design identity without much to build on, the challenge for Chelan is to unify and enhance the several great qualities into a distinctive whole. The concept outlined on the following page recommends a strategy to accomplish this by focusing on different design characteristics in different areas within the downtown.

Besides the issue of an identifiable image, participants in the design process set a high priority on maintaining and enhancing the level of the downtown's design quality, not only as a critical element in attracting visitors, but also to upgrade the downtown's living environment for local residents. This should be pursued through both 1) high-quality public improvements, such as improved sidewalks, street lighting, furniture, landscaping, and other streetscape elements; park improvements; and art enhancements, and 2) revising design guidelines to ensure that new development is of high quality and fits with the downtown's architectural character.

Parks and Amenities

With all these parks and recreational opportunities, it would seem that there is little the City needs to do regarding this element. However, this enviable set of amenities could be significantly enhanced by better pedestrian and bicycle trail connections and some improvements to the individual facilities, as described below.



The surrounding hillsides, deep blue lake, vineyards and orchards, is one of the Northwest's most attractive settings.



Although highly visible, the highway links running through the area are not the downtown's most attractive features.

OUR DOWNTOWN PLAN

Economic Development Strategy

An economic development strategy identifies economic opportunities and the actions necessary to realize them. Economic opportunities represent the uses and activities that support existing and new businesses, provide jobs, and create the tax base necessary to support public facilities and services. The economic opportunities were identified through a market analysis of existing economic conditions, future trends, and an assessment of the area's competitive position compared to other communities. A market analysis was conducted as part of the plan, and is available upon request at city hall.

Chelan is already an attractive place to live, work and visit. The area is particularly well-known and popular as a place for recreation activity on the lake during the warm summer months. The area is marketed to visitors with the phrase —Come to the Lakell. The Lake will always be the primary attraction of the area. But there is clear opportunity to expand the message to —The Lake and morell. As visitors and potential new residents experience the full range of local amenities and features, the underlying economy will be strengthened and expand. Downtown Chelan offers the physical connection to the water, and the amenities to provide the —pullll to bring people out of the water and into the rest of the community.

The economic strategy is based on two broad categories of economic support.

- Stimulate visitor-related growth opportunities, and
- Stimulate local residential and local-serving business growth.

Exhibit 3-3. Chelan's strategic location within the region



Exhibit 3-4. Woodin Avenue is a popular site for street festivals such as the “CruizIn” classic car show.



Stimulate Visitor-Related Growth Opportunities

General Approach

The market analysis identified the extreme seasonality of visitor spending and associated tax revenues. Seventy-six percent of hotel tax revenues are generated in the five-month period of May through September. The challenge is to extend the visitor season beyond those months. There are several specific opportunities to attract visitors during the non-peak months of the year.

Opportunities

- Conferences and meetings. Expansion of Campbell's conference facilities would leverage existing conference capabilities and reputation, as well the expressed interest by the owners.
- Expanded outdoor recreation opportunities. Existing winter sports resources could be enhanced, packaged and promoted for additional draw.
- Indoor recreation (recreation center, waterpark etc.). New facilities could provide year- round draw.
- Cultural events and festivals. The existing schedule could be expanded with major or minor events throughout the year.
- Wellness spa and retreat activities. Activities can be coordinated with conference activity and recreation.
- Expanded fractional ownership. Fractional ownership typically provides higher year- round average occupancy than full share.

Tools

There are tools available for both promotion and financing of facilities.

- Tourism Promotion Assessment. The City already receives a 2% tax on lodging revenues in the form of a credit against the State sales tax, and a 2% special tax. These revenues are reserved for visitor-related facilities and services. In addition, communities are authorized to collect a Tourism Promotion Assessment. This charge of up to \$2 per occupied room per night, can be collected within a designated area that can be as large or smaller than city itself. Funds are reserved for tourism promotion. A \$2 per night assessment would raise approximately \$250,000 annually.
- Funding of Public Facilities. An indoor recreation facility could be funded by a bond issue with supplementary grant funding. The tax base could

be spread over a larger geographic area (than the downtown planning area) through formation of a recreation district.

Stimulate Local Residential and Business Growth

General Approach

The community can invest in facilities and activities that are attractive to both visitors and residents-particularly recreational facilities and cultural events. The city can also encourage diversified housing stock for a range of demographic segments including local workforce, families, and retired.

- Encourage more apartment development as affordable housing option.
- Encourage mixed use development as compatible with historic downtown and supportive of downtown businesses.

An analysis of several forms of development downtown indicate that such development can be feasible if parking can be accommodated in a cost-effective configuration, and if underutilized parcels can be acquired at reasonable prices.

Tools

- Fund public improvement through additional revenue generation using Local Revitalization Funding (LRF) or other programs.
- Use Business Improvement Association or other structure to fund joint improvements (like parking) and promote local business.
- Work with other jurisdictions to expand eligibility for Multi-family Tax Exemption program to stimulate housing development. The current threshold is a population of 5,000 for communities planning under GMA and conducting buildable lands analyses.
- Seek grants for public improvements through existing economic development, transportation, and recreation programs.

Downtown Plan Concept

Integrating Ideas

The planning concept translates the economic development strategy and public objectives into an integrated series of actions. In essence, the concept is the unifying ideas that direct and coordinate the variety of activities that the City and its partners must take to achieve their vision. A unifying vision is particularly important because unlike many downtown plans in which planning teams start from scratch, Chelan's Downtown Master Plan builds on

local efforts by the City and volunteers over the past several years. For example, when the current planning effort began in spring 2009, the community already had begun the planning of transportation and pedestrian improvements, started working on a parking strategy, established a main street program with a communication strategy, and studied measures to upgrade the historic bridge. So the emphasis of this plan is to augment those efforts and integrate them into an effective revitalization strategy.

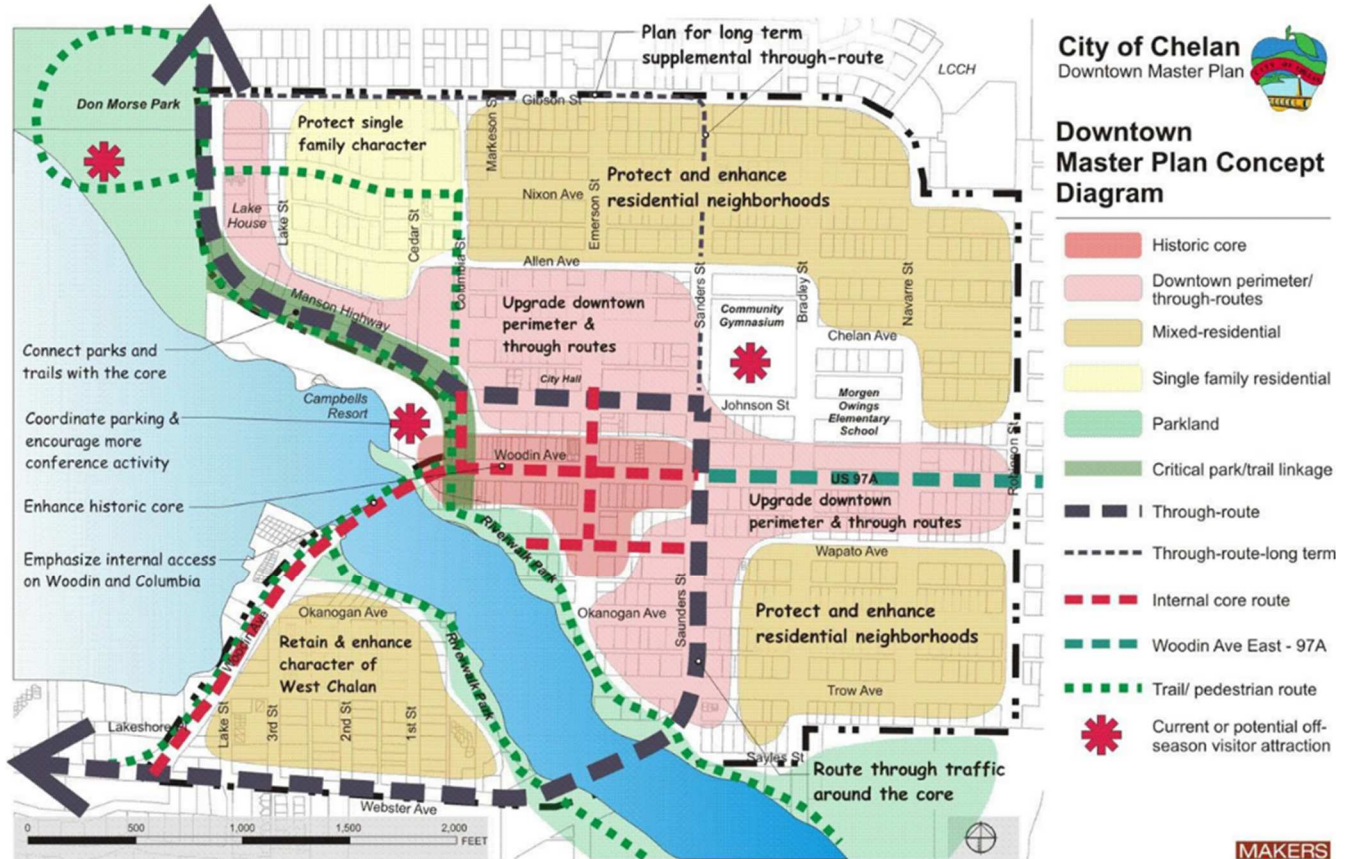
The economic development strategy indicates that the most important opportunities to address include: 1) enhancing and unifying current attractions in order to strengthen Downtown's appeal to visitors, 2) supporting those attractions with sufficient infrastructure to make them accessible and convenient, 3) growing the downtown residential population to provide year-round support for businesses, sustainably accommodate growth and housing needs, and strengthen local neighborhoods, and 4) adding —shoulder seasonll (off-peak) visitor activities to strengthen the visitor based and retail business sectors.

To pursue this strategy, the concept emphasizes protecting and enhancing Chelan's existing strengths including its retail core and historic character, enhancing and connecting assets such as parks, trails and amenities for greater impact, addressing key issues such as parking and traffic movement that constrain economic opportunities and reinforcing Chelan's identity as a recreational destination and a great place to live.

To accomplish this, the plan integrates the following key elements described and illustrated in the diagram below. Bulleted listings on the following pages identify key recommendations in the plan.



Exhibit 3-5. Downtown Master Plan concept diagram.



Source: Makers 2010

Enhance the Woodin Avenue core

- Build on the authentic small town character of the core business district by instituting form-based regulations to maintain historic character.
- Lower height limits to protect views.
- Upgrade streetscape elements (street furniture, additional curb bulbs, and enhanced crosswalks).
- Initiate a parking study to determine parking needs and measures to provide adequate supply.

Route the through traffic around the core (to reduce congestion) while enhancing entries into the core for those who wish to visit

- Implement planned Johnson Street improvements (roundabouts and signal at Columbia).

- Upgrade signage and signature elements to route through-traffic on Webster Avenue (97A), Saunders Street, and Johnson Street around the core – reducing congestion in the core and on the bridge.
- Install a system of gateways to direct visitors into the core.

Protect and enhance local neighborhoods

- Reduce height limits, remove density limits, and adopt form-based design regulations to promote compatible infill housing and prevent intrusive development.
- Downzone the Carroll-Ogden neighborhood to preserve its single-family character.
- Establish a program under which residents can work with City to improve or install sidewalks and other street improvements.
- Initiate other programs that encourage the upgrading of existing housing stock

Complete the network of parks, trails and walks

- Rehabilitate bridge and create a one-way conversion to improve non-motorized access (while retaining historic character).
- Connect downtown core to Don Morse Park with improvements along Columbia and Nixon Streets in the short term and via sidewalk and redevelopment improvements along Johnson Street and Manson Highway in the long term.
- Reconfigure Columbia Street between Johnson Street and Riverwalk Park to enhance pedestrian and bicycle access and safety.
- Enhance the Riverwalk gateway between Woodin Avenue and Riverwalk Park. Upgrade alleys and through block connections.
- Extend pedestrian and bicycle paths on Woodin Avenue east of Saunders Street.

Undertake projects to attract visitors during spring – fall “shoulder season”.

- Address conference center expansion impacts so that this or similar facility can be developed.
- Explore options for the utilization of community resources such as the community gymnasium and Don Morse Park

As a central part of this effort, the plan also proposes to replace the current zoning/land use regulations with new form-based regulations to shape new

growth in accordance with the community’s vision and support the other measures.

Identity and Design Character

Because enhancing the Downtown’s identity is so important to its visitor based economy and the community’s sense of itself, this plan gives special attention to that element. The discussion below summarizes how many of the individual actions recommended in the Plan Elements Section are integrated toward a consistent community design image.

Community Design Strategy

Because downtown Chelan consists of several distinct areas—each with its own unique characteristics—the general design strategy is to establish form-based development standards and public improvement designs that are specially configured to enhance each individual area. For example, the standards and recommended improvements for the Woodin Avenue core emphasize its historic character, while those for the multi-family residential areas on the perimeter are formulated to re-enforce their single-family residential qualities. The standards will also help the different areas fit together by increasing the compatibility between buildings.

Beyond guiding development and gradually improving the public infrastructure in the various downtown districts, there are three areas that are especially important in defining downtown Chelan’s image, the Riverwalk Park loop, the historic core, and the regional corridors. Each of them has a different set of assets, character, and opportunity to enhance the downtown’s identity. As indicated in Exhibit 3-7 below, the key concept for enhancing the town’s identity is to focus on these three areas and reinforce the most appropriate aspects (as noted above) of the community’s identity in each.

The historic core is a coherent —main street with an attractive set of early 20th century buildings along a pleasant pedestrian street. Views of the characteristic mountainsides are prominent as one walks along Woodin Avenue. Therefore, the plan recommends limiting height to two stories to protect the views and requiring new buildings and any building remodels to feature pedestrian-oriented storefronts with historical building elements, details, materials, and colors. The two-story height limit will also discourage the redevelopment of Woodin Avenue’s historical buildings.

Additionally, the City and the Historic Downtown Chelan Association (HDCA) are in the process of upgrading downtown street furniture.

The Chelan County Public Utility District (PUD) has made substantial improvements to Riverwalk Park. The loop walk is especially appealing, as



The Woodin Avenue Historic Core features a consistent array of early 20th century storefronts that merit consideration of historic district status.



Don Morse park is a bit isolated from the downtown core but is a tremendous attraction for both visitors and local residents.



A two-story height limit would help to preserve mountain views from Woodin Avenue sidewalks and encourage the preservation and enhancement of older

it provides a diverse waterfront walking experience. This area could be further enhanced with artwork and additional activities (see the Parks and Amenities Element within Chapter 5, for more details). This plan recommends that the community establish the Loop as a linear sculpture garden, with permanent and temporary art installations. Most important, however, is to better connect the park to historic core and heighten its visibility as a premier attraction. Converting the alleyway between the Columbia Street/Woodin Avenue intersection and Riverwalk Park into an attractive and welcoming public space would be a transformative first step. Emerson Street, south of Woodin Avenue, is also an important connection and could be an appropriate setting for festivals, fairs, and markets that require a linear space.

The regional corridors, including Saunders Street, US 97A (East Woodin Avenue), Johnson Street, and the Manson Highway, are the downtown's connection to the region and the most visible part of the downtown for visiting motorists. Therefore, it is logical that these streetscapes relate to the region's identity as well as serve as a sequential gateway into the downtown. Improvements that reflect the lake and its recreational activities, the mountainous landscape, and agricultural activities (especially vineyards and orchards) would be appropriate. Landscaping and lighting should be consistent along these corridors to help visitors realize that they are on the regional routes. For example, consistent corridor landscaping would help signify the new (Dan Gordon) bridge connection for through-traffic via Webster Avenue and Saunders Street. Because right-of-way space is often limited, the use of columnar trees is recommended.

Gateways into these special areas are especially important. Signage—or better yet, design features that welcome visitors to the historic core and Riverwalk Park area—should be a high priority. On the following page are described some improvements recommended for each potential gateway. The numbers are keyed to the locations shown in Exhibit 3-7.

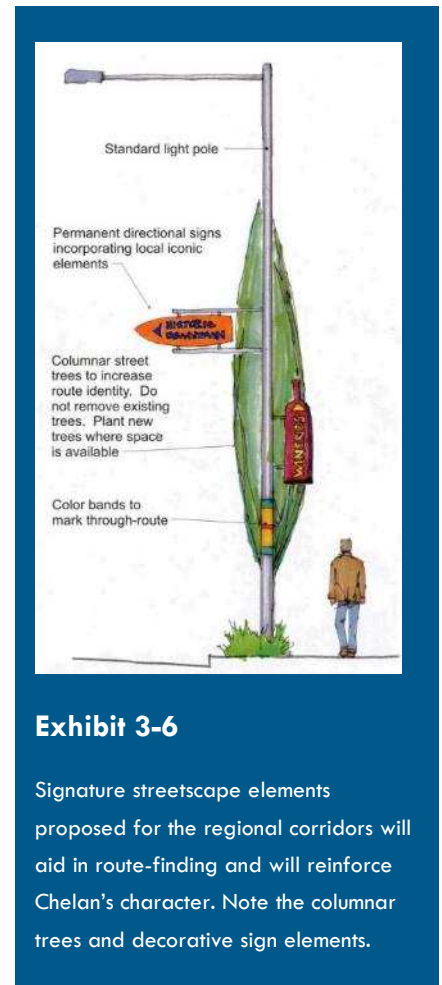


Exhibit 3-7. Downtown community design strategy



Source: Makers 2010

1. **Historic Bridge.** Retain and, as necessary, restore the historic bridge, which is Chelan's most identifiable structure. Create a one-way conversion to improve non-motorized access.
2. **Riverwalk Park.** Enhance this trail connection, perhaps with more prominent signage, artwork, and/or lighting.
3. **Riverwalk Park gateway.** As noted above, improve the alley corridor between Woodin Avenue and Riverwalk Park.
4. **Emerson/Riverwalk connection.** This street merits special treatment as a connector between the historic core and Riverwalk Park. Signature street trees and lights would accomplish this.
5. **Eastern gateway to the historic core.** This is an especially opportune point to attract visitors to the historic core. The large highway sign provides information, but the design of the Woodin Avenue/Saunders Street intersection itself should entice visitors to enter the core from the south and east. A new crosswalk, special paving, lighting, and art enhancements is recommended on the west side of this intersection.

- a. Johnson Street /Columbia Street intersection enhancements.** This highly visible intersection merits special improvements. A planned traffic signal will help pedestrian and vehicular safety. Also, the City is considering a landscaped mini-park at the current recycling site. While not an especially attractive setting for sitting or other activities, the corner should be enhanced with substantial landscaping and, perhaps, some distinctive larger-scale artwork. Directional signs to the core and Columbia Street improvements are also recommended.
- b. Entry sign/feature into the historic core at Emerson and Johnson Streets.** Whereas traffic conditions may make right turns from the Manson Highway onto Columbia problematic, an attractive sign to direct visitors into the core at Emerson Street is recommended.

7. Northern gateway to downtown. Gateway signage along Manson Highway adjacent to Don Morse Park provide a welcoming entrance into downtown from the north.

8. Southwest gateway to downtown. Gateway signage at the Woodin/Webster Avenue intersection welcomes visitors into downtown and directs through traffic to Webster Avenue and historic core traffic to Woodin Avenue.

Each of these design —strategies is described in greater detail in the Plan Elements Chapter. While many of the recommended actions can be undertaken independently, the important thing is to view them in the context of the larger economic and urban design strategy and coordinate them so that their benefits are maximized.

Land Use and Development Strategy: Form-Based Standards

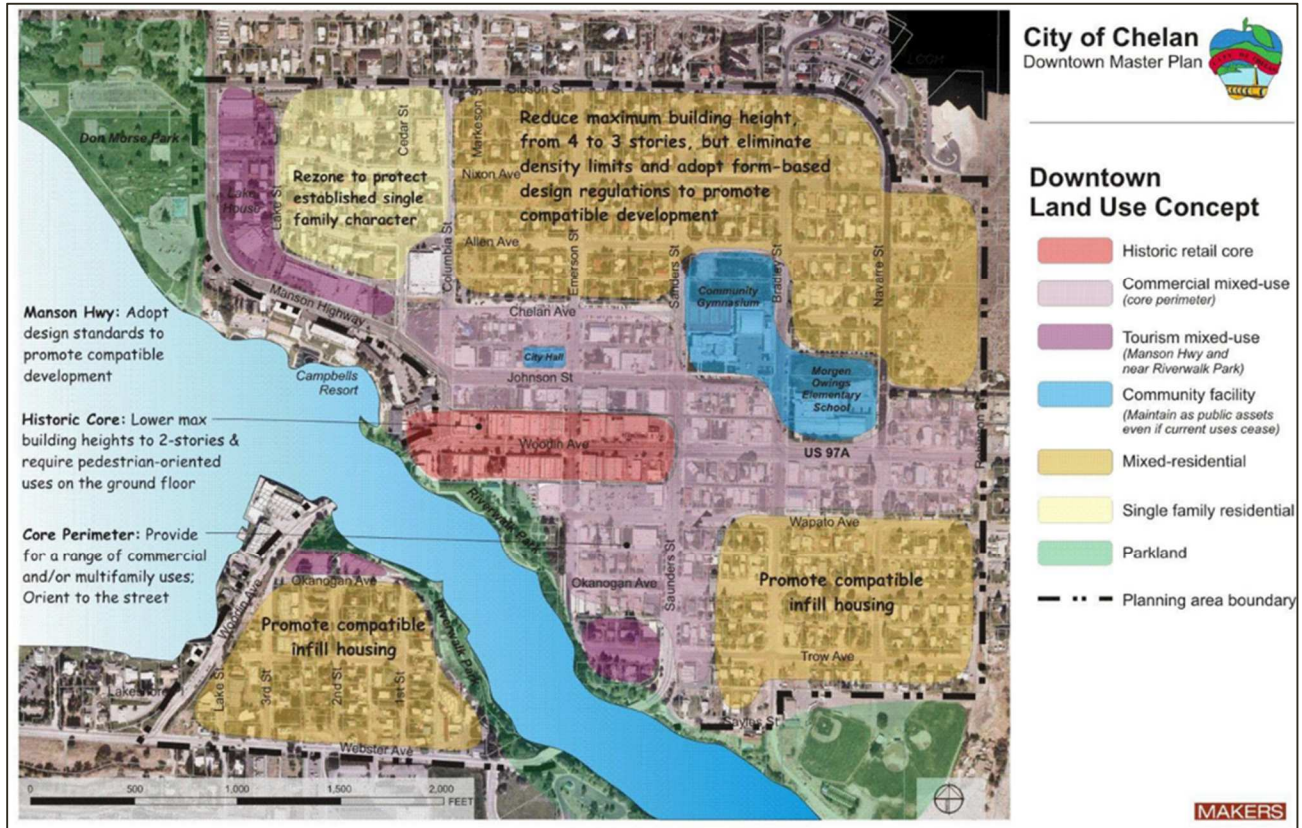
The land use strategy for downtown emphasizes the need for form-based standards and guidelines to preserve and enhance the historic retail core and surrounding commercial and residential areas. The form-based strategy includes greater emphasis on the form and design of development along the street, reduced building heights in many areas, and the elimination of arbitrary density limits for most areas. Exhibit 3-8 on the following page highlights the key land use concepts for downtown.

Along with a form-based approach to development regulations, Exhibit 3-8 illustrates that the downtown is broken into different districts, each with a more specialized set of standards. This will support:

- Special historic preservation provisions for the Woodin Avenue core.

- Increased mixed-use opportunities in the —commercial mixed-use— frame around the core.
- Development regulations oriented toward protecting the low-rise residential character of the mixed- residential neighborhoods.
- Protection of the single-family qualities in the established neighborhood between Lake and Columbia Streets.

Exhibit 3-8. Downtown Land Use Concept



Source: Makers 2010

Envisioned Land Use Pattern

The historic retail core on Woodin Avenue between the river and Saunders Street has been preserved and continually enhanced over time. New storefront buildings that contribute to the core's character have been added incrementally (corner of Woodin Avenue and Columbia Street and at both corners of Woodin Avenue and Saunders Street). Reduced height limits have effectively discouraged redevelopment of the older buildings – many of which have been lovingly renovated and restored. Also, land use provisions now ensure that ground floor uses along Woodin Avenue are reserved for restaurants, retail, and other uses that generate pedestrian activity.

New development around the perimeter of the core has upgraded the character of downtown and generated greater pedestrian activity. Street improvements along Johnson Street have encouraged mixed-use infill development there.

Expanded conference facilities fronting the Columbia/Johnson Street intersection have generated a significant amount of pedestrian and economic activity – particularly in the winter and spring months. Also, infill commercial, mixed-use, and multi-family development have occurred incrementally along Chelan Avenue and Woodin Avenue east of Saunders, improving the character of those streets.

Tourist-oriented condominiums and timeshares have been added along the Manson Highway frontage and along Okanogan (west of the river) and Trow Avenues (east of the river). Timeshare uses have helped to increase tourism activity during the non-summer months – increasing activity downtown in those typically slow months. The design standards ensured that these developments fit well with their surroundings and enhanced the visual character of the various areas.

Compatible infill housing has been developed incrementally in the residential neighborhoods. This includes townhouses, small scale multi-family buildings, duplexes, even some new single-family homes. Form-based design standards have ensured that the multi-family buildings fit well into the neighborhood and contribute to its historical small town character. A significant number of accessory dwelling units have also been added, which provide an affordable housing and/or rental income option for locals. These new developments combined with incremental streetscape improvements (sidewalks, landscaping, and street trees) have upgraded the character and walkability of these neighborhoods.

Public facilities remain a key component and draw for downtown. Both City Hall and the Library have been expanded and enhanced. The schools, parks, and nearby hospitals have also been retained and upgraded over time. Their presence and activity continue to be major assets to downtown's residents, businesses, and even tourists.

Affordable Housing

The Community Housing Manual, was drafted in 2009 to help guide the implementation of the 2008 Comprehensive Plan. The housing manual was intended as a living document that will evolve as the City moves towards its housing goals. It should be updated to address the results of the 2017 Comprehensive Plan Update. In addition to neighborhood planning and safety/crime prevention, affordable housing was among the top priorities of the document. This master plan and regulations and design standards are among the key near term actions set forth in the manual. Other short and long term actions are recommended in the document and should be pursued accordingly.

Public Facilities and Assets

Another priority for planning participants was to maintain downtown's current schools and facilities as public assets – even if the current facilities are vacated. The concept is that these facilities should not be sold for private development should the current uses vacate. For example, if the elementary school were to close or move, the City should find another public use or amenity to replace it.

The City is currently studying potential uses for the existing Chamber of Commerce Visitors Information Center (VIC) and PUD parking lot site on the corner of Johnson and Columbia Streets, as the PUD is considering selling the property. The City should promote uses on this site that contribute to the pedestrian qualities and economic vitality of downtown.

Circulation, Parking, and Street Design

Separate Regional (Through) and Local (Circulating) Traffic

SR 97A (East Woodin Avenue) and SR 150 (Johnson Street - Manson Highway) provide regional connections for vehicle traffic, and also pass through the downtown core of Chelan. The needs of the regional commuting traffic (ease of passage, clearly defined routes, and minimal interference from side streets and parking maneuvers) are at odds with the needs of the local traffic (access to businesses and neighborhoods, circulation through the downtown core, and access to parking). In order to maximize the efficiency and safety of the road network downtown, these two types of traffic should be separated as much as possible with local circulating traffic directed to the downtown city streets while the regional traffic is directed to the state highways. The following strategies support this effort:

- Provide clear and attractive gateway signage at key points to direct regional traffic to SR 97A and SR 150.
- Because the state highways encounter a number of turns, provide consistent signature streetscape improvements along the state highways to improve route-finding and enhance the character and identity of downtown Chelan. See Exhibit 3-6 above for example signature design elements.
- Limit on-street parking on the state highways to parallel parking to maximize safety and function of the roadway. Angled parking will be provided on local streets.
- Through-routes should avoid heavy pedestrian areas where possible. When not possible, pedestrian crossings should be well marked and direct.
- Consider intersection improvements or modifications to better accommodate increasing traffic volumes.
- Provide prominent day parking signs at strategic locations to encourage the use of public parking lots.
- Consider redirecting Chelan-Manson through-traffic in the longer term via an alternative or bypass route. This action will require extensive coordination with impacted community members and design measures to mitigate impacts.

Pedestrian and Bicycle Access and Safety Improvements

Pedestrian and bicycle access between downtown businesses, the lakefront, parks, and neighborhoods should be improved to enhance safety, provide more attractive pathways and complete missing links in the lakefront trail system. Participants in the downtown planning process recommended:

- Completing the Lakeside Trail through the downtown core. This involves improvements to the Old Woodin Avenue Bridge, the development of a wider multi-purpose pathway on the west side of Columbia Avenue between Woodin Avenue and Johnson Street (see Exhibit 3-9 for a conceptual trail design and alignment), and improving bicycle and pedestrian facilities along Manson Highway between Columbia Street and Don Morse Park.
- Create an attractive pedestrian/bicycle route between the historic core area and Don Morse Park via Columbia Street and Nixon Avenue. Proposed improvements include a separated multi-purpose pathway on the west side of Columbia Street between Johnson Street and Nixon Avenue and a combination of improved sidewalks, bicycle lanes, and

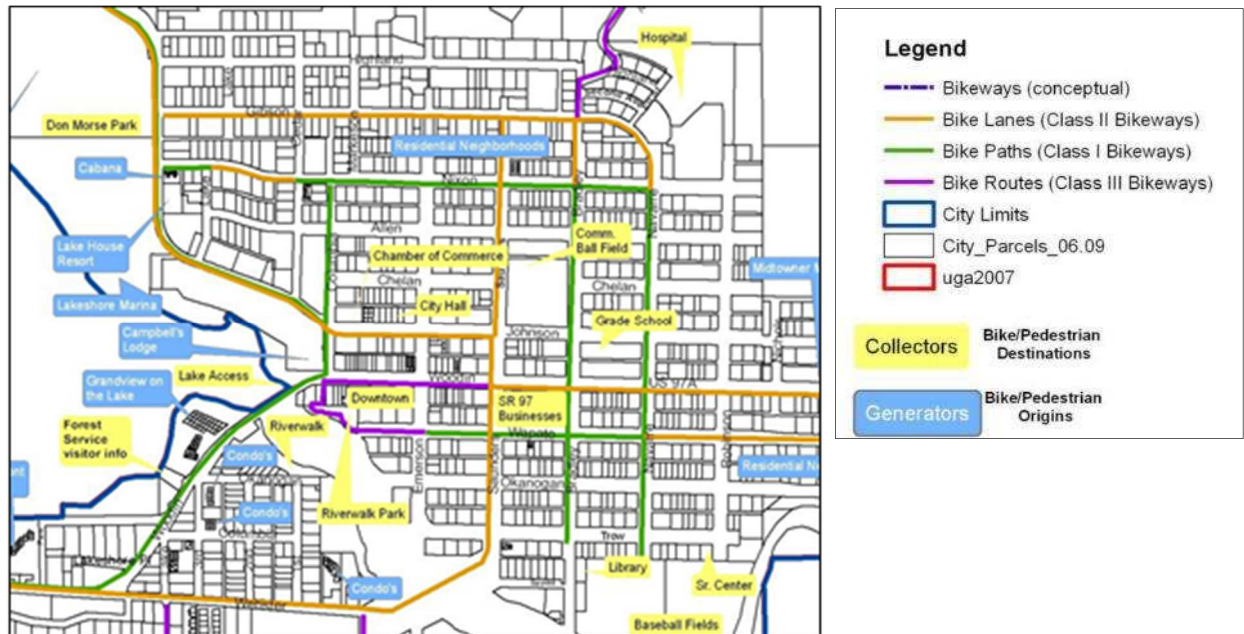
off-street multi-purpose pathways along Nixon Avenue. (See Exhibit 3-9 for a conceptual trail design and alignment.) This connection is particularly important in the near term due to rights-of-way constraints along a small section of Manson Highway just west of Columbia Street, which will likely delay the completion of that segment of the Lakeside Trail Plan.

- Enhancing crosswalks throughout downtown, particularly within the historic core and near the lake/river. Strategies to improve pedestrian crossings include:
 - Pedestrian crossings should be well designed to provide short/direct crossing points. Refuge islands should be provided on streets with especially wide right-of-way.
 - Textured pavement or colored concrete should be used to make the crossings more visible to drivers.
 - Crossings should be located to provide connections attractions and trails.
- Providing additional connections by enhancing alley ways to make them suitable for multiple uses.

A comprehensive plan for addressing the City of Chelan's pedestrian and bicycle needs is underway with the Non-Motorized Transportation Plan, prepared by Highlands Associates. Adoption of this plan will be a crucial first step in providing a blueprint for future improvements. Other notable improvements under consideration in the plan include:

- Class I bikeways (separated multi-purpose pathways) on portions of Bradley and Navarre Streets, Nixon Avenue, and Wapato Avenue.
- Class II bikeways (bicycle lanes) on portions of Johnson Street (in conjunction with development of roundabouts), Manson Highway, Gibson Avenue, Saunders Street, Woodin Avenue, and Wapato Avenue.
- Class III bikeways (signed routes) on portions of Woodin and Wapato Avenues.

Exhibit 3-9. The downtown portion of the current draft non-motorized transportation routes under review and subject to change



Improvements to East Woodin Avenue

Woodin Avenue east of the downtown core (SR 97A) is gradually being redeveloped with commercial uses stretching up through midtown. Pedestrian and bicycle facilities are limited or non-existent, and parking is limited. Because of the number of individual parcels accessing this corridor and because the nature of the traffic issues varies greatly by location, a more in-depth corridor study is recommended to develop an improvement plan. The study should address the following issues:

- Potential reduction in the number of side streets accessing the corridor. Private access management.
- Pedestrian and bicycle facility improvements and safety. On- and off-street parking.
- Opportunities for landscaping and street trees.
- Consistent streetscape with other portions of the state routes through Chelan.
- Best lane configuration to accommodate increasing traffic and the needs identified above.

Improvements to Columbia Street Corridor

Columbia Street handles a significant level of vehicle traffic as it is a key link between the north and south shores of the lake and SR 97A and SR 150.

Columbia Street also provides for downtown circulation as a connection between Woodin Avenue and Johnson Avenue and the numerous businesses along these east/west streets. Columbia Street's strategic location linking SR 97A and SR 150 and along the Lakeside Trail route make it the biggest chokepoint for vehicular, pedestrian, and bicycle traffic in downtown Chelan. These competing needs overtax the existing facility and create undesirable conditions along the Columbia Street corridor. The proposed strategy to improve this situation includes:

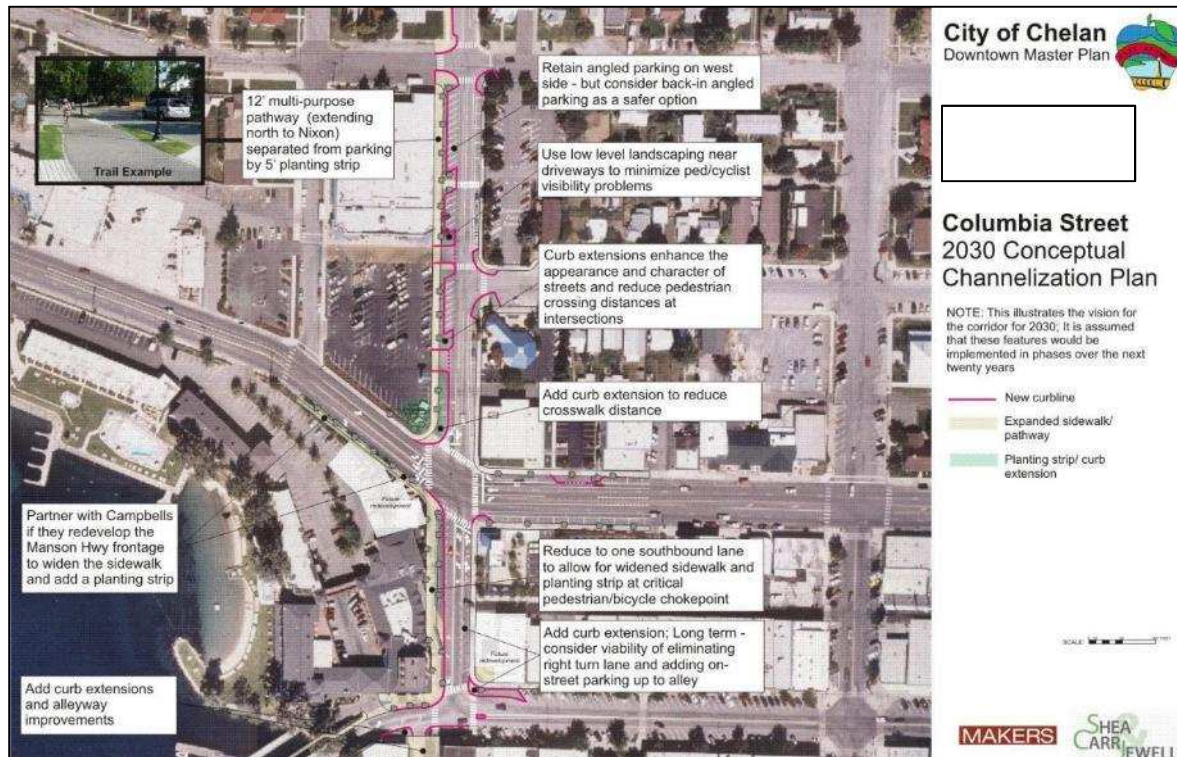
- Install the proposed signal at Johnson Street.
- Reroute regional traffic off Columbia Street and back to state routes.
- Reduce the street cross section between Woodin Street and Johnson Avenue to three lanes and use the vacated lane width to provide an enhanced bicycle and pedestrian facility on the west side of the street.
- Maintain on street parking along the corridor as much as possible, particularly between Johnson Street and Allen Avenue.
- Use Columbia Street corridor to provide pedestrian and bicycle connectivity with upgraded alleys and connections to the Riverwalk and Lakeside Trails.

Increased traffic over time may cause congestion at the critical intersection of Columbia Street and Woodin Avenue. If this congestion reaches the point where it becomes a detriment to local circulation and business activity, the City should consider turning movement restrictions at this intersection. Such restrictions may be limited to peak traffic hours when congestion is the most severe. And possible restrictions can be easily tested with temporary signs and pavement markings before being established on a more permanent basis.



Figure 67. Before (right) and after (sketch above) images showing pedestrian

Exhibit 3-10. Proposed 2030 Configuration for Columbia Street



Historic Core Streetscape Design Improvements

The HDCA has selected street furniture and signature colors for use in the Core which are presented in the Appendices. According to the color scheme, the lights, waste receptacles, metal parts of the benches and other metal elements will be painted very dark forest green. Other colors include selected shades of yellow ochre, lighter greens and brick red. The preferred furniture style is generally of a traditional or historic character. The City's Sustainability Committee recommends that recycle receptacles be provided in addition to the standard waste receptacles.

The current street lights are nearing the end of their life span and will eventually require replacement with historically styled pedestrian light fixtures. It is recommended that a durable, energy efficient light with refractors that direct light downward be chosen. The example shown to the right by Lumec Lighting has been shown to be both durable and efficient, but the City should compare manufacturers before procurement.

Residential Streetscape Improvements

Several residential streets in Downtown Chelan currently do not have curbs, gutters or sidewalks. In many cases, the current streetscape configuration consists of a paved asphalt roadway with ambiguous edges that turn into gravel areas for parking. This leaves a wide, unimpeded area for vehicular traffic to travel at speeds inappropriate for residential streets. There is no delineation between the public right-of-way and where private property begins. On streets without curbs and sidewalks, parking areas are not clearly defined, which leads to a variety of parking configurations, including: perpendicular parking, angle parking, and parallel parking. Pedestrian space is not defined, leaving pedestrians to walk in the street or in the gravelly areas next to the street if there aren't cars parked there. In some cases, roadway drainage is directed to a ditch along the roadway edge. In short, the lack of suitable roadway infrastructure results in inefficient, unsightly, and potentially dangerous conditions not suitable for an urban neighborhood. Besides being a safety concern, especially for children in the neighborhood, it limits the use of the downtown by local residents. A lack of safe and continuous sidewalks is the most significant factor deterring people walking up to a quarter mile to use local retail facilities. Therefore, pedestrian comfort and safety is an economic issue as well.

Likewise, if the gravel "no man's land" between streets and front yards were more attractive, property values would rise noticeably.

Since it does not seem realistic to anticipate that the City will install traditional sidewalks on many of the streets in the neighborhood this plan recommends that neighbors, either individually or collectively and always in



concert with the City, initiate improvements in the unimproved portions of the street right-of-way (ROW). To that end, the City should establish a toolkit providing citizens with a variety of design ideas that can be initiated and implemented by citizens either as improvements to individual residential street frontages or as a coordinated block-long effort.

The toolkit would provide community members with a number of different lower-cost techniques that could be used on these streets to accomplish community goals. A full curb gutter and sidewalk treatment is generally the best, but is not always affordable, especially if drainage conveyance must be installed. Each site and block will have unique circumstances, so the toolkit should be designed to guide participants with ideas and strategies such as those shown in Exhibit 3-11. Ideally, homeowners would collaborate on a block front improvement tailored to their individual preferences. For example, one resident might want angle parking and another a wider lawn or garden area. These can both be accommodated provided a safe walkway is installed. Exhibit 3-12 illustrates what a street might look like after block front improvements. Note that the dimensions in the illustrations are typical and will vary from block to block.

Alley Improvements

Improvements to the alleyways in the historic core were a high priority among participants – particularly where they are most visible to pedestrians. Notable locations include the PUD alley (see discussion in the Parks Element), the alley south of Woodin Avenue facing Riverwalk Park, and the alley adjacent to the PUD parking lot on Johnson Street. The other alleys north and south of Woodin Avenue provide additional opportunities. The suggestions in Exhibit 3-12 are integrated into the design standards and guidelines for downtown.

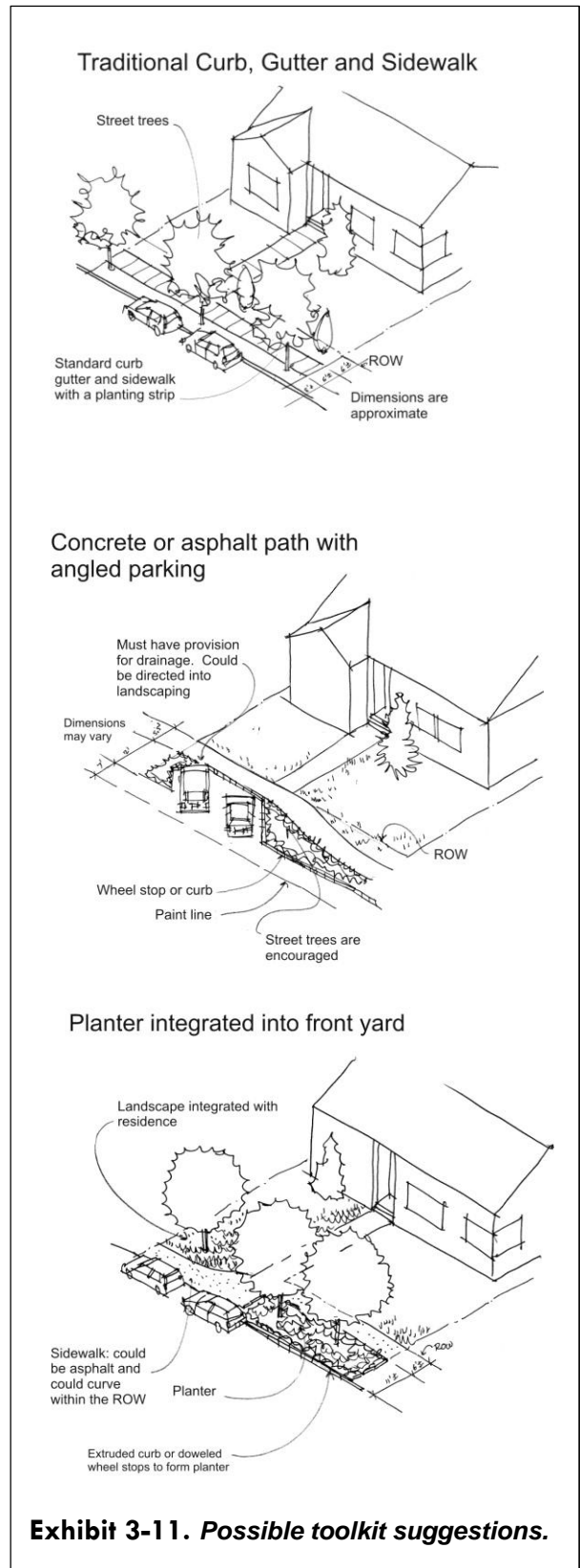
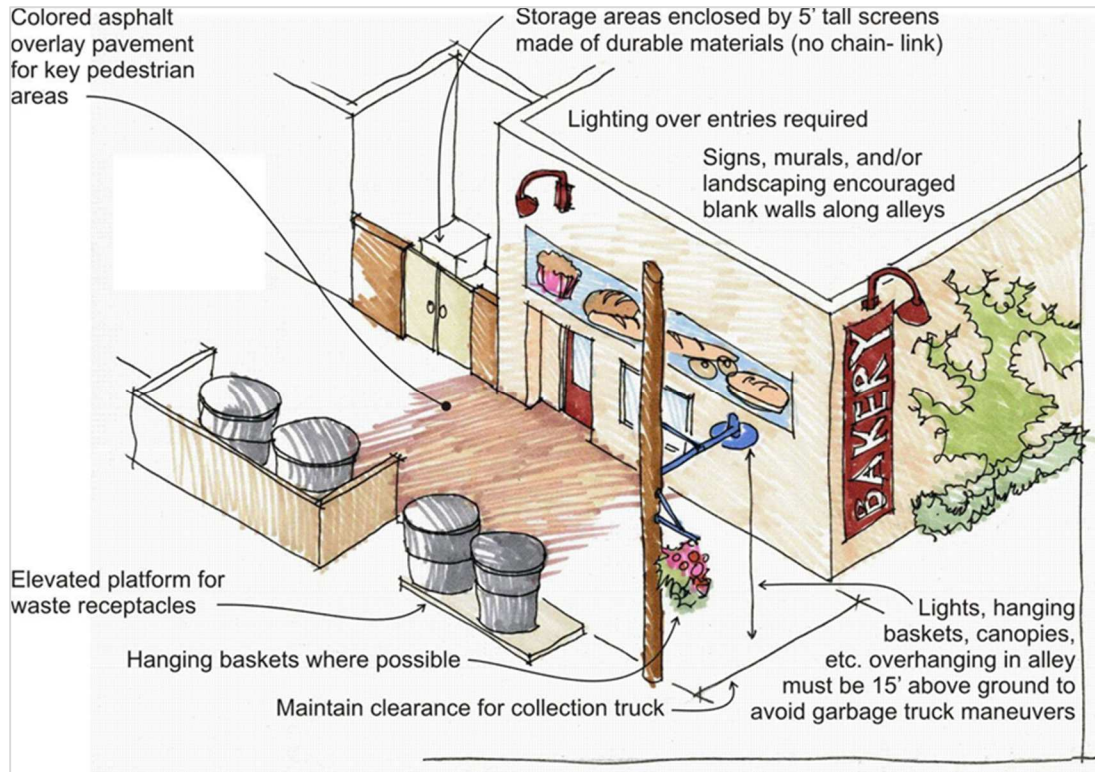


Exhibit 3-12. Design guidelines for alley improvements in the historic core

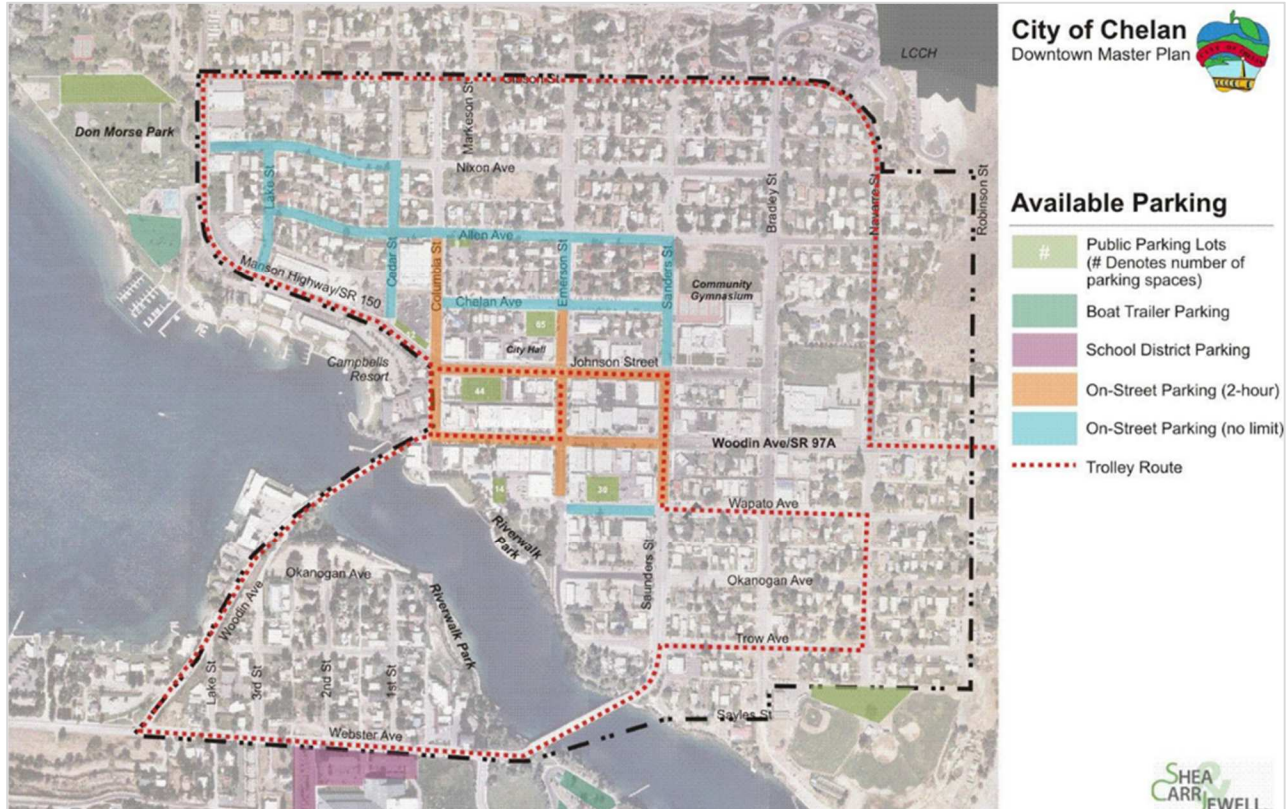


Parking Improvements

Parking in the downtown area is a challenging issue: While there are considerable amounts of parking provided, the seasonal nature of tourism (which is focused to a large degree in the city core) impacts the available parking. During peak demand times, convenient parking can be difficult to find.

The City of Chelan conducted a parking inventory in September of 2009. Based on this study, there are currently 1,072 on-street parking spaces in the study area, 174 spaces in public lots, and 739 spaces in private lots.

While parking in downtown Chelan is not at capacity overall, there are times when seasonal demand exceeds the parking supply and parking occupancy may be at or above 90% at the peak time of the day. Future parking management in the City of Chelan should include a variety of parking strategies, and these strategies ought to seek a balance between providing adequate space for cars and incentives for people to use cars less frequently. Parking strategies to capitalize on the available parking and plan for future needs are outlined in Exhibit 3-13 and on the following pages.

Exhibit 3-13. Available parking currently in downtown.

Source: SCJ 2010

- Determine the True Nature of the Problem.** The first step to determine parking needs is to identify how much parking is currently available and how it is used. A detailed parking demand analysis should be conducted, including an evaluation of the parking supply by time of day and by block or parking lot. Local stakeholders (businesses, employers, employees and customers) should be involved and surveyed for input about their perceived parking needs, as well as residents in areas where downtown parking may spill over into adjacent neighborhoods. A parking demand analysis will indicate whether the existing parking supply is sufficient, under-utilized, at or over capacity, and propose tactics on how best to proceed.
- Satellite Parking Lots and Park-And-Ride Lots with Shuttle Service.** The City currently has an agreement with the Chelan School District that allows for public use of District lots when school is not in session. Link Transit operates the Lake Chelan Park & Ride lot at Lakeside, served by Route 21, which travels between Wenatchee, Entiat, Chelan and Manson. Enhancing these remote parking locations with a shuttle service to downtown during peak season or coordinating with the existing Link Transit trolley that circulates through the downtown every 30 minutes would make these parking options more attractive. Agreements, such as

those with the School District, should be reviewed periodically to ensure the type of parking most needed is being supported by these agreements.

- **Wayfinding System.** Effective wayfinding signs help visitors find parking easily and quickly, reducing traffic congestion and minimizing air pollution from idling and circling. Signs and maps should indicate the location of peripheral parking lots and park-and-ride facilities. Visitors to downtown should be clearly directed to parking areas, including the use of overflow parking lots and shuttle service.
- **Maximize Efficiency of Existing Parking.** Specific strategies that make better use of the existing parking supply should be implemented in any downtown parking plan. Short-term parkers – customers and visitors - are more sensitive to walking distance than are employees and business owners. Parking lots or areas for long-term parkers on the outskirts of the downtown area should be established to complement short-term parking restrictions. Public and institutional buildings, such as churches and fraternal lodges, or other downtown businesses may also have excess off-street parking that could be leased to the City for long-term parking. This strategy makes convenient on-street parking available for shoppers and clients and will increase downtown parking capacity. Ideally, this program should be complemented by employee incentives to carpool, bike, walk or use transit. Since the area attracts visitors with RVs, boats and trailers, sufficient appropriately-sized parking should be available on the outskirts of downtown. Boat and large vehicle parking could be limited to the school parking lot near the boat launch with appropriate signage that clearly directs visitors to that lot.
- **Establish Accurate and Flexible Standards for Parking.** The City’s off-street parking requirements are based on standards developed by the Institute of Transportation Engineers (ITE). The ITE standards are intended to be used in conjunction with local conditions, and the generic standards may not necessarily be a good fit for all local needs. Parking requirements should be flexible and consider availability of transit, pedestrian and bicycle facilities, and other programs in place that reduce the need for parking spaces, such as shared parking, priority parking for carpools, etc. Parking studies for proposed uses may be used to support requests to reduce or increase parking.
- **Allow On-Street Parking to Count Toward Minimum Parking Requirements.** Requiring every business to provide its own off-street parking creates surface parking lots between destinations and makes walking distances longer and less pleasant. Allowing on-street parking to count toward minimum parking requirements could be considered in

certain situations, such as when private lots are underutilized during periods of peak parking demand. This strategy could be employed in conjunction with a shift by the City to build more public and less private parking.

- **Fee-in-Lieu of Parking Spaces.** Requiring every use in the downtown to provide separate parking facilities can degrade the pedestrian environment and discourage drivers from parking once and walking between nearby destinations. A potential solution is to allow or require a developer to pay a fee in lieu of providing on-site parking. The fees can then be used to provide centralized public parking. This strategy may be limited in its effectiveness as the City does not anticipate significant new development in the downtown core, but rather improvements to existing uses.
- **Construction of Public Parking.** Providing additional off-street parking is expensive, but may be necessary to support anticipated future growth. The most common way to pay for public parking lots is by issuing municipal bonds. However, public parking may also be financed through a public/private partnership. The City should consider a public/private partnership as a means to financing a structured parking facility. Partnership with Link Transit to operate the lot as a park-and-ride facility should also be studied.
- **Encourage Alternative Transportation Modes.** Providing parking spaces for electric vehicles and racks for bicycles will encourage downtown visitors to use these alternative forms of transportation.

Transit Improvements

The City of Chelan has been actively working with downtown merchants and LINK Transit to retain the existing transit and trolley service in Chelan. These efforts should be capitalized on to provide expanded transit service and ridership. Specific actions could include the following:

- Provide Trolley stops near key locations (Lakeshore Park, Don Morse Park, post office, Woodin Avenue) that visitors and local residents are likely to visit but may not require a personal vehicle.
- Use the Trolley to service outlying parking areas (such as the School District lots) to make these parking options more attractive.
- Ensure the Trolley schedule has frequent stops to make it a convenient choice for potential riders.
- Educate the local residents about the availability of mass transit. Educate visitors about the advantages of using the Trolley.



- Provide schedules and route information in a graphical format on-line, in printed form and on signage at strategic locations.

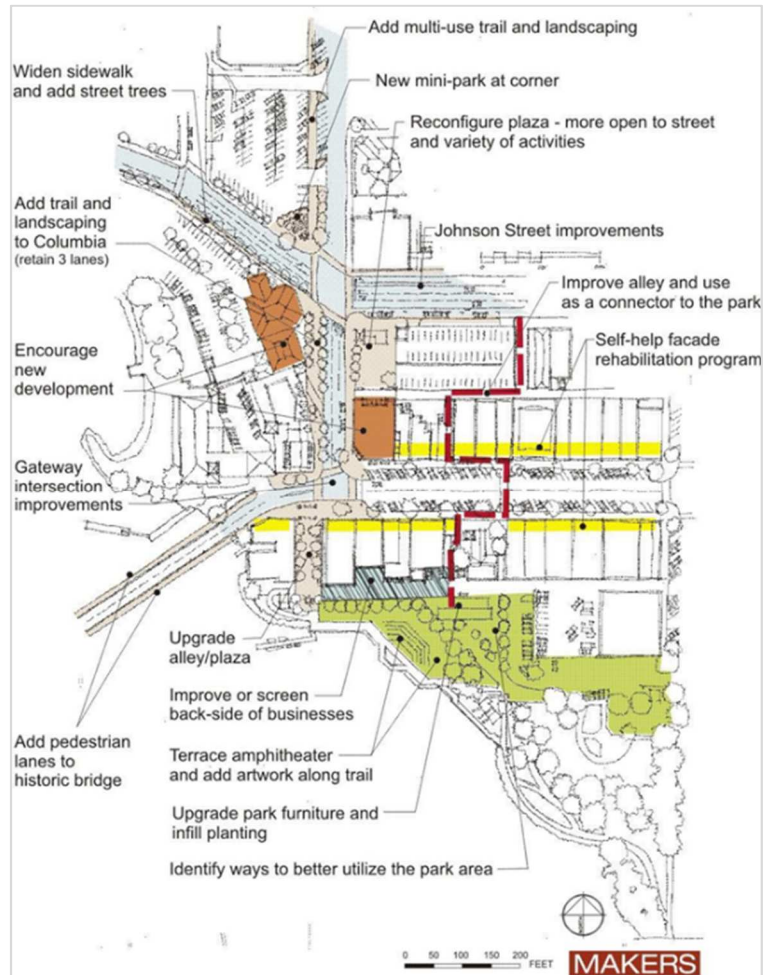
Downtown Parks and Amenities

Participants in the planning process stressed the need to link the parks in to a unified system to maximize the complementary benefits that they provide. Therefore, the key direction of this plan is to enhance the pedestrian and bicycle connections, especially in the core area between Riverwalk and Don Morse Parks. Improvements to the historic bridge, Columbia Street, the Manson Highway, and the Riverwalk gateway (the current PUD alley south of Columbia Street) are particularly important. At the same time, the City is completing a Non-Motorized Transportation Plan for pedestrian and bicycle routes that link the downtown to the surrounding region, and establishing these trails, lanes, and routes will enhance access from surrounding areas and increase the city's attractiveness as a recreational destination. Together, better connections in the core and improved access from the surrounding region reinforce each other and magnify each other's benefits.

Exhibit 3-15 summarizes the other recommended park and amenity improvements, and the list of Plan Actions identifies specific implementation actions. Several of the on-street improvements and trails are described in the transportation section. Of special note is the recommendation to establish an arts program for the Riverwalk Park area.

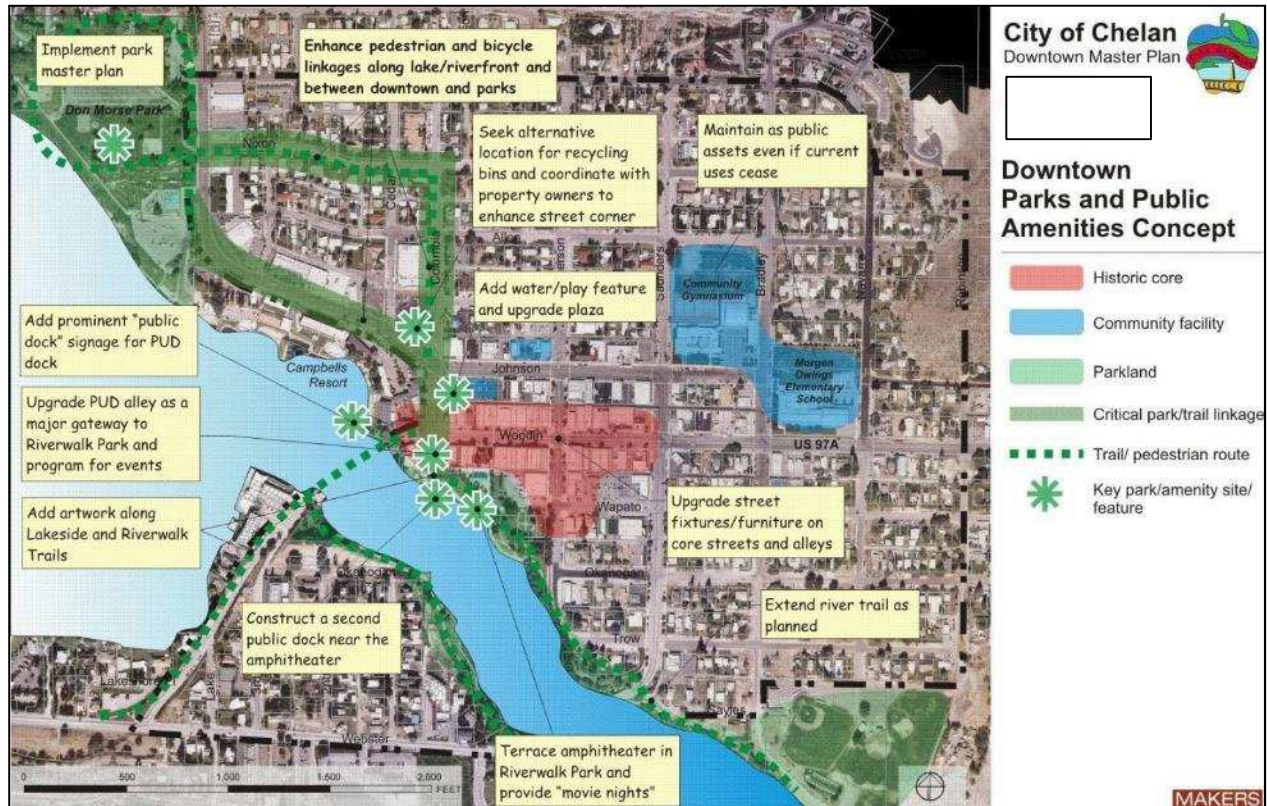
Adding a sculpture-garden quality to Riverwalk Park would enhance the downtown's identity and support economic development efforts to attract more visitors.

Exhibit 3-14. Chelan Downtown Core Improvements



Source: Makers 2010

Exhibit 3-15. Summary of recommended park and amenity actions.



Source: Makers 2010

GOALS & POLICIES

Goal DT-I. Preserve and enhance the downtown’s historic resources and character

Goal DT-II. Protect the historic bridge and add pedestrian pathways.

Policy DT II-1. Protect and enhance the Woodin Avenue core’s historic character, scale, and view of the mountains.

Policy DT II-2. Upgrade street furniture and fixtures in the historic Woodin Avenue core.

Goal DT-III. Enhance downtown’s role as an activity center and a place for daily and special functions.

Policy DT III-1. Upgrade downtown’s streets, parks, and other public spaces to accommodate and attract pedestrian activity and special events.

Policy DT III-2. Encourage the development of infill housing and new tourist accommodations within downtown to increase pedestrian activity and support downtown businesses.

Policy DT III-3. Maintain public facilities within downtown for public use.

Goal DT-IV. Emphasize public art and cultural activities within downtown.

Policy DT IV-1. Encourage local artists to participate in the design and implementation of streetscape design elements.

Policy DT IV-2. Provide for the use of public spaces downtown for arts and cultural events/activities.

Policy DT IV-3. Emphasize arts and cultural elements in marketing activities for downtown.

Goal DT-V. Ensure that new commercial and mixed-use development is of high quality and appropriate to downtown Chelan's character.

Policy DT V-1. Establish design standards and guidelines to maintain appropriate orientation, design character, quality of new development, and building scale/perceived size of the buildings relative to their surroundings.

Policy DT V-2. Upgrade streetscapes in the commercial/mixed-use areas to provide pleasant pedestrian conditions.

Goal DT-VI. Retain the generally small-scale residential quality of residential areas.

Policy DT VI-1. Upgrade streetscapes over time to provide for safe walking and an attractive residential setting.

Policy DT VI-2. Establish development standards and design guidelines and to ensure that new development fits with the generally two-story single-family scale and vernacular 20th century architecture of existing neighborhoods.

Goal DT-VII. Upgrade the visual appearance of the downtown's principal vehicular corridors.

Policy DT VII-1. Improve streetscapes to establish greater continuity (consistency) and a more distinct, identifiable character.

Policy DT VII-2. Upgrade entry points into the downtown and the core to make them welcoming.

Policy DT VII-3. Design street improvements to downtown streets to make them safe and comfortable for non-motorized circulation and an attractive setting for business, development, and residential activities.

Goal DT-VIII. Promote increased pedestrian, bicycling, and transit use downtown.

Policy DT VIII-1. Improve the pedestrian connections from the retail core and residential neighborhoods to the lake and parks.

Policy DT VIII-2. Minimize conflicts between vehicular and pedestrian traffic.

Policy DT VIII-3. Expand and enhance the network of sidewalks and bike routes throughout downtown.

Policy DT VIII-4. Upgrade the character of streets in downtown.

Goal DT-IX. Manage —throughll traffic moving through the downtown core.

Policy DT IX-1. Improve gateway features and signage

Policy DT IX-2. Provide signature streetscape improvements on through routes that aid in route-finding and relate to the region's identity.

Goal DT-X. Develop strategies to enhance downtown parking.

Goal DT-XI. Protect and enhance downtown open spaces and shorelines.

Policy DT XI-1. Increase access and connectivity to open spaces and shorelines.

Policy DT XI-2. Enhance waterfront parks as one of the downtown's chief assets, adding art and facilities for compatible activities.

Policy DT XI-3. Add parks and plazas to enhance special areas, take advantage of unique opportunities, and provide for a variety of activities.

Goal DT-XII. Provide more destination uses and activities that bring more people downtown on a year-round basis.

Policy DT XII-1. Encourage new and/or expanded conference facilities within downtown.

Policy DT XII-2. Create off-season events that draw tourists into downtown.

ACTION PLAN

The following action items were included in the Downtown Master Plan. Some items that have been completed are noted, while the remainder still require implementation. The Downtown Master Plan should be referenced for additional detail on action items, phasing, and responsibilities.

Exhibit 3-16. Downtown Land Use and Development Action Plan

Implementation Action

A-1 Craft and adopt form-based regulations to replace current land use regulations for the downtown planning area. **[Adopted in Municipal Code]**

A-2 Adopt a design standards and guidelines. **[Adopted in Municipal Code]**

Implementation Action

- A-3 Implement actions proposed in the 2008 Main Street Report.
- A-4 Implement actions proposed in the Community Housing Manual. Update the 2009 manual to be consistent with the 2017 Comprehensive Plan. [**See Housing Element**]
- A-5 Plan for the reuse or redevelopment of downtown public facilities, should the current use(s) cease. These properties should remain in public use. Develop a community outreach process to best plan for the reuse/redevelopment of these properties consistent with community objectives.
- A-6 Promote long term use(s) of the Chamber's Visitors Information Center/PUD parking lot site that contributes to the pedestrian qualities and economic vitality of downtown.

Exhibit 3-17. Downtown Circulation, Parking and Street Design Action Plan

Implementation Action

- B-1 Install signage and entry features at key gateway locations providing directions to attractions and routing regional traffic along state route corridors.
- B-2 Adopt standards and improve streetscape for SR 150 and SR 97A to better identify the meandering through route in downtown. This includes standards for sidewalks, street trees, signage, and other streetscape elements on Webster Avenue, Saunders Street, E. Woodin Avenue, Johnson Street, and Manson Highway. Also, provide gateway/signage improvements at, and prior to, the Woodin Avenue/Webster Avenue intersection to direct motorists to the new (Dan Gordon) bridge.
- B-3 Implement planned improvements along SR 150 and SR 97A and identify deficient locations. Planned improvements on SR 150 (Johnson Street) between Saunders and Columbia Streets should be completed, and the intersections of Saunders Street at Woodin Avenue and Farnham Street at Webster Avenue have already been identified as needing varying levels of future improvements.
- B-4 Rehabilitate bridge and create a one-way conversion to improve non-motorized access including a connection to the Lakeside Trail.
- B-5 Install upgraded crosswalks that are signed and well marked. The use of colored and/or textured concrete should be considered to provide additional safety and aesthetic character. Specific locations needing upgraded crosswalks include:
- West approach of Woodin Avenue at Columbia Street
 - West approach of Woodin Avenue at Saunders Street
 - West approach of Johnson Street at Columbia Street
 - West approach of Johnson Street at Emerson Street
 - West approach of Johnson Street at Saunders Street
 - East approach of Johnson Street at Saunders Street
- B-6 Adopt and implement the provisions of the Non-Motorized Transportation Plan. This will provide for a consistent and comprehensive pedestrian and bicycle system throughout the city.

Implementation Action

B-7 Conduct a corridor study on East Woodin Avenue (from Saunders Street east). The study would identify the best use of the existing right-of-way in terms of lane configuration to meet future traffic needs including upgraded intersection control where needed, parking needs, non-motorized connections, and improved landscaping.

B-8 Narrow Columbia Street between Woodin Avenue and Johnson Street to provide for a multi-purpose pathway (serving as a critical link for the Lakeside Trail) and increased landscaping to upgrade pedestrian access and safety and the visual character of the historic core area.

B-9 Upgrade Columbia Street between Johnson Street and Nixon Avenue to accommodate a multipurpose pathway on the west side of the street, improved landscaping, and a bicycle lane on the east side of the street.

B-10 Upgrade streetscape design in the historic core. This includes updated benches, trash receptacles, banners, informational kiosks emphasizing a consistent design theme and set of colors. Streetscape improvements also include art/sculptural elements in key locations.

B-11 Create design standards and an improvement program for the enhancement of residential streets.

B-12 Upgrade alleys for shared use as pedestrian connections.

B-13 Develop a “Parking Plan” for the downtown core. This plan would identify needs and opportunities, provide strategies for making the best use of available parking, and identify future facility needs.

B-14 Increase transit ridership and service. Increased ridership makes better service available, while better service increases ridership. The efforts already in place should be continued to provide enhanced transit opportunities.

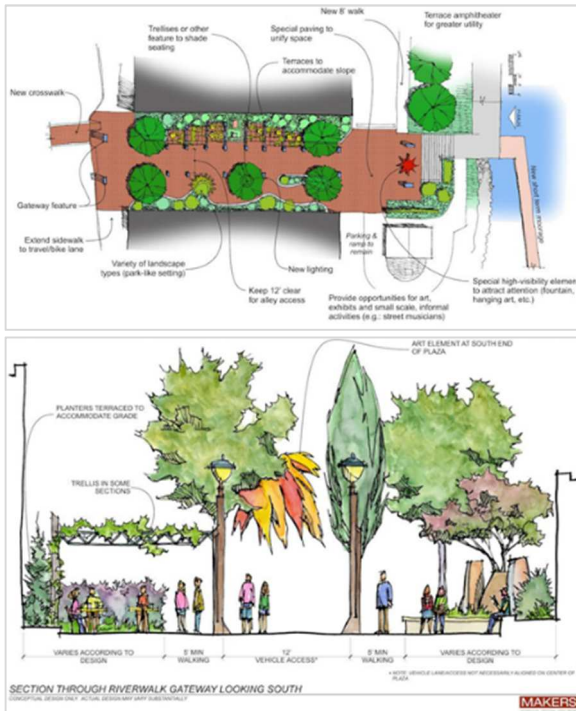
Strategic growth of the system and education are keys to success.

B-15 Encourage alternative modes of transportation. Provide bike racks and electric vehicle stalls at key downtown locations to encourage eco-friendly modes of travel.

Exhibit 3-18. Downtown Parks and Amenities Action Plan

Implementation Action

C-1 Develop a Riverwalk gateway. Converting the PUD lot/alley between Woodin Avenue and Riverwalk Park and south of Columbia Street would provide a much needed connection between the core and the Riverwalk and should receive high priority for funding. Additionally, adding landscaping, shade, lighting, artwork, and seating would provide an oasis-like space at a most central location and also serve as a gateway for those entering the town from the bridge. Figures below illustrate the recommended features and design parameters. It is not intended as a final design. The actual location of various elements should be refined in project design. Clear passageway for trucks and service vehicles should be maintained as should an accessible walkway defined by bollards or other elements. The diagrammatic plan shows large, appropriately placed trees and trellises for shade. There should be a dramatic visual element at the park’s south end to attract visitors’ attention to the river.



Other recommended nearby park improvements include widening the alley south of the buildings, adding an east-west sidewalk on the north side of the park, and constructing a transient moorage dock to increase access for boaters. This plan also recommends terracing the seating area around the amphitheater for greater comfort. Participants in the planning process liked the idea of movie nights at the amphitheater.

Improvements to the pedestrian route on Columbia and to the intersection at Columbia and Woodin are especially important transportation-related projects that will enhance the Riverwalk gateway. Besides adding sidewalk space and a safe crosswalk, channelization improvements to the intersection will help to calm traffic and provide a more auspicious entry into the downtown. Together, the three projects have the potential to transform this part of the city and help close a central gap in both local paths and regional trails.

C-2 Add artwork to Riverwalk Park and along the Lakeside Trail. While Riverwalk Park is already an exemplary complex of linked open spaces connected by a shoreline loop trail, enhancing the experience with permanent and temporary art would enhance it as an attraction and encourage people to spend more time in the downtown. Likewise, artwork along the Lakeside Trail would provide the same benefits. Additionally, the artwork could also be part of a visitors marketing campaign. Artist festivals and opportunities for both visual and performing arts (including street musicians) should be considered.

C-3 Extend the river trail as planned. The current Riverwalk Loop is a fine amenity, but it could be significantly enhanced. Lengthening it, as the PUD has planned, would add to its appeal and utility as a recreation feature.

C-4 Add a water/play feature to the Chamber of Commerce plaza. An interactive fountain is always an attractive feature for families with children, and the plaza might provide a suitable location. However, future plans for the PUD/Chamber of Commerce site should be determined before any improvements to the plaza are initiated.

C-5 Construct a mini-park on the recycle site. Participants in the planning process favored moving the recycle bins from the corner of Manson Highway and Columbia Street and constructing a small park in

its place (area within highway right-of-way). Because of its exposed location at a busy intersection, this park would not be an attractive place to linger, but that same exposed location would make it a highly visible amenity. Therefore, it is recommended that the park be heavily landscaped to provide an attractive view for those passing by. Even if an alternative site for the recycle bins is not found, the landscaping, as proposed, could still be added along the street corner.

C-6 Install a prominent sign to the public dock and construct another public dock near the Riverwalk gateway and amphitheater. Increased boating access to the downtown would certainly increase activity and retail business. A prominent sign indicating that the current dock is for public use would enhance its usage, and a new dock extending from the Riverwalk Trail near the proposed gateway would also provide convenient access.

C-7 Retain public school land and facilities in public ownership. The school and the gymnasium sites are valuable public assets and should be retained for future use. Growing downtowns typically need additional land for emerging needs, and, as a general rule, it makes long-term sense to retain in-town public lands for future needs.

4 Housing



WHAT YOU WILL FIND IN THIS CHAPTER:

- Characteristics of Chelan’s population demographics, housing stock, and affordability.
- Conditions and trends in housing variety.
- Goals and policy to meet Chelan’s current and future housing needs.

PURPOSE

The purpose of the Housing Element is to make sure that every Chelan resident has access to quality housing now and in the future. While access to housing is one of our most basic needs, the City of Chelan values access to safe, affordable, and attractive housing that meet the diverse needs of the local community. To make sure Chelan's housing stock embodies these qualities, this element describes the community's housing needs and characteristics, key issues and trends, and housing goals and policies that support Chelan's values and the Growth Management Act (GMA) goal for housing:

Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock. (RCW 36.70A.020 (4))

HOUSING ISSUES AND TRENDS

What does it mean?

Chelan is a community that prides itself on its small-town feel within a stunning natural setting. These characteristics are valued not just by the permanent year-round population, but also by the thousands of visitors who come to enjoy Chelan's beauty and charm. The City predominantly contains single-family homes, with a smaller household size, and a higher percentage of seniors than Chelan County as a whole. Chelan's senior population is expected to grow over the years, which may present special housing needs to accommodate senior needs and support persons with disabilities.

Chelan has a lower median income than the County and the state. This is a likely reflection of the greater share of retirees the city has who are on fixed incomes. The City also faces affordability challenges since almost one-quarter of homeowners and renters are considered housing cost burdened, spending more than 30% of their income on housing.

Today, Chelan's housing pattern is largely single-family. Additionally, the City has a large percentage of seasonal and second homes that has continually increased over the past decades. This has put strain on the existing housing stock to meet the needs of the year-round population while also accommodating the market demand for second homes. More rental housing and a variety of housing types are needed to address affordability issues and the needs of its residents.

CONDITIONS AND TRENDS

Chelan's housing conditions and needs are summarized in this element, with more detailed information available in the Existing Conditions Report prepared for the 2017- 2037 periodic update of the Comprehensive Plan. Key conditions and trends include:

- An aging population with a high proportion of seniors today that is expected to grow over the next 20 years. There is also a significant number of children 18 years and under. There is a lack of young adults in their 20s and 30s.
- Affordability issues for those that don't already own a home, where a quarter of all renters and owners earning less than 80% of the county median income are housing cost-burdened.
- A predominant single-family housing pattern that could benefit from greater housing variety in the future to better meet the diverse needs of its residents.
- The large number of seasonal visitors and increasing percentage of seasonal housing adds strain to the local housing supply to meet the needs and demands of the year-round and seasonal populations.



Chelan has a small permanent population and large seasonal population.

As of 2015, Chelan is the second largest city in Chelan County after Wenatchee and makes up 5% of the countywide population of 75,030. Chelan's permanent city population is about 4,045. The Unincorporated UGA is estimated to have another 355 residents.

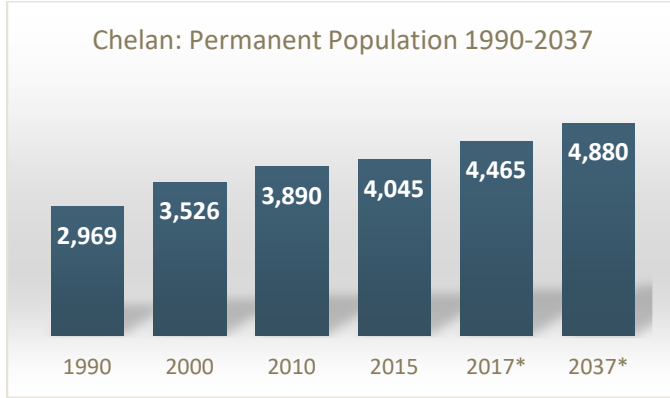


By 2037, Chelan city limits and UGA would add over 400 people for a total of 4,880 people. See Exhibit 4-1. The Land Use Element also provides a range of population growth trends.

During summer months, the seasonal population can grow to 25,000 including tourists, permanent residents, and part-time residents.¹

¹ Source: <http://www.lakechelan.com/about-the-area/chelan/>

Exhibit 4-1. Chelan Permanent Population 1990-2037



*Note: City population 1990-2015 *2017 and 2037 = City + unincorporated UGA

Source: OFM 2015, Chelan County Resolution 2015-112, BERK Consulting 2016.

Chelan currently has a large senior population, and this will grow over the coming decades.

- Chelan’s median age is 45.1, greater than the county at 39.2 or the state at 37.4. See Exhibit 4-2. Nearly 19.9% of Chelan’s population is 65 years and older. This is more than the county and state, at 16.2% and 13.2% respectively. The expected rate of population growth for people age 60 and up in Chelan County is nearly three and a half times the average growth rate, at 2.2% per year.
- Perhaps more significant in terms of planning for housing type and location is the projected growth rate among people age 70 and up— 4.97%, more than seven times the rate for the population as a whole. By age 70, homeowners may be thinking of downsizing and seeking housing features such as single-story dwellings, level lots, and easy access to shopping, walking trails, and health-care facilities.

Exhibit 4-2. Population by Age

	Chelan	County
18 and under	18.1%	17.7%
19 – 64 years	62.0%	66.1%
65 years and older	19.9%	16.2%

Source: ACS Five-Year Estimates 2010-2014.

Chelan households have lower incomes than the County and many are housing cost-burdened.

In 2014 Chelan’s median household was approximately \$36,901. This is about 26% lower than Chelan County’s median household income (AMI) of approximately \$50,826, though 2015 data show the difference is much narrower at \$49,905 median household income in the City and \$51,837 in the County. Based on 2014 analysis, Chelan has over half of its population earning 80% or less of the county AMI – considered moderate to low income, and almost a third of the population earning more than 120% of the county AMI – considered high income. This creates challenges for affordability, particularly among low income households.

- Based on 2014 ACS data, about 25% of Chelan’s households earning 80% or less of the county AMI were housing cost burdened, spending 30% or more of their income on housing. 13% of renter households and 28% of homeowners earning 80% or less have of county AMI are cost burdened.
- Considering 2014 household incomes and unit rents, there is a gap in the availability of rental units affordable to low income households earning 30-50% of the countywide AMI. The gap in 2014 for this economic group is about 42 units. There is also a gap of affordable units to households earning above 100% of county AMI, who may be renting a unit at a much lower rent, rather than the unit being available to lower income families. See Exhibit 4-3.

Exhibit 4-3. Household Estimates by Percentage Median Income, 2014 Dollars.

% of countywide AMI (\$50,826)	Estimated Households			
	City of Chelan		Chelan County	
Under 30%	277	16.8%	3,467	12.8%
30-50%	235	14.2%	2,878	10.6%
50-80%	374	22.7%	4,479	16.5%
80-100%	69	4.2%	2,739	10.1%
100-120%	179	10.8%	2,769	10.2%
120% +	516	31.3%	10,851	39.9%
Total	1,650	100%	27,183	100%

Source: Figure based on 2010-2014 ACS 5-Year Estimates; BERK Consulting, 2017. Figures may not add to total due to rounding

The number of seasonal and second homes is growing.

Seasonal or second home housing as a percentage of total housing units has been growing over the past decades at about 8% each decade. The appropriation of housing stock for seasonal and second home use puts strain on the local housing stock to meet the needs of its year-round population. In 2014, only 68% of housing units were occupied. The County’s occupied housing rate is 76%, reflecting a greater number of year-round residents, particularly in the Wenatchee and Cashmere areas.

Exhibit 4-4. Chelan Percentage of Seasonal Housing Units, 1980-2010

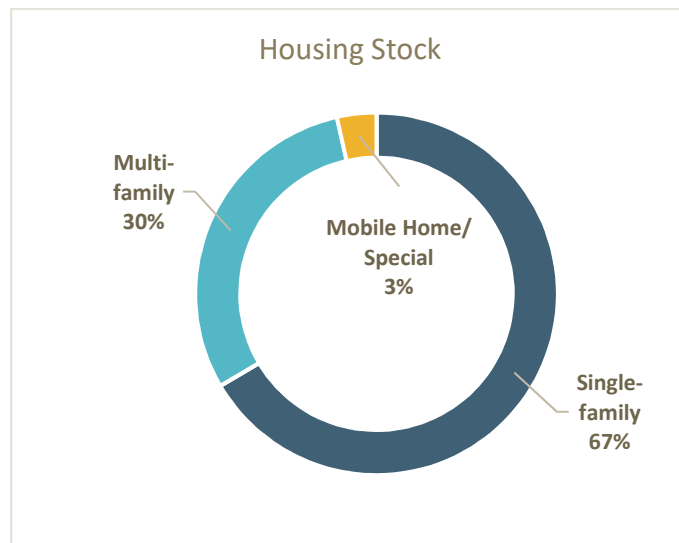
	1980	1990	2000	2010	2014
City of Chelan	5.2%	12.6%	19.3%	28%	32%

Source: Chelan Comprehensive Plan Update 2011: Chelan Comprehensive Plan 1992, U.S. Census 2000, 2010. ACS 5-Year Estimates 2010-2014

Chelan is mainly single-family housing, and there are low vacancy rates.

Currently, two-thirds of Chelan’s housing stock consists of single-family homes. Vacancy rates for rental units are low, and the vacancy rate for owner-occupied housing has continued to decline over the past decades. This indicates that there is not enough housing in general, and that more variety of housing types are needed to support the unique and diverse characteristics of Chelan’s population.

Exhibit 4-5. Percentage of Housing Stock by Type



Source: OFM 2015.

Challenges and Opportunities

More housing units for permanent population and growth over time.

In 2016, very low vacancy rates for rental housing, coupled with high costs for both rental and owner-occupied housing, suggest a need for more housing units for full-time residents. The tight market is not due to a lack of land or of investment capital. There has been considerable new construction in recent years; however, much of it is intended for seasonal use and is beyond the means of most local residents.

Based on the City's current and anticipated populations, the City of Chelan will need to accommodate an additional 415 people by 2037—a population increase that will require an estimated 174 new housing units. At the expected densities (three dwelling units per acre [DUA] in Single-Family Residential, Tourist Accommodations, and Special Use zoning districts and nine DUA in Multi-Family Residential districts), the City's current UGA is adequate to accommodate the projected population.

If the rate of population growth is greater than expected (see the Land Use Element population trends), the City can accommodate more housing units by making changes in land use designations, densities, or the size of its UGA. See the Land Use Element for changes made to respond to housing needs in 2017. Over time, the City may want to consider the following options for housing its growing population:

- Increasing density
 - By zoning more land for multi-family residential use
 - By increasing the allowed density in other zoning districts
 - By using incentives to encourage increased density in all residential zoning districts
- Changing zoning, allowed uses, or development standards to encourage housing development
- Expanding its UGA

The goals and policies in this Housing Element provide direction regarding the City's options, and the housing manual explains specific techniques that may help the City accommodate growth while meeting the community's other goals.

Maintain and increase access to affordable housing.

Based on the conditions and trends for income, vacancy rates, and mortgage and rental prices, Chelan needs to maintain its affordable housing stock and

build more affordable homes to rent and to buy. There is an opportunity to make sure that low income households are not housing cost burdened and have access to affordable housing within their means.

Need to develop housing for special needs population.

As noted in the demographic profile, the expected population growth rate for people over age 60 is nearly three and a half times the average growth rate, and the rate among people age 70 and up is even higher. As they age, older residents often have special housing needs. Some may require group quarters, such as assisted living facilities; others may be interested in accessible dwellings, built without stairs and with other special features. Low maintenance may become a priority, as may easy access to public transportation and to services. Other housing needs may need to accommodate persons with disabilities, homeless populations, and migrant worker housing.

There may also be needs for safe and transitional housing over time. Appropriate land use designations, development standards, and programs (including incentive programs) can increase the likelihood that the market will meet the community's various special housing needs. Since the 2009 Housing Element update, the City has made several changes to its development standards with potential to meet special housing needs, including adopting a form-based code for the downtown area and adopting townhouse, affordable housing density bonuses, accessory workforce and live-work housing options, and emergency and transitional housing regulations. The form-based code and townhouse regulations all support denser development in the downtown core, close to public transportation and services.

Summary and Analysis

Although the supply of land will be adequate throughout the planning period, market forces may not ensure that there is adequate housing in the City of Chelan and its UGA even for households in the upper income brackets—those earning 120% or more of median income. Mortgages are already out of reach of all but more affluent buyers, and the continued demand for seasonal housing is likely to blunt the market's response to the needs of full-time residents—especially those whose earnings fall below the median. Rental housing is both expensive and scarce, and there appears to be little incentive for developers to meet the need—probably due at least in part to high land values. Other factors may include the high cost of multi-family construction and lack of municipal water service to areas where land costs are lowest.

The City of Chelan has a pressing need to provide additional low-cost and moderate-cost housing. As the supply of land in the UGA diminishes over

time, the discrepancy between income levels and housing costs is likely to grow, making it increasingly difficult for residents to find adequate and affordable housing. Residents who are priced out of the local housing market will need to commute if they continue to work in Chelan, increasing pressure on the transportation system and contributing to sprawl.

OUR HOUSING PLAN

Regulatory policies and programs alone cannot ensure that everyone has access to adequate, affordable housing. This section of the Housing Element addresses the community priorities that came out of the 2008 housing visioning process, including the work of the Steering Committee.

Housing Vision

The Steering Committee that guided the development of the 2009 Housing Element agreed on the following vision statement. The vision won support during the public review process and is hereby adopted as the City of Chelan's housing vision.

Housing Vision

The Housing Element of the City of Chelan Comprehensive Plan is intended to provide a policy framework that will encourage development of a diversity of housing to create a vibrant and healthy selection of housing types in the City, housing options for all income levels, and preservation of thriving neighborhood environments. The Community Housing Steering Committee recognizes a growing shortage of affordable housing (including rentals and owner-occupied dwellings) in the City and its Urban Growth Area (UGA), and a shortage of special needs housing. The Committee recommends that the City of Chelan provide regulatory guidance and incentives to actively encourage the development of:

- Housing for people earning at or below 110% of the median income level, “working class housing.”
- Special needs housing (senior housing, assisted living facilities, Americans with Disabilities Act accessible homes).
- Affordable, well-maintained rentals.

Affordable Housing

The Steering Committee members recognized that, because the gap between income levels and housing costs is so great, it will not be realistic for the City to address all of the housing needs within the planning area. The City's top priority will be to facilitate an increase in the stock of housing that is affordable to households earning 110% of median income or less.

Rental Housing

Although housing rental costs are high, renting is more accessible than buying for many people because no down payment is needed. Maintaining an adequate stock of rental housing is a high-priority means of meeting housing needs, especially the need for affordable housing. Of special importance will be ensuring an adequate supply of land suitable, and zoned, for multi-family residential development. Chelan has adopted a number of regulations intended to remove barriers to development of affordable rental housing, including accessory dwelling unit, affordable housing density bonuses, accessory workforce and live-work housing options, and downtown land use and development regulations.

Mobile Home Parks

High-quality, well-maintained manufactured-housing parks are another way of addressing the need for housing that is affordable to lower-income residents while retaining high standards that contribute to neighborhood character and community livability. In 2012, the City adopted manufactured-housing-park standards as one means of removing barriers to adequate housing.

Special housing needs

Anticipating the special housing needs of the City's growing senior population and providing for an adequate land supply and incentives to support the market in meeting those needs will also be a priority for the City.

Livability

Livability refers to the environmental and social quality of an area, and is strongly dependent on the quality of the built environment. In residential neighborhoods, the condition of housing units plays a strong role, as do factors such as the presence or absence of sidewalks and street trees, traffic safety, community identity, and connection to the larger community via roads and pedestrian corridors. As noted on the Victoria Transport Policy Institute's web site, "Community livability directly benefits people who live in, work in or visit an area, increases property values and business activity, and it can improve public health and safety."²

² Victoria, BC, Canada. Victoria Transport Policy Institute. *Community Livability: Helping to Create Attractive, Safe, Cohesive Communities: TDM Encyclopedia*. <<http://www.vtppi.org/tdm/tdm97.htm>>. Accessed October 10, 2008.

Promoting Housing for Households earning 110% of Median Income or Less

Other agencies and nonprofit organizations address the housing needs of low-income residents. Addressing the needs of moderate and middle income residents is an appropriate and realistic role for the City. Focusing on the needs of residents who earn up to 110% of median income will enable the City to address the needs of working-class families as well as lower-income residents.

Retaining neighborhood character and a livable community are high priorities for the City of Chelan. The City has explored neighborhood planning as one means of retaining the desirable characteristics of existing neighborhoods while promoting infill and redevelopment that have the potential to increase housing stocks in areas in which infrastructure is already developed. The City has also adopted regulations intended to promote infill and redevelopment while retaining neighborhood character. Supporting landowners in maintaining and repairing existing housing may be another means of keeping Chelan livable.

The City's Role

The City has a role in facilitating development of adequate, affordable housing, especially through its development regulations; however, developing, owning, and managing housing is not a priority.

GOALS & POLICIES

Goal HO-I. Affordable housing in good condition for moderate and middle income residents.

Policy HO I-1. Promote and retain affordable housing and focus on the needs of full-time residents earning 110% of median income or less.

Policy HO I-2. Encourage development and retention of affordable, well-maintained rental housing.

Policy HO I-3. Where appropriate, use incentives and other means to make sure that affordable housing units stay affordable.

Goal HO-II. Livable neighborhoods

Policy HO II-1. Use neighborhood planning to develop locally-supported action plans for existing neighborhoods.

Policy HO II-2. Include the option of neighborhood-specific design standards, including standards that limit building height and size, in neighborhood planning processes.

Policy HO II-3. Where neighborhood planning supports retention of existing housing stock, support maintenance and upkeep of that stock by sponsoring housing rehabilitation programs offered by state and federal governments and nonprofit agencies.

Goal HO-III. Diverse housing options

Policy HO III-1. Encourage diversity in single-family housing types throughout the City.

Policy HO III-2. Encourage special housing types (such as cottage housing, accessory dwelling units, townhouses, and zero-lot-line development) in developing areas and in existing neighborhoods where such housing can be developed while retaining or enhancing neighborhood character and livability.

Policy HO III-3. Allow mobile home parks in one or more zoning districts and adopt and enforce development and maintenance standards to keep housing condition and livability high in the parks and the neighborhoods in which they are located.

Goal HO-IV. Adequate special needs housing

Policy HO IV-1. Ensure the City's Urban Growth Area provides adequate, appropriately-zoned land for special needs housing, including housing that will meet the needs of the City's aging population.

Policy HO IV-2. Establish standards for special needs housing, including housing that will meet the needs of the City's aging population, to ensure that such housing is well integrated in the community and complies with Americans with Disabilities Act standards.

Goal HO-V. Private industry meets housing needs; the City provides leadership and support.

Policy HO V-1. Regularly review the City zoning map and zoning districts and make any changes needed to encourage a mix of housing types that will retain the character of existing neighborhoods, advance the City's housing goals, and support the City's overall land use plan.

Policy HO V-2. Regularly assess the size of the Chelan Urban Growth Area and increase the size as needed to maintain an adequate supply of appropriately zoned land.

Policy HO V-3. Encourage City staff to take an active role in promoting the City's housing goals, including outreach, coordination, and initiating programs (such as an infill development program or incentive programs), changes in development regulations, and other actions.

Policy HO V-4. Actively participate in the Housing Authority of Chelan County and the City of Wenatchee.

Policy HO V-5. Where appropriate, work in partnership with other public entities to facilitate use of surplus public land (including land owned by the City and by other entities, such as the Chelan County PUD) for affordable housing development.

Mobile Home Parks

Mobile home parks are an affordable housing option that increases density. Higher density reduces infrastructure costs; it also promotes active lifestyles and multi-modal transportation, enhancing livability. Maintaining high standards will increase neighborhood acceptance of mobile home parks, encourage further investment in the neighborhoods in which they are located, and promote livability and a high quality of life.

Special housing types

Special housing types can help meet a share of the housing demand while increasing density. Higher density reduces infrastructure costs; it also promotes active lifestyles and multi-modal transportation, enhancing livability. By encouraging such housing types, the City can further housing, land use, and transportation goals.

ACTION PLAN

The Housing Element is implemented by related plans and programs, including:

- The Comprehensive Land Use Plan and Zoning Code that provides capacity and variety in housing,
- The City's Parks and Recreation Plan and Transportation Plan provides non-motorized pedestrian, bicycle, trail, parks and recreation improvements to promote healthy communities, and
- Coordination with affordable housing providers.

This Element also includes policies promoting new initiatives for housing designed to create housing opportunities that meet residents' needs.

Exhibit 4-6. Housing Action Plan

Implementation Action	Responsibility
Periodically review the Chelan Housing Manual with specific housing strategies to be considered in addressing the City's housing needs and goals.	Building and Planning Department
Prepare neighborhood plans as appropriate to define investment in infrastructure and incentives to improve and retain current housing.	Building and Planning Department
Continue coordination with affordable housing providers.	Building and Planning Department

Thoughtful Development Standards to Meet Housing Needs

Well-thought-out zone changes can support development of new housing as well as retention of livability, efficient urban services, and appropriate development patterns. Introduction of a new zoning district (for instance, a medium-density residential district) could provide more options in both established and developing areas, including the option of a buffer between areas of higher and lower density.

New, higher-density housing in existing neighborhoods can meet housing, land use, and transportation goals efficiently and effectively. Neighborhood planning is a means of involving residents in planning for their neighborhoods so that the best features of those neighborhoods are retained and new housing is appropriate and accepted. Where revitalization or redevelopment may be desirable, neighborhood planning can build support and ensure that the needs and desires of the people who live and work in the neighborhood are considered, and their knowledge of their neighborhoods is put to use.

5 Economic Development



WHAT YOU WILL FIND IN THIS CHAPTER:

- A summary of the major components and trends in Chelan's economy including the challenges and opportunities of the local economy
- An economic plan for the future
- Direction for economic development efforts through goals and policies
- An implementation strategy

PURPOSE

The Economic Development Element, helps the community position itself strategically to serve the community well and ensure that the City's planning efforts and public investment remain on target. Together with the Land Use Element that sets a land use pattern where jobs are encourage and the Capital Facilities Element that identifies investment in infrastructure to attract tourism, service, and industrial jobs, this Economic Development Element's goals and policies will guide local economic decision-making on a regular basis.

ECONOMIC DEVELOPMENT ISSUES AND TRENDS

Chelan is a tourism and services focused economy located in central Washington. As the tourism industry and the services sector continues to dominate the economy, Chelan should look for opportunities to further grow its tourism economy during the shoulder season and create higher paying year-round jobs. This could additionally raise income levels and allow more people that work in Chelan to live in Chelan.

What does it mean?

- Chelan Residents are increasing their educational accomplishments. An educated workforce is attractive to employers.
- The median household income in Chelan is lower than the county and the state and may be due to a prevalence of single-person households including retirees. Attracting more year-round businesses could support permanent residents and greater housing choices.
- Nearly half of the workforce work is in the services sector such as health and tourism. The City wishes to further strengthen the tourism economy and diversify the types of jobs available to the community to both support services and industry.
- A majority of the workforce live outside the City of Chelan, and most residents leave the City for jobs elsewhere. A smaller percent live and work in the community. Diversifying jobs in the City and providing a range of housing choices may allow more to live and work in the community.
- Prior to the Great Recession, more commercial and multi-family permits were permitted than during the recession. However, the number of single-family units has increased significantly since 2013 reflecting the recovery. Commercial valuations are also increasing again.

CONDITIONS AND TRENDS

The City's economic development conditions and trends are summarized in this element. More detailed information is available in the Existing Conditions Report prepared for the 2017 Comprehensive Plan Update.

The population is growing and increasing its educational achievements

- The population has grown 15% in the last 15 years, and is expected to continue growing slowly through 2037.
- The share of residents with a high school diploma has increased significantly from 2000 to 2015. The number of people with Bachelor's Degrees and Graduate Degrees has also increased significantly in that time period.

Median household incomes are lower than the County and State

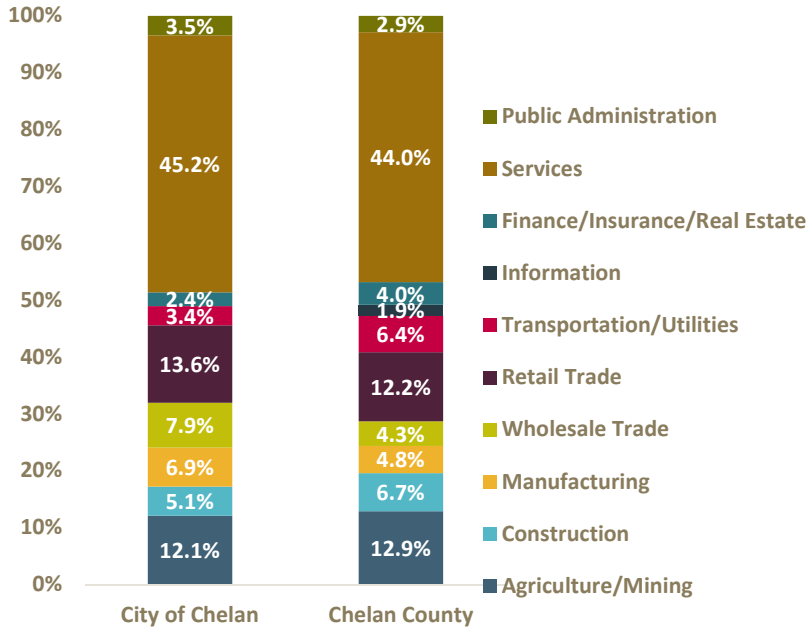
- Median household income³ is lower in the City of Chelan in comparison to the county and particularly the state.

Services dominate the economy now; more diversity is desired

- As indicated in , Chelan is a service-oriented economy:
 - 45.2% of the City of Chelan population work in the services industry, which is similar to the number of people in Chelan County working in the services industry.
 - During the visioning process, respondents to the survey suggested increasing job growth in the following sectors: health, manufacturing and light industry, agriculture, education and tourism.

³ According to the ACS 2015 Subject Definitions, household income includes the income of the householder and all other individuals 15 years old and over in the household, whether they are related to the householder or not. Because many households consist of only one person, average household income is usually less than average family income. See Subject Definitions link, available here: <https://www.census.gov/programs-surveys/acs/technical-documentation/code-lists.html>.

Exhibit 5-1. Employment 2016



Economic Development Element Vision

The communities of the Chelan Valley envision a diversified and sustainable year-round economy built upon enhancement and expansion of traditional industries that respects history, the environment, small-town values and diverse needs of residents and visitors.

Source: ESRI, 2016.

A majority of workers live elsewhere

- Of 3,091 total employees, about 57% of Chelan employees commute from outside the City to work in the City. Another 29% live in the City but work elsewhere. The balance (about 14%) both live and work in the City. If the City can grow year-round jobs in addition to tourism, more opportunities to live and work in the City may be possible.

Certain categories of sales capture more than the expected amount of retail sales, but there are opportunities for other types of retail sales

- Chelan is capturing more than the expected amount of retail sales based upon the population within its boundaries in general merchandise stores and food services and drinking places likely due to the larger trade area.
- In other categories, Chelan is capturing less than the expected amount of retail sales based upon its population. However, Chelan is capturing more of the general merchandising sales due to the Chelan Walmart, and this store may also be capturing sales within food & beverage, electronics & appliance, clothing & clothing accessories categories. More focused market analysis could help determine the potential of increasing the retail pull factor in other categories, described under opportunities.

Challenges and Opportunities

Chelan has an effective seasonal summer economy, but year-round and family-wage economic activity is desired. There are several challenges and opportunities that the City will face in growing a year-round and family wage economy:

- Chelan has an effective tourism industry during the summer season, but is hoping to expand it. As the Lake Chelan Wine Valley continues to mature, this is an opportunity to bring more people to the City of Chelan during the shoulder season. The City could leverage its agricultural production and tourism economy by establishing a wine cluster with interconnection between wineries, vineyards, local suppliers and services, and a subset of the hospitality sector.
- The City would have the opportunity to capture lost local spending power in some of the retail sectors. While some sectors relying on large market areas, such as motor vehicle sales, serve a population that is much larger than Chelan, it is worth exploring the potential of economic growth among some of the retail categories that are capturing less than the expected amount of retail sales based upon its population. These may include health and personal care, and sporting goods, hobby, book and music stores.
- The City could study the potential for adding jobs in the top sectors of the Visioning survey especially 1) health with a growing retirement population and 2) manufacturing and industry such as one aligned with a wine cluster.
- Chelan is an attractive community for second homes and permanent housing is relatively expensive. Offering a diverse range of housing and transportation options, would allow more persons to live and work in Chelan and may better match the lower household incomes of the smaller households and seniors. The development should be sensitive to the community character and conserve iconic views to reinforce the Chelan assets.



OUR ECONOMIC DEVELOPMENT PLAN

The policy direction in this Economic Development Plan is to aim to increase the number of family wage jobs year around, provide more housing options to increase the number of people living and working in Chelan, and look for opportunities to capture retail sales in certain categories.

Continue to actively support the tourism industry and expand the local economy.

Chelan should continue to strengthen its position in the tourism industry. Tourism has proven to be an effective industry in Chelan during the summer season, and Chelan should work to expand its effectiveness into other seasons.

One suggestion on achieving this is for the City of Chelan to focus on being more intentional and create a Wine Cluster through bringing together the agriculture, wine, and tourism industries. It would be useful to study the potential of Chelan doing more in the wine industry such as bottling and vinting. Chelan could also add more allowances for hospitality and other agri-tourism uses in the Special Use District.

Additionally, Chelan could continue to focus on creating wine festivals and winery-associated events in the shoulder season to bring in more tourism. This could strengthen the agriculture, wine, and tourism industries, add variety to hotels and restaurants, creating more year-round jobs. Chelan could do a more in-depth market analysis study to determine the possibility of creating a wine cluster.

Analysis of the retail pull factor of Chelan and other geographies suggests doing more market analysis to determine the potential for economic growth in some categories where Chelan is capturing less than the expected amount of retail sales based upon the population within its boundaries.

Make it easier to live, learn, and work in Chelan.

The majority of people employed in Chelan commute from outside the city. Increasing the diversity of housing options would potentially make living in Chelan more affordable. Also increasing the type of jobs available will help make it easier to live and work in Chelan. The respondents to the Chelan Visioning Survey favored increasing these types of jobs: health, manufacturing, and light industry, agriculture, education, tourism.

The community has increased its educational attainment over time, and the City could continue to support partnerships with educational providers. The City could also work with the Chamber and other organizations to promote the quality of the workforce to prospective businesses.



Continue to advance city land use and environmental priorities.

Through the Downtown Master Plan, city residents and business owners have been clear about their priorities in reinforcing Chelan's identity as a recreational destination and a great place to live. The plan promotes a cohesive mixed use land use pattern, improving connections to parks, and addressing traffic and parking.

GOALS & POLICIES

Support the tourism industry and expand the local economy.

Goal ED-I. Maintain, enhance and create partnerships

- Policy ED I-1. Encourage close working relationships including joint business ventures between government agencies, private business interests and non-profit organizations.
- Policy ED I-2. Establish and maintain positive working relationships with the Chamber of Commerce, downtown merchants, Port District, PUD, Chelan County, Chelan Ranger District and other local, regional and state tourism, economic, community and downtown development and local tourism promotion groups.
- Policy ED I-3. Establish and maintain a positive working relationship with school districts, Wenatchee Valley College and other educational institutions.
- Policy ED I-4. Explore non-traditional approaches and partnerships (e.g. Charter Forests).

Goal ED-II. Enhance and work to expand year-round tourism in the Chelan Valley.

- Policy ED II-1. Review existing land use plans and regulations to ensure that existing and planned tourism oriented uses are protected from incompatible uses and are provided with reasonable flexibility regarding permitted uses and structures.
- Policy ED II-2. Support and facilitate development and enhancement of recreational amenities, facilities, activities, and events.
- Policy ED II-3. Use "hotel/motel" tax dollars to build infrastructure and capital improvements to support tourism and promotional activities (e.g. distribution of brochures, development and continued refinement of web-based endeavors, local and self-contained events, year-round recreational opportunities and media spots).
- Policy ED II-4. Support and facilitate the development of events and appropriate venues for a variety of cultural activities.
- Policy ED II-5. Consider design and redevelopment of private and public waterfront areas for mixed-use development projects that

Partnerships

It is clear that efforts to improve the economic well-being of the Chelan Valley is more than a single local association or government can accomplish on its own. A wide range of partnerships with appropriate public and private entities will be required for successful implementation of this Element. Depending on the project or program, each agency, organization, group, business and citizen has a vital role to play. The most critical ingredient for implementation of this element is leadership and involvement by the private sector.

include retail shops, living spaces, overnight lodging, boardwalks, marinas, and water-related commercial activities.

Policy ED II-6. Develop and refine a list of opportunities for expansion of existing water dependent, water related and water oriented business and industries and for desirable new industries.

Policy ED II-7. Support and facilitate the expansion of existing and development of new public accesses to Lake Chelan.

Policy ED II-8. Support and facilitate a marketing plan which provides for marketing, promotion, education, and product development for tourism in the Chelan Valley.

Goal ED-III. Identify and develop suitable sites for light/low impact business and industry.

Policy ED III-1. Promote economic diversification and livable wage jobs through participation with the Warehouse Industrial Roundtable.

Policy ED III-2. Review and update existing land use and infrastructure (water, sewer, streets, storm drainage, and emergency services) plans and regulations to ensure that that community projects a positive climate for growth by providing a variety of locations available and ready for commercial and industrial development and expansion.

Policy ED III-3. Make development, adoption and implementation of fair, consistent and timely permit review and land use regulatory processes a priority.

Policy ED III-4. Develop and refine a list of opportunities for expansion of existing business and industries and for desirable new industries.

Policy ED III-5. Evaluate opportunities for a wine cluster or other light industry/manufacturing opportunities that support the local economy.

Policy ED III-6. Support and facilitate the development of the Apple Blossom Planned Development.

Policy ED III-7. Support and encourage continuation and expansion of business retention, revolving loan and business counseling programs and strategies.

Policy ED III-8. Support and facilitate a marketing plan which provides for marketing, promotion, education, product development, and economic development in the Chelan Valley.

Policy ED III-9. Actively pursue opportunities for grant and other “outside” funding to offset the impact of development costs on area citizens and businesses.

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

Policy ED IV-1. Review existing land use plans and regulations to ensure that existing agricultural uses are protected

Tourism

Tourism has played a major role in the history and development of the community. Along with agriculture, tourism and related development is an essential part of the economic life blood of the Chelan Valley.

City Role

The most important thing a local government can do for economic development is to ensure the availability of adequate, efficient and inexpensive infrastructure with capacity for existing and planned growth and development.

- from incompatible uses and are provided with reasonable flexibility regarding permitted uses and structures.
- Policy ED IV-2. Review and update existing land use and infrastructure plans and regulations to ensure, without limiting uses, that there are a variety of locations ready for development or expansion of agricultural support and processing facilities.
- Policy ED IV-3. Promote and support efforts to diversify the agricultural industry through agri-tourism, wineries and other value-added agricultural products, and produce stands.
- Policy ED IV-4. Advocate and participate in groups and efforts intended to change county, state and federal statute that limit the viability of agriculture in the Chelan Basin.

Make it easier to live, learn, and work in Chelan.

Goal ED-V. Enhance and expand access to education in the Chelan Valley.

- Policy ED V-1. Support and facilitate the continued operation and encourage expansion of Wenatchee Valley College's Chelan Center.
- Policy ED V-2. Ensure that concurrency requirements of GMA are met in relation to impacts on schools resulting from development.
- Policy ED V-3. Pursue expansion of the availability of distance learning opportunities at all educational levels.
- Policy ED V-4. Allow schools and other public agencies to promote educational and community noticing on signs, including electronic changeable message signs that meet safety and lighting standards. Limit such signs elsewhere in the community.

Goal ED-VI. Enhance Chelan's livability for a range of households.

- Policy ED VI-1. Increase housing options for residents and workers for a mix of income levels supporting the quality and quantity of businesses and Chelan's job base.
- Policy ED VI-2. Enhance the City's parks and recreation system for residents and visitors.

Continue to advance city land use and environmental priorities.

Goal ED-VII. Maintain, improve and expand public infrastructure.

- Policy ED VII-1. Develop and implement six-year capital improvement plans for water, sewer, storm drainage, streets, bridges, park and recreation facilities, community and pedestrian facilities.

**Viability of
Agricultural
Economy**

The traditional agricultural economy is experiencing significant change. Because of its important role in the history and development of the community and its contribution to the quality of life in Chelan, agriculture will continue to play an important part in the community's economic future.

Policy ED VII-2. Encourage rapid deployment of high speed, high bandwidth telecommunications services throughout the Valley at an affordable price.

Goal ED-VIII. Implement the Downtown Master Plan (DMP)—the City’s strategic plan for a downtown “renaissance”.

Policy ED VIII-1. Coordinate DMP implementation with infrastructure (water, sewer, streets, storm drainage, parks and recreation and emergency services) planning and implementation to ensure efficient use of resources.

Policy ED VIII-2. Develop a consistent directional signage program for parks, retail services, restrooms and other points of interest.

Policy ED VIII-3. Plan for and complete the implementation actions in the DMP, including allocating resources, actively pursue funding, and developing partnerships as needed.

Policy ED VIII-4. Work with the Chamber of Commerce, downtown merchants and landowners, citizens and other regional and state entities.

Goal ED-IX. Protect the quality of the air and water in the Chelan Valley.

Policy ED IX-1. Continue review and updates of existing land use and infrastructure (water, sewer, streets and storm drainage) plans and regulations to ensure compliance with County, state and federal statutory requirements for protection of the environment.

Policy ED IX-2. Create and adopt incentives that encourage new development to take advantage of the site’s terrain and natural features with minimal disturbance.

Policy ED IX-3. Ensure that appropriate planning for land uses and infrastructure precedes significant development.

Education

Access to quality education, particularly higher education and vocational training, is a central ingredient in a vibrant community’s recipe for success. It is also important that local K-12 schools remain well funded and supported in to continue provision of a well-rounded, meaningful and relevant education to area children.

ACTION PLAN

The Economic Development Element is implemented by related elements, plans, regulations, and programs, including:

- The Land Use Element and Zoning Code provide capacity for and variety in both commercial and residential uses.
- The Housing Element that provides policy direction for a greater range of housing choices.
- The Transportation Element that provides policy direction for motorized and non-motorized solutions between the commercial and residential areas within Chelan including pedestrian-scale streets, adequate

parking for commercial uses, and an interconnected system of sidewalks, trails, and bicycle route between neighborhoods.

- The Capital Facilities Element identifies investments in infrastructure that support the local economy.

Exhibit 5-2. Economic Development Action Plan

Implementation Action	Responsibility
Study the potential of creating an intentional Wine Cluster through combining aspects of the agriculture, tourism, and wine industries	Planning and Building Department
Study the opportunity in increasing retail sales in certain areas that are collecting less retail sales than is estimated for its population.	Planning and Building Department
Partner with the Port District on a Lake Chelan Valley business retention and recruitment plan and airport. (City of Chelan 2012 Strategic Plan)	Executive Department
Implement the Downtown Master Program and economic development activities through coordination and cooperation with the Chamber of Commerce, HDCA, and other organizations. (City of Chelan 2012 Strategic Plan)	Planning and Building Department
Participate in the Warehouse Industrial Roundtable. (City of Chelan 2012 Strategic Plan)	Executive Department and Planning and Building Department

Source: City of Chelan Strategic Plan, 2012-2013; BERK, 2017.

6 Utilities



WHAT YOU WILL FIND IN THIS CHAPTER:

- A summary of energy and telecommunications utilities in Chelan
- Efforts to coordinate growth projections and future utility growth and development plans.
- Goals and policies to provide direction to guide utilities planning.

PURPOSE

The Utilities Element ensures that adequate public utilities are available to serve existing residents and businesses and future growth as outlined in the Land Use Element.

Residents and businesses rely on energy and telecommunications services. This element also addresses coordination and expansion of these utility services to meet anticipated growth.

UTILITY ISSUES AND TRENDS

What does it mean?

Utilities are provided through independent service providers. The City of Chelan works with these service providers to ensure that adequate services are being provided. More information is available in the Existing Conditions Report (2017).



The Chelan County Public Utility District (PUD) provides energy to the City of Chelan. Telecommunications are provided by Frontier Communications Northwest.

CONDITIONS AND TRENDS

Providers

Chelan County Public Utilities District

The Chelan County PUD provides energy to Chelan County including the City of Chelan and UGA. The Chelan County PUD is administered by a five-member commission and is divided into three service districts: Chelan-Manson area, Wenatchee area, and Leavenworth area.

The Chelan County PUD operates the Lake Chelan Hydroelectric Project or the Lake Chelan Dam in the City limits⁴. The Lake Chelan Dam supplies hydropower using 2 generators with a nameplate capacity of 59 megawatts. The Lake Chelan Dam, containing 8 spillway gates, was originally constructed in 1927. Its project license expires in 2056. The Chelan County PUD is responsible for measuring lake levels at the Lake Chelan Dam.⁵

Within the 50-year license signed for the Lake Chelan Dam, there is discussion of a Micro Park Feasibility Study as well as maintenance and expansion of trail systems within the City of Chelan⁶.

As of 2015, the Chelan County PUD serves 49,702 customers in Chelan County, with total energy sales at 5,762,000 MWh including retail and resale⁷. Electricity is transmitted in Chelan County by 254 miles of 115kV transmission lines to 9 switching stations⁸. Electricity is distributed to 36

⁴ Chelan County PUD. Lake Chelan Dam. Available: <https://www.chelanpud.org/hydropower/lake-chelan-dam>. Accessed: February 2, 2017.

⁵ Chelan County PUD. Lake Chelan Lake Levels. Available: <https://www.chelanpud.org/parks-and-recreation/lake-chelan-lake-levels>. Accessed: February 2, 2017.

⁶ United States of America 117 FERC 62,129 Federal Energy Regulatory Commission. Order on Offer of Settlement and Issuing New License. November 2006.

⁷ Personal Communication with Chelan County Public Utility District, 2017.

⁸ Ibid.

substations in the County. There is a substation and no switching stations located within the City of Chelan's Urban Growth Area⁹.

The demand for electricity in Chelan County is increasing, and Chelan County PUD is planning on increasing system capacity by 1.8% or 7MW annually over the next twenty years. This percentage of growth covers "organic" type electric growth. Additional growth that includes development, commercial and industrial will exceed this forecast. In 2017, the Chelan PUD is planning to site 28 new MVA substations in the area with one site being within the City of Chelan¹⁰.

Natural Gas

At this time, natural gas is not available in the City of Chelan.

Telecommunications

The Chelan County PUD, provides fiber optics in the Chelan area. There are currently 8 high-speed Internet service providers that use the Chelan PUD fiber optic networks. The Chelan County PUD is planning on extending service to 85 to 90 percent of Chelan County within the next 11 years¹¹.

Based on the Washington Utilities and Transportation Commission (WUTC) service map, wireless communication services are provided by Frontier Communications Northwest.

The Chelan County PUD Strategic Plan 2015-2019 indicates the PUD plans to restart the fiber expansion.

Telecommunication companies continue to evolve and innovate with new technologies. As they continue to expand their service areas, we may see more service providers available in Chelan County.

Challenges and Opportunities

Additional population growth

As Chelan continues to grow, there will be an increased demand for energy and telecommunications services. This will provide the Chelan County PUD,

⁹ Ibid.

¹⁰ Ibid.

¹¹ Ibid.

Frontier Communications Northwest, and other service providers with an opportunity to grow their service population.

OUR UTILITIES PLAN

The policy direction in this Utilities Plan is to aim to provide efficient, easy access to utilities in Chelan for residents and businesses.

Provide efficient, environmentally sustainable, and easy access to utilities.

The City will work with independent service providers to ensure that utilities are provided to residents and businesses in an easy, efficient, and environmentally sustainable way. Additionally, the Chelan County PUD is required to offer energy efficiency incentives to residential, commercial and industrial customers ¹²

Continue to advance city land use and environmental priorities.

Continue to use the land use and environmental priorities as outlined in the Land Use Element to make sure that adequate public utilities are available to serve existing residents and businesses.

GOALS & POLICIES

Provide efficient, environmentally sustainable, and easy access to utilities.

Goal UT-I. Provide utilities in a manner which ensures their efficient and timely placement and maintains the visual qualities of the planning area.

Policy UT I-1. Require effective and timely coordination of all public and private utility trenching activities.

Policy UT I-2. Require within the City and Urban Growth Area the undergrounding of all new electrical distribution and communication lines where reasonably feasible. Encourage the undergrounding of all existing electrical distribution and communication lines and new lines where reasonably feasible. Where powerlines would need to be moved such as due to road realignments, or due to trail

Utilities Element Vision

The City of Chelan will continue to work with service providers to provide effective and easy access to utilities for its residents and businesses.

¹² Personal Communication with Chelan County PUD, 2017.

installation along existing rights of way, underground existing power lines.

Policy UT I-3. Encourage the consolidation of utility facilities such as towers, poles, antennas, substation sites, trenches, easements and communication facilities where reasonably feasible. Apply design and landscaping standards to substations and buildings.

Policy UT I-4. Encourage system design practices intended to minimize the number and duration of interruptions to customer service.

Policy UT I-5. Require the placement of cellular communication facilities in a manner to minimize the adverse impacts on adjacent land uses.

Policy UT I-6. Encourage the use of energy conservation design strategies in new construction and rehabilitation of residential, commercial, industrial and public facility structures.

Policy UT I-7. Encourage conservation and use of cost-effective alternative energy sources, such as solar and wind power.

Policy UT I-8. Coordinate roadway projects with planned electrical system expansions and extensions where shared sites or rights-of-way may be appropriate.

Continue to advance city land use and environmental priorities.

Goal UT-II. Ensure that public utilities meet the projected and desired land use patterns of the study area.

Policy UT II-1. Ensure development carries a proportionate share of the cost for extending and increasing the capacity of needed public utilities.

Policy UT II-2. Promote utility services extension to areas designated for residential, commercial, and industrial development.

Policy UT II-3. Ensure the extension of utilities is sized to meet anticipated growth of the study area.

ACTION PLAN

The City regularly reviews its capital plans as part of its budget and functional plan update. The City provides growth projections to service providers through planning update processes.

Exhibit 6-1. Utilities Action Plan

Implementation Action	Responsibility
Collaborate with the Chelan County PUD to ensure power and telecommunication systems and plans support the City's Comprehensive Plan and parks and road plans.	Planning & Building Department, Public Works Department, and Executive Department

7 Capital Facilities



WHAT YOU WILL FIND IN THIS CHAPTER:

- A summary of Chelan's capital facilities and their service providers.
- Goals and policies to ensure adequate public facilities are available to serve existing and new development.
- Level of service policies.

PURPOSE

Local governments planning under the Growth Management Act (GMA) must include a Capital Facilities Plan Element in the Comprehensive Plan. Capital facilities are services and facilities with a long and useful life that support current residents and businesses as well as tourists, and that are needed to serve future development or meet another community need such as economic development. Per WAC 365-196-415, at a minimum, those capital facilities to be included are water systems, sewer systems, stormwater systems, schools, parks and recreation facilities, police facilities and fire facilities.

Capital facilities play a vital role in how the City of Chelan will grow the quality of life within the City, and the stability of the local economy. The primary driver for planning and development of public facilities is the growth projected for an area. Public facilities should support the projected growth and distribution of various land uses. The City's Comprehensive Plan has a vision for public facilities that they will be adequate to support urban densities and encourage urban infill in the City of Chelan and its unincorporated Urban Growth Area (UGA).

The Capital Facilities Plan Element reflects requirements and direction from the GMA, the Procedural Criteria, and the County-wide Planning Policies. This element and associated appendix estimates capital facility needs for the next 6 and 20 years based on the community's selected level of service standards for transportation, the ability to adequately provide for needed public facilities, and the growth, densities and distribution of land uses anticipated in the Land Use Element of this plan. Financing approaches to fund these capital facilities must also be identified. The Capital Facilities Plan Element will guide decision making to achieve the community goals as articulated in the community's Vision by providing goals, policies, and implementation measures for capital facilities planning and development.

The Capital Facilities Plan Element promotes efficiency by requiring the prioritization of capital improvements for a longer period of time than the single budget year. Long-range financial planning presents the opportunity to schedule projects so that the various steps in development logically follow one another, with regard to relative urgency, economic desirability, and

What does it mean?

Capital facilities involved should include, at a minimum, water systems, sanitary sewer systems, storm water facilities, reclaimed water facilities, schools, parks and recreational facilities, police and fire protection facilities. (WAC 365-196-415(2)(a)(ii)) City Financial Management Policies consider capital assets to be assets with values in excess of \$2000 and an estimated useful life of more than one year.

The City of Chelan is responsible for capital facility planning for parks and recreation, roads, airport, water, sewer, stormwater, and municipal buildings and facilities. Other capital facilities such as schools, fire and emergency services, and police services are provided by other special district or contract service providers. Therefore, it is important that the City work collaboratively with the service providers to ensure that adequate facilities are provided to meet LOS standards based on the City's land use plan that outlines the amount and location of future growth in housing and employment.

community benefit. In addition, the identification of adequate funding sources facilitates prioritization of needs. The Capital Facilities Element will guide decision making to achieve the community goals.

CONDITIONS AND TRENDS

Service Providers

The City and special districts serve the Chelan community with infrastructure and public services. Exhibit 7-1 summarizes the facilities and services addressed in the Capital Facility Plan Appendix including the service, provider, and applicable plans that further guide these agencies.

Exhibit 7-1. Infrastructure and Services Addressed in the Capital Facility Plan

Facility Type	Providers	Description	Applicable Plans
Parks & Recreation	<ul style="list-style-type: none"> City Parks & Recreation Department Chelan County Public Utilities District Manson Parks & Recreation District Washington State 	Provides park and recreation facilities and other amenities with capital facilities.	City of Chelan Parks, Recreation & Open Space (PROS) Plan, 2016
Streets	City Streets Department	Provides and maintains paved streets, alleys, traffic signals, and cleans and maintains storm drainage ditches.	See Transportation Element
Refuse	City Solid Waste & Recycling Department	Provides facilities for services for garbage and recycling collection.	Chelan County Solid Waste Management Plan
Wastewater and Sewer	<ul style="list-style-type: none"> City Wastewater Department Lake Chelan Sewer District (LCSD) Lake Chelan Reclamation District 	Collects and treats wastewater and maintains water quality.	General Sewer Plan, 2008

Facility Type	Providers	Description	Applicable Plans
Water	<ul style="list-style-type: none"> City Water Division Bear Mountain Water District (BMWD) Lake Chelan Reclamation District 	Provides potable water or irrigation water to the City.	Water System Plan, 2017, pending
Municipal Buildings	City of Chelan	Includes city-owned buildings and property management related to city owned capital.	City of Chelan Budget, 2016
Airport	City of Chelan and the Port of Chelan County	A general use airport owned by the City and Port of Chelan County.	Airport Layout Plan, 2009, pending update
Law Enforcement	Chelan County Sheriff's Office	Contracts with the County to provide law enforcement to the City.	Chelan County Sheriff Annual Report, 2015
Fire	<ul style="list-style-type: none"> County Fire Protection District 7 Chelan County Fire Protection District 5 	Contracts with fire protection districts to provide fire services to the City.	Chelan County Fire District #5 Community Task Force Report, 2012 Chelan Fire and Rescue Long Range Plan, 2014-2018
School	Lake Chelan School District	Provides facilities for instruction for the City of Chelan.	Lake Chelan School District Capital Projects Summary

Levels of Service

The City's Capital Facilities Element and associated Appendix establish the Level of Service Standards (LOS) that measures the benefits the City can provide.

Exhibit 7-2. Level of Service Standard

Facility Type	Level of Service
Parks & Recreation	Urban Open Space 0.3 acres per 100 people.

Facility Type	Level of Service
	<p>Public Shoreline Access Provide at least 1 public access point, a minimum of 40 feet wide, for every 1 accessible or connected mile of urban shoreline.</p> <p>Trails 0.30 lineal feet per person. Develop multi-use trails as interconnected systems of primary and secondary trails coordinated with non-motorized transportation plans as well as a variety of trails within all appropriate parks and green spaces.</p> <p>Facility Improvements: Invest in park and recreation facilities based on PROS Plan identified needs on a per capita basis for each new person. See Capital Facilities Plan Appendix.</p>
Wastewater and Sewer	Washington Department of Ecology standards for sanitary sewer.
Water	Department of Health standards for drinking water.
Stormwater	Applicable Stormwater Management Manual for Eastern Washington
Municipal Buildings	<p>None. Following City Hall Facilities Growth Study, consider options:</p> <ul style="list-style-type: none"> • Do not adopt a LOS. Not a service required to support new development. • Determine total square footage per 1,000 people.
Refuse	None. As a guideline, consider a rate of 1.57 cubic yards of compacted refuse annually per capita.
Streets	See Transportation Element.
Airport	<p>None. Consider options:</p> <ul style="list-style-type: none"> • Do not adopt a LOS. Not a service required to support new development. • Adopt LOS in pending Airport Layout Plan.
Law Enforcement	<p>None. For monitoring and adaptive management purposes, consider:</p> <ul style="list-style-type: none"> • Maintaining a ratio consistent with the City's contract agreement with County Sheriff. • As growth occurs, monitoring patrol hours or calls for service.
Fire	None. Consider referencing each fire district's response time objective and relating to capital improvements needed. This may allow the City to

Facility Type	Level of Service
	support the collection of an impact fee. See CFP Appendix.
School	None. Consider a standard addressing building square footage, student capacity, and student generation. This may allow the City to support the collection of an impact fee. See CFP Appendix.

Revenue Analysis

A planning level revenue analysis is also provided in the Capital Facilities Plan Appendix. The six-year comparison looks at the total dedicated revenue sources with its planned project costs for the six-year planning horizon of 2017 – 2022 to understand the difference between future dedicated capital costs and potential future revenues.

As with most capital spending, estimated future capital costs for some facilities are larger than future dedicated capital revenues, which is a trend seen in most cities given the structural and legal limitations on capital funding sources. However, understanding the magnitude of difference can aid the City in planning for ways to fill the gap through other funding methods. Options to address revenue and balance them with levels of service and cost are provided in the Capital Facilities Plan Appendix.

Revenues are also projected for 20-years to identify potential future funds broadly in relation to infrastructure that is identified in outer years. The City will balance revenues, costs, and level of service together with land use during periodic updates to ensure that they are synchronized.

Essential Public Facilities

Essential public facilities are those facilities that are typically difficult to site. GMA requires that the City’s Comprehensive Plan include a process for identifying and siting essential public facilities. All essential public facilities serve a public purpose. Essential public facilities may be publicly or privately owned or operated. They may be state or regional facilities, and may be facilities of state-wide significance. The following facilities are designated as essential public facilities in the Chelan Planning area:

- General aviation airports; state education facilities; prisons, jails, and other correctional facilities; state or regional transportation facilities; solid waste handling facilities; in-patient facilities such as substance-abuse facilities, mental health facilities, secure community transition facilities, and group homes; sewage treatment facilities; power generation facilities; and communication towers and antennas;

- Facilities identified by the state Office of Financial Management as essential public facilities, consistent with RCW 36.70A.200;
- Facilities identified by Chelan County pursuant to the County-wide Planning Policies; and
- Facilities identified as essential public facilities by the City.

When a development or other project that may involve an essential public facility is proposed, the Planning Director or his or her representative shall make a determination as to whether the facility is to be considered an essential public facility subject to the City's process for siting essential public facilities. In making his or her determination, the Director shall consider whether the facility presents siting difficulties; if it does not present siting difficulties, it should be relegated to the normal siting process otherwise applicable to a facility of its type. If it does present siting difficulties, the City may process such permits based on a conditional use permit process.

In identifying essential public facilities, the Director shall take the broadest view of what constitutes a public facility, involving the full range of services to the public provided by government, substantially funded by government, contracted for by government, or provided by private entities subject to public service obligations.

County-wide Planning Policy #3, "Policies for siting public capital facilities (including LULUs/NIMBYs) that are of a county-wide or statewide nature," is the City's guidance for siting essential public facilities, with the following exceptions:

- Policy #3 specifies that essential public facilities identified by the county, by regional agreement, or by the Office of Financial Management should be subject to the siting process outlined in the policy statement. Essential public facilities identified by the City shall also be subject to the process; and
- A County-wide Project Analysis and Site Evaluation Committee shall be required only for projects of significance beyond the City, including those for which an agreement to mitigate any disproportionate financial burden may be sought. In the case of projects located wholly within the City and solely of local importance, a city-wide or UGA-wide committee may be appointed.

The County-wide Planning Policies have been adopted by the City and are hereby incorporated by reference.

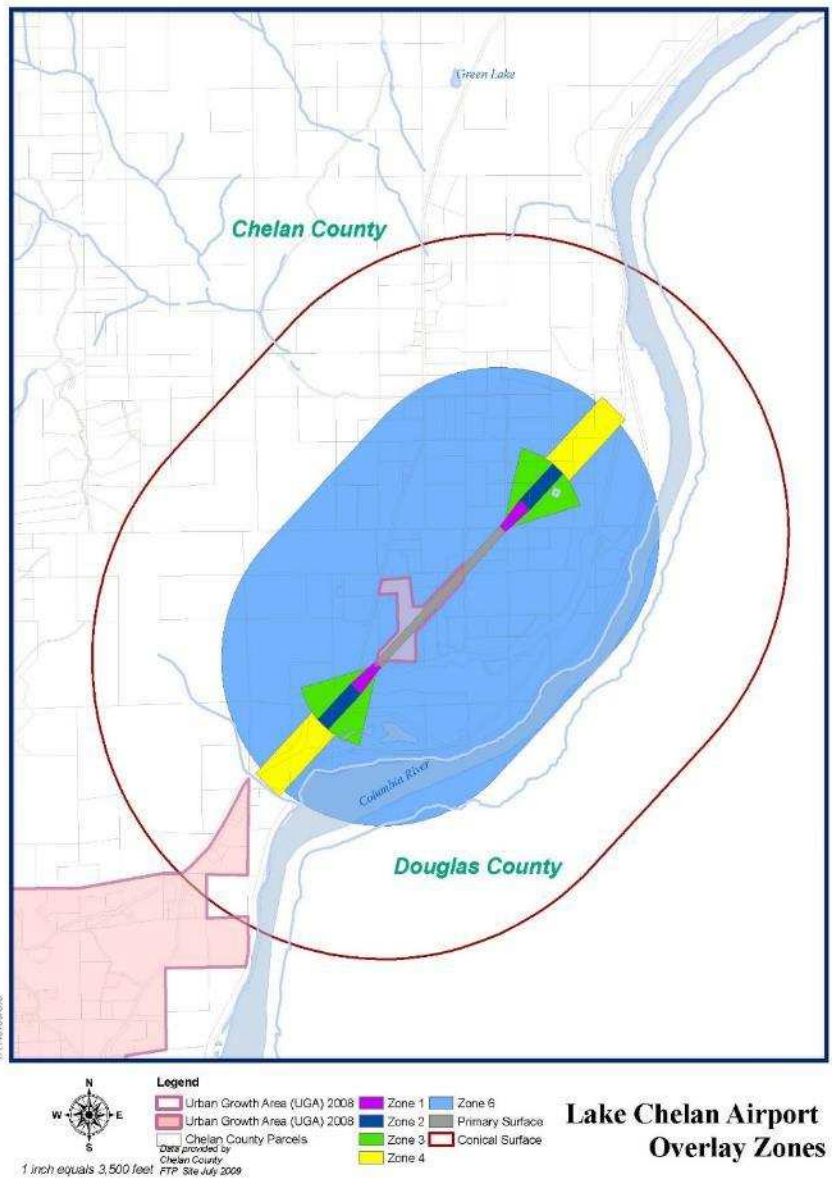
Lake Chelan Airport

The Lake Chelan airport is owned by the City of Chelan and the Port of Chelan County, and is located approximately 3 miles northeast of Chelan's

city center. The airport is the primary air facility in the Lake Chelan Valley. It is used for firefighting, law enforcement, emergency medical transports, and agriculture, as well as providing business and recreation access to the region. The Comprehensive Plan considers the Airport and essential public facility under GMA and policies promote land use compatibility and compliance with the City’s Airport Layout Plan (2009) which is now pending an update.

The City’s 2009 Airport Layout Plan identified airport overlay zones. See Exhibit 7-3.

Exhibit 7-3. Lake Chelan Airport Overlay Zones



Source: (City of Chelan, 2011)

Policies in this Element support improvement of the airport, as well as that development on and near the airport be consistent with state guidelines regarding height, densities, and compatibility.

OUR CAPITAL FACILITIES PLAN

The Capital Facilities Appendix presents the City's physical and funding plan to ensure that capital facilities are provided as growth occurs within the capabilities of the City. The Appendix also presents the City's review of non-City provider plans and efforts to plan for growth in Chelan in a coordinated manner.

Further, this element's goals and policies address how the City intends to ensure that facilities and utilities are in place to serve current and future residents and employees. This element requires that capital facilities are in place and available when new development occurs, otherwise known as concurrency. A requirement to reassess the land use element is included in the policies if probable funding falls short of existing needs.

GOALS & POLICIES

Adequate, Coordinated, and Accessible Services

Goal CFP-I. Provide and maintain adequate public facilities and services for today's population and future.

Policy CFP I-1. Adopt level of service standards for individual services in order to measure performance and evaluate future facility needs. Standards are defined in Exhibit 7-2. Level of Service Standard.

Policy CFP I-2. Work with the City and public facility purveyors providing services to the Chelan Planning Area to develop a six-year plan to finance capital facilities, assess funding capacities, and identify public and private financing in order to ensure adequate levels of service are maintained through prioritizing investments.

Policy CFP I-3. Encourage the establishment of a regional forum to address area-wide service and utility needs and to identify where consolidation of services may be appropriate.

Policy CFP I-4. Coordinate capital improvement program planning in a manner consistent with the Growth Management Act.

Policy CFP I-5. Adopt provisions for consultation with special districts to ensure that such districts exercise their powers in a way that does not conflict with the City's Comprehensive Plan and the City's anticipated growth.

Vision Connection

The need for public services increases or decreases to meet the needs of the community they serve. An area with a high level of public services and facilities is attractive to residential and commercial development. There is a need to recognize the changing demographic profile of area residents and the visitor population in planning public facilities and services.

Goal CFP-II. Ensure that public facilities are adequate to serve the planned land use patterns in the city and its Urban Growth Area.

Policy CFP II-1. Provide capital facilities to areas designated for residential, commercial and industrial development consistent with an appropriate level of service for the designated land use.

Policy CFP II-2. Require sufficient system capacity for potable water, sewer, surface water, and transportation prior to approval of any new development. Allow mitigation as appropriate.

Policy CFP II-3. Ensure new development meets Chelan's transportation levels of service before development may be permitted. Mitigation may be required to meet levels of service.

Policy CFP II-4. Ensure the extension of utilities is sized to meet anticipated growth of the study area.

Policy CFP II-5. Require development to carry a proportionate share of the cost for extending and increasing the capacity of needed capital facilities, including parks and recreation and transportation facilities.

Policy CFP II-6. Ensure new utilities are placed underground within developments unless prohibitive.

Policy CFP II-7. Design, locate, and build public facilities so that they are accessible to all segments of the population.

Funding and Planning

Goal CFP-III. Consider the City's fiscal position and community needs by optimizing available funds and seeking new revenue sources. (new)

Policy CFP III-1. Ensure budget decisions are consistent with the Comprehensive Plan.

Policy CFP III-2. Optimize available funds through prioritization of capital projects.

Policy CFP III-3. Aggressively pursue funding from all levels of government and private agencies to accomplish the City's capital investment program while optimizing resources.

Policy CFP III-4. Reassess the land use element if probable funding falls short of existing needs. The reassessment may result in changes to growth projections, alternative level of service standards, or expanded funding or financing options.

Parks and Recreation Facilities

Goal CFP-IV. Create and maintain a park system for residents and visitors that increases the community's quality of life and supports economic and tourism base.

Policy CFP IV-1. Regularly prepare and implement a parks, recreation and open space plan that provides a vision, addresses community desires and trends, and identifies needed capital improvements, costs, and potential revenues.

Policy CFP IV-2. Encourage maintenance of existing parks facilities and the continued expansion of parks and recreation facilities, which the community is dependent on for a high quality of life.

Policy CFP IV-3. Encourage the multiple use of public facilities in order to take advantage of cost efficiencies and the greatest benefit to residents and visitors.

See the Land Use Element for the bulk of the City's goals and policies on parks and recreation.

Water and Sewer

Goal CFP-V. Develop and maintain a system of wastewater treatment and disposal and water supply and distribution which will support the future development of the area.

Policy CFP V-1. Ensure that public services and facilities are available and adequately sized to protect the public health, safety and welfare by relying on adopted level of service standards for water and sewer services.

Policy CFP V-2. Ensure adequate sewer availability and adequate water supply and fire flow are available prior to permitting development.

Policy CFP V-3. Encourage conversion from on-site wastewater disposal systems as sewer lines become available.

Policy CFP V-4. Encourage the hookup to a public water system for those properties on existing private well systems.

Policy CFP V-5. Allow interim water systems or interim on-site septic systems that allow a property owner to exercise development rights without connecting to the City's water or sewer system within the city limits and Urban Growth Area when the municipal system is not available and when agreements are reached to connect in the future when municipal systems are reasonably available. Develop incentives that retain agricultural land or open space, and requirements that limit premature conversion of property to urban uses until such time as municipal water and sewer service is extended.

Policy CFP V-6. Additional connections to the City of Chelan's water system shall not be allowed outside of the Urban Growth Area or the incorporated city limits except for:

1. A water hook-up outside the urban growth area may be allowed when a person has provided documentation that:
 - the lot was legally created prior to May 28, 1998, and
 - at least two attempts to drill wells in different locations on parcels 5 acres or greater or 1 attempt on parcels less than 5 acres down to bedrock yielded no potable water.
2. A water hook-up for a recorded plat or short plat in situations where the city indicated that water would be available and the county approved the lots sizes and final plat based on the city's commitment to provide water.

Policy CFP V-7. Protect domestic water intakes from waste discharge in accordance with the Lake Chelan Water Quality Plan. Placement of the outfalls for these discharges should protect the intake of domestic water sources and the potential effect that the discharges may have on "downstream" water users. Treatment of the discharge should reflect the necessity for clean water.

Policy CFP V-8. Ensure the Lake Chelan Reclamation District and the Chelan County PUD pay their proportionate share of development of new or expanded sewer treatment facilities.

Policy CFP V-9. Establish a policy that the Chelan City Council must approve additional discharge from the Lake Chelan Sewer District or the Lake Chelan Reclamation District. Development in these areas must be in conformance with the Chelan County Comprehensive Plan.

Road Maintenance

Goal CFP-VI. Effectively maintain the City's road network.

Policy CFP VI-1. Upgrade existing residential streets to current standards for vehicles, pedestrians, cyclists, and stormwater, prioritizing by the highest need.

Policy CFP VI-2. Coordinate street repaving efforts with utility providers.

See the Transportation Element for the bulk of the City's goals and policies on roads.

Solid Waste

Goal CFP-VII. Develop and maintain a system of solid waste treatment and disposal which will support the future development of the area.

Policy CFP VII-1. Support a multi-jurisdictional approach for medium hazardous waste disposal.

Policy CFP VII-2. Meet the need of future development in accordance with the Chelan Solid Waste Management Plan through a multi-jurisdictional plan for solid waste disposal for the area.

Education

Goal CFP-VIII. Work in partnership with School Districts to offer quality education to the Chelan community.

Policy CFP VIII-1. Strive for the highest possible quality of private and public school systems that are capable of meeting present and future needs of area students through providing the facilities and services needed to meet these needs.

Policy CFP VIII-2. Explore the feasibility of merging the Chelan and Manson School districts if it is economically beneficial and improves the quality of education and facilities.

Policy CFP VIII-3. Consider how the City and Districts can leverage resources by coordinating human service and parks and recreation programs and facilities.

Health Care

Goal CFP-IX. Promote access to quality health care services in the Chelan community.

Policy CFP IX-1. Encourage the continued availability of responsive, public and private health care programs and facilities to meet present and future needs of a diverse community.

Public Safety

Goal CFP-X. Provide responsive law enforcement, fire protection, and emergency medical services to the Chelan community.

Policy CFP X-1. Coordinate with the Chelan County Sherriff's Department and other local enforcement agencies to provide for the unique seasonal and future law enforcement needs within the City, surrounding area, and on Lake Chelan.

Policy CFP X-2. Maintain, update and expand as needed fire protection services to correspond with the location and quantity of new development and the needs of the community.

Policy CFP X-3. Encourage a program of fire inspections for all structures open to the public or for overnight accommodations.

Policy CFP X-4. Ensure placement of fire stations meets the needs of the City, the County, and the fire districts.

Policy CFP X-5. Allow fire stations in all zoning districts.

Essential Public Facilities

Goal CFP-XI. Accommodate essential public facilities.

Policy CFP I-1. Develop, adopt, and regularly update a list of locally-essential public facilities, based on the anticipated needs of the population identified in the City's Comprehensive Plan.

Policy CFP I-2. Ensure the City's zoning ordinance identifies the zoning districts within which various essential public facilities may be located, with or without a conditional use permit, ensuring that a given essential public facility is appropriate in a particular zoning district.

Policy CFP I-3. Consistent with the Growth Management Act, do not preclude essential public facilities. Ensure appropriate review procedures, mitigation of impacts, and public benefits where possible.

Lake Chelan Airport

Goal CFP-XII. Protect the Lake Chelan Airport as the primary air facility in the Lake Chelan Valley and an important economic generator for the area.

Policy CFP XII-1. Ensure that the airport can continue operations for firefighting, law enforcement, emergency medical transports, agriculture, and commercial access to the region.

Policy CFP XII-2. Implement the 2009 Airport Layout Plan (ALP) update, or as thereafter amended, to guide airport planning, maintenance, and capital improvement budgeting.

Policy CFP XII-3. Work with Chelan County, the Port of Chelan County, WSDOT Aviation, and other relevant agencies to protect the Chelan Airport and implement the 2009 Airport Layout Plan (ALP) update, or as thereafter amended.

Policy CFP XII-4. Ensure development on and in the vicinity of the airport is consistent with state guidelines regarding height, densities, and compatibility.

Policy CFP XII-5. Acquire the land within Runway Protection Zone 1.

Policy CFP XII-6. Declare the Lake Chelan Airport as an Essential Public Facility, subject to the City’s process for siting essential public facilities.

ACTION PLAN

The City regularly reviews its capital plans as part of its budget and functional plan updates. See Exhibit 7-4.

Exhibit 7-4. Capital Facilities Action Plan

Implementation Action	Responsibility
Maintain and update regularly the Capital Facility Plan to address: <ul style="list-style-type: none"> • New project prioritization guidelines • New funding opportunities • Growth and fiscal trends 	Finance Public Works Parks and Recreation Planning and Building
Update the Airport Layout Plan	Lake Chelan Airport
Amend zoning regulations to promote airport-compatible land uses.	Planning & Building
Review the range of private employment uses allowed at the Airport while continuing to promote airport-related employment uses.	Planning & Building

8 Transportation



WHAT YOU WILL FIND IN THIS CHAPTER:

- A comprehensive list of goals and policies to provide a safe, efficient, and reliable transportation network
- A summary of the transportation network and future needs as identified by traffic analysis of vehicle volume forecasts
- An explanation of a new methodology for evaluating non-motorized transportation elements
- A prioritized action plan to address transportation needs and accommodate future growth

PURPOSE

The purpose of the Transportation Element is to ensure the development and maintenance of a transportation network that provides safe, efficient, and reliable movement of people and goods in the City of Chelan which is essential for supporting economic vitality and enhancing the quality of life for residents and visitors alike. To this end, the following element describes the transportation network and its characteristics, key issues and trends, our transportation goals and policies, and an action plan that supports Chelan's values and the Growth Management Act (GMA) goal for transportation:

Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans. (RCW 36.70A.020 (3))

TRANSPORTATION ISSUES AND TRENDS

What does it mean?

A growing community demands infrastructure improvements and expansion to serve the increased needs. In Chelan, growth has slowed substantially following the Great Recession, so the forecasted needs identified in this update are in some cases less than in prior updates. However, since the last update, a number of transportation improvements have been completed and there have been some shifts in land use and traffic distribution that are reflected in updates to the travel demand model.

CONDITIONS AND TRENDS

The current conditions and needs of Chelan's transportation network are summarized in this element, with more detailed information available in the Existing Conditions Report prepared for the 2017- 2037 periodic update of the Comprehensive Plan. Key conditions and trends include:

- Chelan continues to be a tourism center, especially in the summer season, with increased levels of non-motorized traffic concentrated on the waterfront and downtown.
- Growth has slowed, resulting in different timelines for forecasted capacity-driven improvements. See Appendix D for a description of trends and transportation needs.
- Improvements to the SR 150 (Johnson Avenue) corridor through downtown Chelan and a proposed one-way transition for the Woodin Avenue Bridge have created different traffic patterns from past analysis.

Challenges and Opportunities

Encourage the use of non-motorized modes of travel. The City is experiencing more and more pedestrian and bicycle travel, similar to many jurisdictions. This is a good thing, and is particularly important to Chelan with the significant tourism near the lake shore.

Increased Traffic on State Routes. Both SR 150 and SR 97A carry a significant amount of traffic through the heart of Chelan. Balancing the needs of regional traffic and local access is a challenge for the City.

On-Going North Shore and South Shore Development. As properties develop north and south of Lake Chelan, access to SR 150 and SR97A becomes more challenging. The increased traffic is also evident in non-motorized modes, making facilities like the Lakeside Trail even more vital.

Vision Connection

The City of Chelan's transportation strategy implements initiatives that enhance and protect the quality of life of residential neighborhoods, maintain access and circulation to key commercial areas, and improve the non-motorized facilities in downtown, along the lake shore and in neighborhoods.

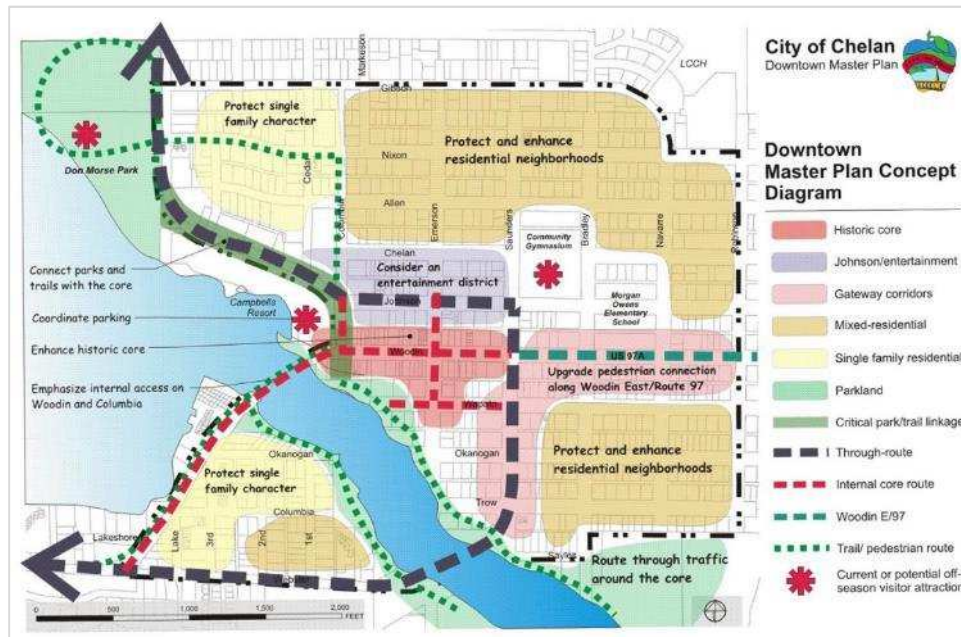
OUR TRANSPORTATION PLAN

The City of Chelan has wonderful attributes that make it a desirable location for residents and tourists, both—including incredible views, lakeshore amenities, an attractive retail district, parks, trails, and a variety of unique residential neighborhoods.

These attributes directly or indirectly contribute to Chelan’s transportation challenges:

- How can we accommodate summer crowds?
- Can vehicles and pedestrians share our street corridors safely?
- How do we balance traffic flow with streetscapes that enhance the beauty of our community?

Exhibit 8-1. Chelan’s Downtown Master Plan



Source: Makers 2010

The City of Chelan has been actively planning a transportation system to meet these needs effectively. From the Downtown Master Plan developed in 2010, to traffic modeling tools to better analyze roads and intersections and plan for future needs, to a development review process that ensures private development efforts are also consistent with the vision of the community—the pieces are all there to preserve and enhance the character of one of Washington’s most treasured communities.

GOALS & POLICIES

The Transportation Goals and Policies comprise the plan for providing the transportation system needed to accommodate the growth and development expected to be in place by 2037 and meet the requirements of the GMA. Since this Plan is consistent with the six policy elements identified in the RTP, it identifies regional goals and policies that will be implemented through the actions of the Washington State Department of Transportation (WSDOT), North Central Washington Regional Transportation Planning Organization, other regional agencies, or local jurisdictions. Each element includes a general goal statement, followed by policies which will help to achieve the goal.

Goal TR-I. Develop a Transportation Element that is consistent with the land use and Capital Facilities goals of the Comprehensive Plan and with county and regional transportation plans.

Policy TR I-1. Develop an overall transportation/circulation system in the Chelan area that is responsive to the Land Use Element, land ownership patterns and densities.

Policy TR I-2. Develop transportation policies and standards that are consistent with the Chelan County Transportation Element and the North Central Regional Transportation Plan.

Policy TR I-3. Continue to support and participate in the Regional Transportation Planning Organization.

Exhibit 8-2. Community Open House in Chelan.



Source: SCJ

Policy TR I-4. Establish a process for City and County planning and public works personnel to resolve policy conflicts and recommend measures to attain consistency. Where there is a conflict in policy or standards that is not resolved, the more stringent policy shall apply.

Policy TR I-5. Coordinate with WSDOT in establishing standards for state-owned roadways within the City.

Policy TR I-6. The City and County shall cooperate in the identification and prioritization of transportation improvements in the unincorporated Urban Growth Area.

Goal TR-II. Establish a safe, efficient, and environmentally sensitive road system that supports desired land use patterns.

Policy TR II-1. Provide for a safe, efficient, and environmentally sensitive transportation system for the movement of goods, services, and people to places of employment, retail trade, education, recreation, and residence within the City and Urban Growth Area.

Policy TR II-2. Preserve the structural adequacy and level of service of the existing road system.

Policy TR II-3. Conduct regular maintenance of existing roadways to minimize degradation.

Policy TR II-4. The construction of passing lanes and left- and right-turn lanes, as appropriate to accommodate traffic growth or where needed for safe operation, should be a priority on state highways/arterials when the following conditions are met:

- (1) Accident patterns are correctable with such lanes;
- (2) Access to health care is restricted;
- (3) Excess delays occur;
- (4) Lack of turn lanes creates a safety hazard.

Policy TR II-5. Require a maintenance agreement for private roads that is approved by the responsible jurisdiction.

Policy TR II-6. Pursue the restriction/elimination of roadway access points as opportunities arise to maintain capacity of existing arterials and collectors, through the following techniques:

- (1) The provision of internal access among off-street parking areas in commercial districts (through reciprocal agreements);
- (2) The use of intersection streets as access points;
- (3) Internal design of subdivisions and commercial developments

Policy TR II-7. Construct, operate and maintain traffic signals according to the guidelines contained in the Manual on Uniform Traffic Control Devices.

Policy TR II-8. Identify and protect future road corridors to serve future developments.

- Policy TR II-9. Maintain the relationship between transportation planning, future roadway system needs, and the Six-Year Transportation Improvement Plan (TIP).
- Policy TR II-10. Pursue opportunities to acquire rights-of-way for planned roadways.
- Policy TR II-11. Review future developments for collector/arterial needs or potential conflicts with planned facilities.
- Policy TR II-12. Require dedication of roadway rights-of-way in both the planning and platting process. Dedications should be in accordance with the appropriate functional classification, design standards, and City policy.
- Policy TR II-13. The development approval process should facilitate construction of local roads. County and city should provide assistance in design review.
- Policy TR II-14. Establish a process to assure that planned transportation projects are coordinated between jurisdictions, agencies and developers and that any identified impacts are addressed.
- Policy TR II-15. Require traffic impact studies to determine the need for additional or improved roads or for operational improvements at major intersections. Look for opportunities to re-use impact studies and to combine impacts of multiple small developments for subarea analysis.
- Policy TR II-16. Consider implementation of a Concurrency Management System or funding program in conjunction with the Capital Facilities Plan and Transportation Improvement Program to ensure that transportation improvements, strategies and actions needed to support new development are in place to achieve the desired level of service.
- Policy TR II-17. Design and sign local streets to discourage their use by through traffic.
- Policy TR II-18. Utilize sound and environmentally responsible design principals in road construction.
- Policy TR II-19. Establish consistent design standards and functional classification for roadways within the Urban Growth Area.
- Policy TR II-20. Size and design roadways in accordance with functional classification, 20-year traffic demand, and 20-year life-span.
- Policy TR II-21. Ensure that design standards have some flexibility to allow for both environmentally sensitive road construction and reasonable efficiency in balancing the public interests.

- Policy TR II-22. Minimize, to the degree possible, locating new roads in sensitive areas to minimize environmental disruption and construction costs.
- Policy TR II-23. Design roads to minimize impacts on hydrologic systems, including surface and groundwater.
- Policy TR II-24. Attempt to maximize view potentials when establishing roadway locations and designs.
- Policy TR II-25. Support industry in new growth areas within the planning area through appropriate roadway classifications, locations and designs.
- Policy TR II-26. Consider provisions for non-motorized and pedestrian features in the design of all roadway and bridge projects.
- Policy TR II-27. Design roads to enhance safety during winter driving conditions and to minimize winter maintenance needs and costs where possible.
- Policy TR II-28. Develop standards to ensure ingress and egress of emergency service vehicles.
- Policy TR II-29. Review all proposed developments to assure acceptable accommodation of emergency vehicles with regard to cul-de-sac lengths, maximum road grades, maintenance, road width, Uniform Fire Code, etc.
- Policy TR II-30. Evaluate proposed transportation projects on their impacts to emergency service access and existing uses.
- Policy TR II-31. Identify alternate “escape” roadways for areas that could be closed by wildfires.
- Policy TR II-32. Improve the safety and capacity of roadways while retaining the classic small town aesthetic features on tourist routes.
- Policy TR II-33. Sustain the small-town character of Chelan through encouraging specific “classic small-town”-type designs of bridges, barriers, and other similar road improvements.
- Policy TR II-34. Identify and work to reduce safety deficiencies for all modes of transportation, including motor vehicles, bicycles and pedestrians.
- Policy TR II-35. Work to minimize negative environmental impacts from the transportation system.
- Policy TR II-36. Encourage enhancement of the natural environment while planning and implementing transportation system improvements, when possible.
- Policy TR II-37. Minimize road cuts on hillsides by using alignments that fit the natural topography.

Goal TR-III. Participate in cooperative transportation planning and provide for equitable/proportionate distribution of improvements, services and maintenance costs among the State, County, City transit providers, and the private sector.

Policy TR III-1. Promote the equitable/proportionate distribution of the costs of construction for transportation facilities, including multimodal accommodations, among City, State, County, transit providers and private developers.

Policy TR III-2. Preserve community character by involving local citizens and stakeholders to participate in planning and design decisions.

Policy TR III-3. Engage developers in cooperative multimodal transportation planning efforts to meet the needs of residential, commercial, or industrial development.

Policy TR III-4. Ensure that developers fund a proportionate share of the vehicular, pedestrian, and non-motorized regional transportation improvements/services, and maintenance necessary to accommodate development.

Policy TR III-5. The City should establish and implement a system of development impact fees to ensure that developers fund an equitable/proportionate share of the improvements related to vehicular, pedestrian, and non-motorized transportation, and provide for direct project-related improvements.

Policy TR III-6. Coordinate long-term policy objectives relating to land use, economic development and transportation.

Policy TR III-7. Support regional economic development efforts.

Goal TR-IV. Embrace Complete Streets principles to provide a safe and convenient transportation network that accommodates all users including pedestrians, bicycles, transit users, children, the elderly, and people with disabilities.

Policy TR IV-1. Recognize the importance of active transportation in contributing to the physical health of residents and the economic well-being of the Chelan community.

Policy TR IV-2. Provide for improved standards of road widths to include pedestrian routes, transit access, Americans with Disabilities Act accommodations, and other non-motorized transportation/circulation corridors.

Policy TR IV-3. Encourage development of street systems that complement other new utilities, non-motorized, and pedestrian pathways so that the service patterns can be coordinated and therefore serve more than one purpose in the most economical way.

Policy TR IV-4. Protect the environment and reduce traffic congestion by providing safe alternatives to single occupancy driving.

Policy TR IV-5. Continue efforts to build trails and pathways that would provide connections between developed and developing areas and among recreation sites and community features. Specifically, pursue development of the Lakeside and Northshore pathways.

Policy TR IV-6. Strengthen the local economy by creating a pedestrian friendly downtown environment consistent with visitor expectations of a small, walkable, vibrant tourist destination.

Policy TR IV-7. Provide for improvement and dedication of bikeways and pedestrian paths through developing areas at the time development is reviewed.

Policy TR IV-8. Require all new developments to provide sidewalks and bike lanes in accord with City standards.

Policy TR IV-9. Strive to provide sidewalks or other off-street pedestrian ways on both sides of all roadways within the city.

Policy TR IV-10. Strive to provide bike lanes on all arterial and collector roadways.

Policy TR IV-11. Construct sidewalks of concrete when possible; where concrete construction is not feasible, other types of surfacing can alternatively satisfy the demand for safe pedestrian facilities.

Policy TR IV-12. Assign top priority to development of pedestrian and non-motorized transportation links to public facilities such as schools, parks, and local government offices.

Policy TR IV-13. New construction, reconstruction, or overlay projects should include smooth and wider shoulders wherever possible to facilitate safer, more convenient bicycle travel.

Policy TR IV-14. The following standards should be adopted by the City and implemented through planning and regulatory programs:

- (1) Bike Paths within the Right-of-Way. Bike lanes with a minimum width of six feet minimum for one-way should be developed in conjunction with all new and substantial upgrades to state highways, community arterials, and collectors. Surfacing for bike lanes should be comparable to that used on the adjoining roadway.
- (2) Pedestrian Ways within the Right-of-Way. Sidewalks and pedestrian ways within the right-of-way should be constructed to a minimum width of five feet for all street types except 10 feet along arterials. Wherever possible sidewalks should be located along both sides of street/roadways. Surfacing should be constructed of asphalt or concrete, and

must meet Americans with Disabilities Act guidelines for accessibility.

- (3) Bike Paths and Pedestrian Ways out of Right-of-Way (if connecting to other existing or planned pedestrian ways). Wherever possible and practical, development of bike paths and pedestrian ways with a minimum width of six feet one-way or ten feet two-way should be developed adjacent or in close proximity to community arterials, community collectors and residential access streets. Surfacing should be comparable to that used on roadways, but can be compacted crushed surfacing or other low maintenance surface.
- (4) Bike Path and Pedestrian Ways not tied to Vehicular Routes. Wherever possible and practical, development of bike paths and pedestrian ways with a minimum width of six feet one-way or ten feet two-way that are not tied to vehicular routes should be developed to provide linkages between public uses, residential and commercial areas. Such paths should be developed to provide alternative transportation routes for recreation and commuting. Surfacing should be compatible with the intended use, but at a minimum should be compacted crushed surfacing or other low maintenance surfaces.

Policy TR IV-15. Provide safe pedestrian crossings at all appropriate locations, and ensure that such crossings are clearly marked and signed.

Goal TR-V. Encourage modal transportation (rail, air, and water) as an integral part of the overall transportation/circulation system.

Policy TR V-1. Continue to maintain and improve the Chelan Municipal Airport to ensure access to the air transportation system and promote economic activity.

Policy TR V-2. Provide all-weather access to the airport through the installation of navigation approach and landing aids.

Policy TR V-3. Study the possibility of charter air service at the Chelan Municipal Airport.

Policy TR V-4. Explore possibilities for expanded service between Chelan and Stehekin.

Policy TR V-5. Support water transportation on Lake Chelan as a crucial means of moving people and goods to Stehekin and other locations along the lake.

Policy TR V-6. Maintain and improve capacity and inter-modal connectivity for roadways, bicycle and pedestrian facilities, public transit and intercity bus, and ferries.

Policy TR V-7. Identify and pursue improvements for truck freight mobility.

Policy TR V-8. Consider the development of a permanent marine port facility for both water- and air-based travel.

Goal TR-VI. Support public transportation and the provision of central facilities for public transit use.

Policy TR VI-1. Cooperate with LINK in providing facilities for efficient operation of the transit system.

Policy TR VI-2. Require adequate right-of-way, sidewalk and roadway improvements (Americans with Disabilities Act compliant) where transit stops are located.

Policy TR VI-3. Encourage the expansion of public transportation services in under-served areas through LINK and private and non-profit agencies, such as senior citizen groups.

Policy TR VI-4. Work with LINK to coordinate new route locations in underserved or developing areas.

Policy TR VI-5. Consider transit facilities as mitigation, where appropriate, for new developments.

Goal TR-VII. Establish a uniform access management approach for both city streets and state highways.

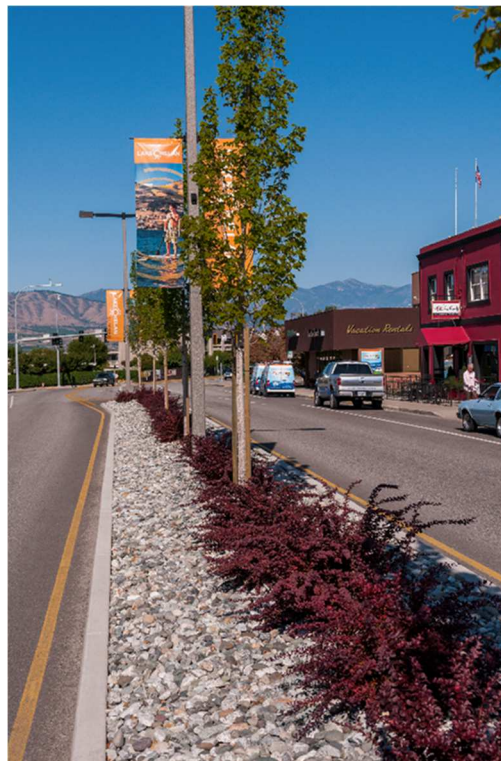
Policy TR VII-1. Enhance the ability of arterial and collector roadways to carry a large volume of traffic safely and efficiently.

Policy TR VII-2. Vehicular access from private property directly onto arterial (or collector) streets should be discouraged; such access should be provided via connecting local streets.

Policy TR VII-3. Require turning lanes, signage, and appropriate traffic controls at intersections where turning movements are warranted and/or are sufficiently frequent to impede traffic flow.

Policy TR VII-4. Each developer should pay a proportionate share of the costs of the regionally-required improvements that are attributed to new development and should provide for frontage improvements along existing rights of way.

Exhibit 8-3. Recently reconstructed Johnson Avenue Corridor.



Policy TR VII-5. Identify and pursue opportunities for local arterial street connections that minimize the need for short trips on state highways.

Policy TR VII-6. Identify and pursue opportunities to implement access management on arterial roadways to preserve mobility.

Goal TR-VIII. Promote the use of high occupancy vehicles and other transportation demand management strategies in order to minimize impacts to the environment and relieve demands on the City's transportation system.

Policy TR VIII-1. Educate the public on the benefits of ride sharing, telecommuting, staggered work hours, work share, etc.

Goal TR-IX. Responsible investment.

Policy TR IX-1. Place a high priority for existing and future funding on the preservation and maintenance of the existing transportation system.

Policy TR IX-2. Pursue improvements that strike a balance between benefits and costs to communities and to the users of the regional transportation system.

Policy TR IX-3. Identify and pursue transportation system improvements for tourism that are compatible with freight mobility.

Policy TR IX-4. Identify and pursue transportation infrastructure improvements that further economic development objectives.

PLANNED IMPROVEMENTS

Changes in land use or expected growth patterns have an effect on the future transportation system and transportation planning must evaluate conditions as they evolve. Some planned improvements may no longer be needed or specific improvements that were not included in future planning may now be needed. Other improvements may support the City's downtown, quality of life or economic development goals.

Planned improvements to the City of Chelan transportation system include short term needs identified in the Six-Year TIP, as well as long-term needs based on conditions expected to develop over the next 20 years. A list of transportation improvements currently planned and included in the local, regional, and state TIPs are shown in Exhibit 8-4.

Exhibit 8-4. Planned Transportation Improvements

Project	Description
Woodin Avenue Bridge Rehabilitation	The concrete bridge structure will be rehabilitated, including replacement of failing bridge rails.
Woodin Avenue Bridge One-Way Conversion and Columbia Street Improvements*	The bridge deck will be reconfigured for one-way vehicle traffic with an 8' sidewalk on the north, 5' contra-flow bike lane, 10' vehicle travel lane (sharrow), and 5' sidewalk on the south. With the improved bridge, Columbia Street will be reconfigure street section to create enhanced non-motorized connections between Woodin Ave and Johnson Ave, including a key connection for the Lakeside Trail along the west side of Columbia St.
Traffic Calming on West Woodin Avenue*	Safety improvements from Woodin Ave/Webster Ave intersection to Woodin Ave Bridge.
Woodin Avenue and Webster Avenue Intersection*	Reconfigure and restripe intersection.
SR 97A and Farnham Street Intersection	Intersection improvements for operational safety benefits.
No-See-Um Road Intersection	Realign SR 150, No-See-Um Rd, Golf Course Rd and Spader Bay Dr and construct a roundabout.
Sanders Street Crosswalks	New bulb-outs and crosswalks on Sanders St from the Dan Gordon Bridge to Woodin Ave.
South Chelan Access Study	A plan to identify options for secondary access in South Chelan.
Columbia Street, Johnson Ave to Gibson Ave	Upgrade bicycle and pedestrian facilities.
Columbia Street Columbia Street, Woodin Avenue to SR 150 (Johnson Avenue)	Upgrade pedestrian facilities and traffic corridor.
Downtown Alleys, Columbia St to Sanders St	Rehabilitation of downtown alleys north and south of Woodin Ave between Columbia St to Sanders St.
Lakeside and Northshore Trails	The City is constructing a trail from Don Morse Park to Lakeside Park in phases as well as a trail along the north shore of the lake.
Union Valley Road Study	Corridor study from Highland Ave to city limits.
Boyd Road Widening, SR 150 to City Limits	Widen road to provide for pedestrian and bicycle facilities from SR 150/Crystal Dr to Lakeside.

*Projects related to the Woodin Avenue Bridge project

TRAFFIC CONDITIONS ANALYSIS

Operations Analysis

The GMA requires that traffic operations be evaluated on a long-range planning horizon, considering the planned transportation projects and planned growth, to determine how the transportation network can accommodate future demand.

For this update, an operations analysis was completed for the 2017 existing transportation network as well as the 2037 future conditions. The future forecast took into consideration land use changes, background growth, and planned transportation projects discussed above.

A detailed description of the study methodology, traffic volumes, and analysis results is included in the Existing Conditions Report (2017). See also Appendix D.

Level of Service Standards

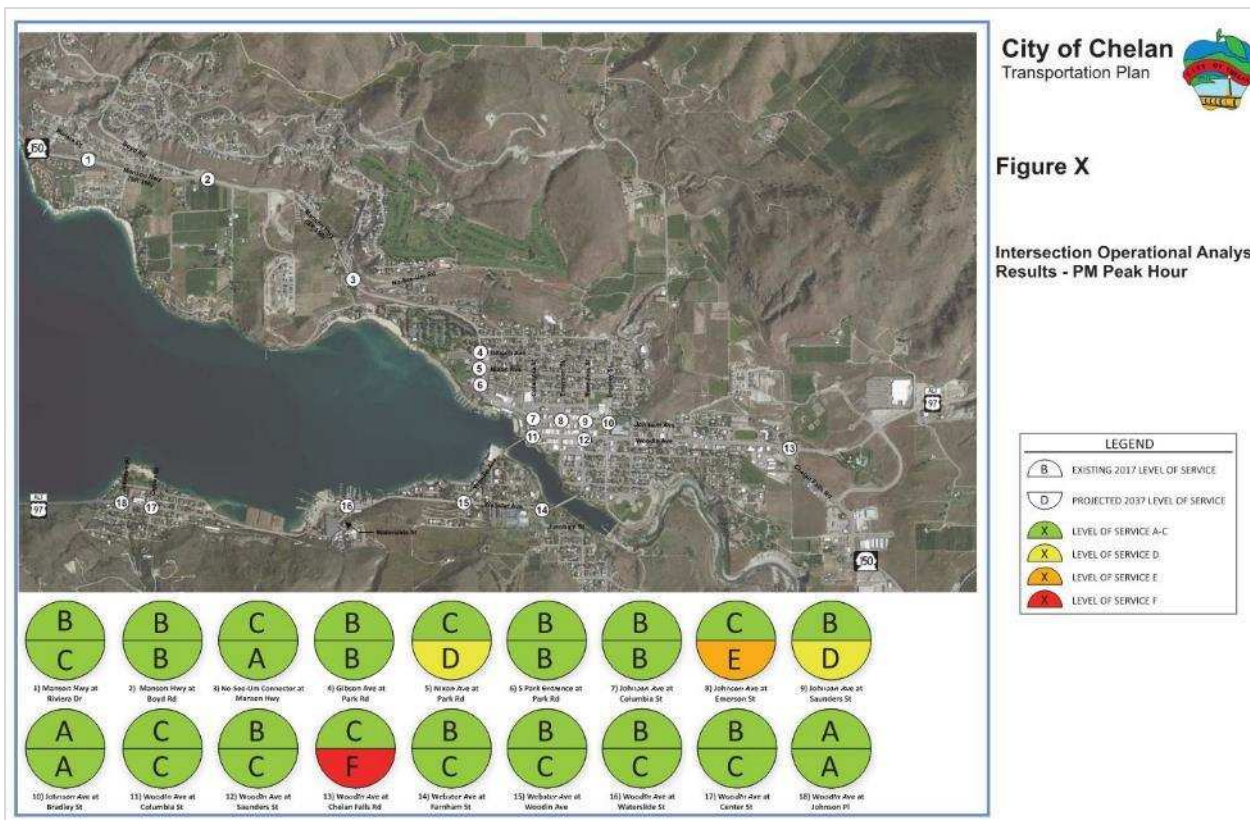
Cities are required to adopt level of service (LOS) standards to establish the level of congestion the community is willing to accept and to determine when growth has consumed that available capacity. The GMA requires that transportation capacity is evaluated concurrent with development.

The City of Chelan has adopted a LOS D standard for all intersections within the City. Any transportation facility, including City arterials and transit routes, that functions below the adopted standard is considered to be failing.

Traffic Operations Summary

Intersection levels of service were evaluated for 18 study intersections for the existing 2017 conditions and the forecasted 2037 conditions. A comparison of existing 2017 and projected 2037 level of service results are shown on Exhibit 8-5.

Exhibit 8-5. LOS Summary for Existing and Future Conditions



Source: SCJ 2017

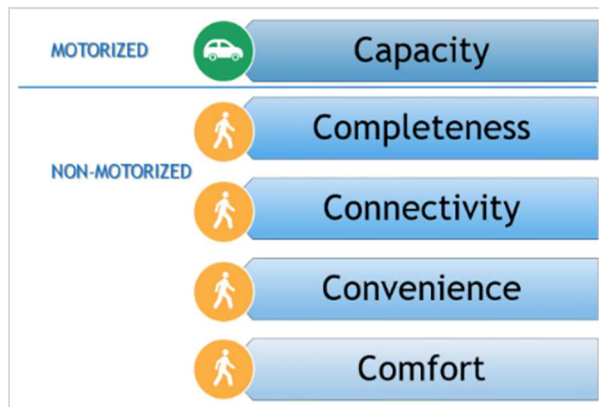
The results of the operational analysis show that with the identified improvements in the current TIP, only two intersections fall below the City’s adopted LOS standards. Below is a description of each location:

- Emerson Street/E Johnson Avenue (SR 150): The level of service for this intersection is driven by the NB and SB left-turn movements. By implementing turn restrictions at Emerson Street/E Johnson Avenue (SR 150) for the NB and SB approaches, the intersection would improve to within City LOS standards.
- The Chelan Falls Road (SR 150)/Woodin Avenue (SR 97A) intersection is predicted to fail by 2037. It is recommended that this intersection be monitored as growth occurs. Due to the atypical nature of this intersection, the analysis software has a more difficult time assessing the operations and this intersection may perform better than currently predicted. Since this is the intersection of two State highways, WSDOT has primary responsibility for improvements at this location.

Additionally, there are two locations that are approaching capacity at LOS D:

- Park Road (SR 150)/Nixon Avenue: As traffic increases on SR 150, left-turns into and out of Nixon Avenue will become more problematic. The City will need to consider an access management strategy for local connections along this section of SR 150 to ensure access to the residential streets can be accommodated safely.
- Saunders Street/Johnson Avenue (SR 150) is currently all-way stop-controlled. With increasing traffic volumes, delays and queueing (which on occasion already extend past this intersection from Saunders Street/Woodin Avenue) may require installation of a different form of traffic control (signal or roundabout), restricted turn movements and/or an increased level of coordination with the signal at Saunders Street/Woodin Avenue.

Exhibit 8-6. Four “C”s of Non-Motorized Transportation



NON-MOTORIZED TRAVEL CONDITIONS ANALYSIS

Non-motorized facilities include sidewalks, bike lanes, and separated mixed-use paths which provide mobility opportunities for both commuters and recreational users. The bulk of the non-motorized network in the City are concentrated in or near the downtown core and in areas of recent development. The City has adopted a road standards policy that requires development projects to construct sidewalks on all roads and bike lanes on major collectors and arterials.

In recent years, the City of Chelan has implemented several street projects that enhanced the pedestrian and bicycle network including the corridor redesign of E Johnson Avenue, sidewalk construction on S Bradley Street, and the completion of segments of the Lakeside Trail. As non-motorized improvements continue to be made in Chelan, especially in areas outside of the commercial core, the City has recognized a need for a tool that evaluates the entire network and determines where needs are the greatest.

This update of the Transportation Element introduces a new way of evaluating the non-motorized transportation network in the City of Chelan. Traditional level of service metrics used for vehicles measure congestion which is not an appropriate metric for most pedestrian and bicycle facilities, especially in a small-town setting where over-crowding is not commonly a concern. Instead, these non-motorized elements must be evaluated using a

more qualitative method that focuses on the experience of the person using the facility.

Vehicle traffic operations are typically analyzed in terms of Capacity. For non-motorized transportation, four different “C”s have been used to characterize bicycle and pedestrian traffic. These four C’s offer a practical framework that goes beyond capacity to evaluate the non-motorized network taking into account the following attributes:

- **Completeness** gets to the degree of continuity of pedestrian and bicycle facilities. Gaps in sidewalks and bike lanes should be infrequent whether looking on the segment level or the network level.
- **Connectivity** relates to whether the facility easily connects travelers to destinations and other modes of travel. Pedestrian and bicycle facilities should provide seamless access to adjacent neighborhoods and transit routes if available.
- **Convenience** refers to facilities being where people need and want them most, serving pedestrian generators like schools, parks, and retail. Crosswalks should be frequent enough to provide sufficient opportunities to cross the street and facilities should be easy to navigate and unobstructed.
- **Comfort** pertains to how safe a person might feel walking and biking along a stretch of roadway. Beyond having an adequately wide facility in good condition, comfort also includes such elements as adequate lighting, buffers from moving traffic, and slower vehicle speeds.

Keeping these four C’s in mind, a survey tool was designed to measure the quality of non-motorized infrastructure on a block by block basis. Each street segment and intersection is evaluated based on a series of weighted factors and given a rating of good, acceptable, or poor.

However, not all streets in Chelan serve the same function and therefore should not be held to the same standards. Some streets have commercial uses with heavy pedestrian traffic while others are more residential in nature with lighter pedestrian activity. While all streets should provide some level of access for both pedestrians and bicycles, the robustness of those facilities will vary depending on the intended purpose of the street.


In the City of Chelan’s Development Standards Manual, the city’s streets are classified into three categories with specific standards for each type:

- Storefront Streets
- Secondary Streets
- Landscape Streets

Using Chelan's street classification framework, the non-motorized level of service tool has been calibrated to consider the specific standards for each street type. For instance, a street with the same characteristics would receive a different rating based on its location within the city. In other words, the requirements to achieve a 'good' non-motorized level of service rating are higher for a storefront street located in downtown Chelan than for a landscape street in a residential area.

As of this update, the City of Chelan has undertaken an effort to survey their streets using this methodology. The results of the survey will be used to identify and prioritize investments as well as track the state of the system and measure progress toward reaching goals over time.

Exhibit 8-7. Sample evaluation form for non-motorized level of service.



City of Chelan Non-Motorized Level of Service Field Sheet

Storefront Street

Street Name: _____

Street Direction (circle): East-West or North-South

From: _____

To: _____

Pedestrian (Segment)						Score
Sidewalk						
Width	Less than 3'	4	3' to 7'	8	8' or more	12
Location	Not present	3	One side	6	Both sides	9
Length	Not present	3	Some Gaps	6	No Gaps	9
Condition	Poor/Not Present	2	Fair	4	Good	6
Distance Between Crosswalks	Over 500'	2	300' to 500'	4	Less than 300'	6
Buffer						
Parking	Not present	2	Parallel	4	Angled/Perpendicular	6
Planting Strip	Not present	1	1' to 3'	2	4' or more	3
Tree Spacing	Not present	1	More than 30' (average)	2	30' or Less (average)	3
Driveways (per 100')	More than 3	1	1 or 2	2	None	3
Vehicle Speed Limit (mph)	40 or more	1	30 or 35	2	25 or less	3
Segment Pedestrian LOS						

Major Street: _____

Minor Street: _____

Pedestrian (Intersection)						Score
Number of Travel Lanes	6 or more	6	4 to 5	12	1 to 3	18
Stop Control	None	4	Two-way Stop	8	AWS/Signal/Roundabout	12
Curb Ramps	None	4	Some	8	All	12
Controlled Crosswalks (Stop/Signal)	None	4	Worn or Missing	8	All Marked	12
Corner Sidewalk Extension	None	2	Half or less	4	More than half	6
Intersection Pedestrian LOS						

Street Name: _____

Street Direction (circle): East-West or North-South

From: _____

To: _____

Bicycle (Segment)						Score
Facility						
Type	None	5	Marked Bike Lane/Shoulder	10	Buffered Bike Lane or Separated Path	15
Width	Less than 3'	5	3' to 4'	10	5' or More	15
Condition	Poor	4	Fair	8	Good	12
Vehicle Speed Limit (mph)	40 or more	2	30 or 35	4	25 or less	6
Parking	Angled/Perpendicular	2	Parallel	4	None	6
Bike Parking	None	1	Informal	2	Designated	3
Driveways (per 100')	More than 3	1	1 or 2	2	None	3
Segment Bicycle LOS						

Source: SCJ 2017

FINANCIAL ANALYSIS

The City of Chelan is required to analyze the financial practicality of its 2037 Transportation Improvement Program. The analysis should include needs and resources, and contain a multi-year financing plan. If a funding analysis shows that a plan is not affordable or achievable, the plan must discuss how additional funds will be raised, or how land use assumptions will be reassessed. This section demonstrates that the 2037 Chelan Transportation Plan is financially constrained, in compliance with state and federal laws.

Financial Constraint

State and federal legislation requires that the transportation plan be financially constrained. Only projects that the City can afford to complete with existing revenues or with revenues that are reasonably expected to be available are included. This requirement helps to ensure that the long-range plan is a realistic plan for transportation policy and investment. The financial forecast must consider the cost to maintain the existing system, as well as the cost to expand the transportation system to meet future demand.

Major capacity projects cannot be funded unless they are specifically identified in the Regional Transportation Plan. Regionally significant projects cannot be included in comprehensive plans and Capital Facilities Plans unless they are also in the long-range transportation plan. If not, the City is unable to seek development fees, federal grants, or most state grants.

Financial Planning and Programming

The City uses a variety of criteria to prioritize transportation projects, including safety, mobility, and overall community benefit. The City must also consider the availability of funding and ability to leverage city dollars to raise additional funds. Project prioritization for capital improvements is therefore often partially dependent on the ability to secure outside funding, and maintenance and preservation costs are dependent on the limited tax revenues available to the City. When establishing project costs the City must consider a number of issues:

- **Cost Estimates:** Costs provided are planning level estimates. Estimates will be more fully developed during subsequent planning efforts, including development of the Six-Year Transportation Improvement Program (TIP).
- **Historic Precedence:** Assessment of historical trends, such as local revenue attributed to development fees, annual growth rates, etc.

- WSDOT Programming: Projects that include improvements to WSDOT facilities must also be included in WSDOT's 10-year Improvement Program.
- Growth: Private sector project contributions assume that the forecasted growth will occur

Revenue Forecasts

Local revenues are projected to grow at a slower rate than in the past, and competition for local revenues will increase as other programs and services lose funding.

- Local revenues include property taxes, special assessments, general fund appropriations, as well as other local receipts such as development fees, permits, sales and use tax, business and occupation tax, real estate excise tax, service fees, and parking and traffic fines. Local revenues also include private sector costs that are born as a condition of development, but are not paid directly by local agencies.
- State revenues include state fuel tax distributed directly to the City, state grants, and any project-specific funding allocation.
- Federal revenues include direct and indirect grants, block grants, Federal Emergency Management Agency revenues, various revenues from the Surface Transportation Program fund, and any project-specific revenues from federal agencies for regionally significant road projects.

Private Funding

Through the State Environmental Policy Act (SEPA) review process, the City can ensure that impacts created by new development are mitigated to ensure that concurrency is maintained. The City of Chelan may develop and implement other funding methods, such as impact fees or cost sharing mechanisms, to ensure new development bears its proportionate share of the capital costs of transportation improvements. In particular, the City could establish an impact fee structure that requires commercial or resort-type development expected to cause additional strain on the non-motorized infrastructure in the downtown core, to contribute to a fund to support pedestrian and bicycle improvements.

2037 Transportation Improvement Program

Capital costs for the 2037 recommended improvement program are summarized in Exhibit 8-8. All costs are provided as planning-level cost estimates only and will be more fully developed through the annual Six-Year TIP development and as projects move into the planning and design phase.

Exhibit 8-8. 2037 Transportation Improvement Program Costs

Project	Cost	Timeframe	Funding Status
Woodin Avenue Bridge Rehabilitation and Related Improvement Projects			
– Bridge Rehabilitation and One-Way Conversion	\$2,717,300	1-3 years	Funded
– One-Way Conversion and Columbia Street Improvements		1-3 years	Unfunded
– Traffic Calming on West Woodin Avenue		1-3 years	Unfunded
– Woodin Avenue and Webster Avenue Intersection	\$50,000	1-3 years	Unfunded
SR 97A and Farnham St Intersection	\$500,000	1-3 years	Unfunded
No-See-Um Road Intersection	\$5,539,000	1-3 years	Funded
Sanders Street Crosswalks	\$800,000	1-3 years	Unfunded
South Chelan Access Study	\$100,000	1-3 years	Unfunded
Columbia Street, Johnson Ave to Gibson Ave	\$300,000	1-3 years	Unfunded
Columbia Street Columbia Street, Woodin Avenue to SR 150 (Johnson Avenue)	\$280,000	1-3 years	Unfunded
Downtown Alleys, Columbia St to Sanders St	\$200,000	1-3 years	Unfunded
Lakeside and Northshore Trails	\$1,100,000	1-3 years	Unfunded
Union Valley Road Study	\$125,000	1-3 years	Unfunded
SR 97A/East Woodin Avenue Corridor Study	Varies; \$50,000 to \$100,000	3-6 years	Unfunded
Boyd Road Widening, SR 150 to City Limits	\$518,000	3-6 years	Unfunded
Citywide Bicycle and Pedestrian Master Plan	\$50,000	3-6 years	Unfunded
Non-Motorized Improvements	Varies; \$100,000 to \$800,000	6+ years	Unfunded
SR 150 North Shore Corridor Study	Varies; \$20,00 to \$50,000	6+ years	Unfunded
Mitigation at Other Downtown Intersections	Varies; \$100,000 to \$700,000	6+ years	Unfunded

Source: SCJ, City of Chelan 2017

ACTION PLAN

The Chelan 2037 Transportation Improvement Program identified previously consists of the major roadway projects that are necessary to support the City's Comprehensive Land Use Plan, non-motorized improvements to enhance multimodal travel and support the walkable community expressed in other visioning efforts, and safety and operational improvement projects to maintain an acceptable level of service throughout the system. As specific private development projects are proposed, the City will assess impacts during review of the proposal and determine whether additional improvements may be needed.

Specific action items as described in the Transportation Element are summarized below.

Complete Construction of No-See-Um Roundabout Intersection.

Working with WSDOT, the City should complete the construction of this roundabout intersection to improve safety and access on both sides of SR 150. This roundabout will also help meter traffic into Chelan, allowing traffic gaps for those trying to access SR 150 from Don Morse Park, Gibson Avenue, Nixon Avenue and the commercial driveways.

Exhibit 8-9. Proposed No-See-Um Roundabout on SR 150.



Source: WSDOT

Prepare and Implement a Citywide Bicycle and Pedestrian Master Plan.

In recent years, a number of plans and studies have spoken to the non-motorized elements in Chelan and the City strives to consolidate these efforts into a single master plan. The City should complete the data collection and evaluation as described in this plan to document the state of the non-motorized system and prioritize projects to complete or enhance the pedestrian and bicycle network throughout the City.

SR 150 North Shore Corridor Study. As more development occurs on the north shore of Lake Chelan, traffic will continue to build on SR 150 making access from side streets and driveways problematic. A corridor study can look at improvements to meter traffic and manage access.

Convert the Woodin Avenue Bridge to One-Way Vehicle Traffic.

This project will enhance a key amenity in downtown Chelan for tourists and locals alike. The conversion will allow much better non-motorized access to downtown and both the Lakeside Trail and Riverwalk Trail and improve safety.

Exhibit 8-10. West Woodin Avenue Bridge, One-Way Concept.



Source: SCJ

Monitor Traffic Operations on SR 150 and SR 97A through Chelan.

These corridors already experience occasional congestion. Regular monitoring will be able to identify needs for intersection improvements at a number of locations that will see increasing vehicle volumes.

SR 97A East Woodin Avenue Corridor Study. Woodin Avenue east of Saunders Street will see increasing traffic and left-turns and through movements out of cross streets may become problematic as time goes on. The City should consider corridor planning in this area to identify the preferred cross section for Woodin Avenue, non-motorized facilities, intersection control and access management.

Complete Lakeside Trail. The City has an ambitious plan to connect Don Morse Park near downtown to Lakeside Park along the south shore. Providing this non-motorized connection will be critical to pedestrian and bicycle safety along the SR 97A corridor, especially as south shore properties continue to redevelop. Partnering with developers as properties along this alignment redevelop will be crucial to completing this system.

Exhibit 8-11. Lakeside Trail at Don Morse Park.

Complete Northshore Trail. The City has an ambitious plan to extend the trail system along the north shore of Lake Chelan to provide non-motorized access to the residential neighborhoods being built in the area.

Union Valley Road Study. Union Valley Road provides access through a topographically challenging area from the heart of Chelan to points north.

The current corridor requires widening and other improvements if this route is to serve increasing traffic volumes or non-motorized users.

Boyd Road Widening. Boyd Road is seeing increased traffic volumes from SR 150 along the lake up the hill to residential neighborhoods. Widening this road will make it safer for non-motorized traffic to use this route.

South Chelan Access Study. Significant growth has been projected for the hills south of Chelan. There are few routes that currently access this area. To ensure adequate access and circulation, a plan needs to be developed to manage access onto SR 97A and to identify feasible routes into the hills that will provide the necessary capacity.

Farnham Street. This is a key location just south of the Dan Gordon Bridge that provides access to residential areas in south Chelan. This intersection is approaching capacity and will require future capacity and/or safety improvements.

Downtown Alleys. The Downtown Master Plan identified alleys as a resource for businesses for delivery and other uses, including potential non-motorized connections or outdoor seating, etc. The Regardless of the final use, the alleys need some improvements to better serve the commercial area.

Traffic Calming on Woodin Avenue. With the improvements to the Woodin Avenue Bridge, Woodin Avenue between the bridge and Webster Avenue will become a favorite route for pedestrians. Traffic calming will keep vehicle speeds down and increase the safety of the corridor.

Crosswalks on Sanders Street. Sanders Street has a vehicle-focus currently. As downtown Chelan becomes more walkable, more pedestrian crossings are expected along Sanders Street as pedestrians cross from the lakefront area to other businesses east of Sanders Street.

APPENDICES

Appendix A – Capital Facilities Plan

Appendix B – Definitions

Appendix C – Land Capacity Analysis

Appendix D – Transportation 2037 Analysis

City of Chelan | November 2017

Comprehensive Plan Appendices



City of Chelan

COMPREHENSIVE PLAN UPDATE 2017 APPENDIX A. CAPITAL FACILITIES PLAN

November 2017

Prepared by:

BERK Consulting

Prepared for:

City of Chelan



TABLE OF CONTENTS

- 1.0 Introduction..... 1-1**
 - 1.1 Purpose..... 1-1
 - 1.2 Growth Management Act Requirements..... 1-1
 - 1.3 Definition of Capital Facilities..... 1-2
 - 1.4 Principles Guiding Chelan’s Capital Investments..... 1-3
 - 1.5 Sources and Assumptions..... 1-4
 - 1.6 Overview..... 1-4
 - 1.7 Relationship to the Comprehensive Plan..... 1-5

- 2.0 Capital Facilities Revenue Analysis 2-6**
 - 2.1 Overview..... 2-6
 - 2.2 Funding the Capital Facilities Plan 2-6
 - 2.3 Assumptions..... 2-7
 - 2.4 General Capital Revenues..... 2-7
 - 2.5 Dedicated Capital Revenues and Operating Transfers..... 2-11
 - 2.6 Six-Year Cost and Revenue Comparison 2-27
 - 2.7 Policy Options and Other Funding Sources 2-28
 - 2.8 Other Service Providers 2-29

- 3.0 Capital Facilities Inventory, Demand, and Capital Lists 3-30**
 - 3.1 Parks and Recreation..... 3-30
 - 3.2 Sewer 3-40
 - 3.3 Water 3-43
 - 3.4 Stormwater..... 3-49
 - 3.5 Municipal Facilities..... 3-50
 - 3.6 Refuse..... 3-53
 - 3.7 Streets..... 3-53

3.8 Airport.....3-54

3.9 Law Enforcement3-55

3.10 Fire Suppression and Emergency Medical Services3-58

3.11 Schools3-63

4.0 References 4-65

List of Exhibits

Exhibit 1-1. Infrastructure and Services Addressed in the Capital Facility Plan 1-4

Exhibit 1-2. Chelan and UGA Population Assumptions, 2017-2037 1-6

Exhibit 2-1.Capital Improvement Fund Revenues (2008 – 2037), YOES\$..... 2-9

Exhibit 2-2. Projected Real Estate Excise Tax Revenues (2017 -2037), YOES\$ 2-9

Exhibit 2-3. Historical and Projected General Capital Improvement Grants (2008 – 2037), YOES\$.....2-10

Exhibit 2-4. Projected General Capital Improvement Grants and Contributions (2017 – 2037), YOES\$2-10

Exhibit 2-5. Projected Revenues Dedicated to General Capital Improvements (2017 – 2037), YOES\$.2-10

Exhibit 2-6. Estimated General Capital Improvement Revenues and Costs (2017 – 2037), YOES\$2-11

Exhibit 2-7. Historical and Projected Dedicated Recreation Revenues (2008 – 2037), YOES\$2-12

Exhibit 2-8. Projected Recreation Dedicated Revenues (2017 – 2037), YOES\$2-12

Exhibit 2-9. Historical and Projected Recreation Operating Transfers (2008 – 2037), YOES\$2-13

Exhibit 2-10. Projected Recreation Operating Transfers (2017 – 2037), YOES\$.....2-13

Exhibit 2-11. Historical and Projected Recreation Grants and Contributions (2008 – 2037), YOES\$2-14

Exhibit 2-12. Projected Recreation Grants and Contributions, (2017 – 2037), YOES\$.....2-14

Exhibit 2-13. Projected Revenues Dedicated to Recreation Capital (2017 – 2037), YOES\$2-14

Exhibit 2-14. Estimated Recreation Revenues and Costs (2017 – 2037), YOES\$¹2-15

Exhibit 2-15. Historical and Projected Sewer Dedicated Revenues (2008 – 2037), YOES\$.....2-16

Exhibit 2-16. Projected Sewer Dedicated Revenues (2017 – 2037), YOES\$.....2-16

Exhibit 2-17. Historic and Projected Sewer Operating Transfers (2008-2037), YOES\$2-17

Exhibit 2-18. Projected Sewer Operating Transfers (2017 – 2037), YOES\$.....2-17

Exhibit 2-19. Historical and Projected Sewer Grants (2008 – 2037), YOES\$	2-18
Exhibit 2-20. Projected Sewer Grants and Contributions (2017 – 2037), YOES\$	2-18
Exhibit 2-21. Projected Revenues Dedicated to Sewer Capital (2017 – 2037), YOES\$	2-18
Exhibit 2-22. Estimated Sewer Revenues and Costs (2017 – 2037), YOES ¹	2-19
Exhibit 2-23. Historical and Projected Water Dedicated Revenues (2008 – 2037), YOES\$	2-20
Exhibit 2-24. Projected Dedicated Water Revenues (2017 – 2037), YOES\$	2-20
Exhibit 2-25. Historical and Projected Water Operating Transfers (2008 – 2037), YOES\$	2-21
Exhibit 2-26. Projected Water Operating Transfers (2017 – 2037), YOES\$	2-21
Exhibit 2-27. Historical and Projected Water Grants (2008 – 2037), YOES\$	2-22
Exhibit 2-28. Projected Water Grants (2017 – 2037), YOES\$	2-22
Exhibit 2-29. Projected Revenues Dedicated to Water Capital (2017 – 2037), YOES\$	2-22
Exhibit 2-30. Estimated Water Revenues and Costs (2017 – 2037), YOES ¹	2-23
Exhibit 2-31. Historical and Projected Streets Dedicated Revenues (2008 – 2037), YOES\$	2-24
Exhibit 2-32. Projected Streets Dedicated Revenues (2017 – 2037), YOES\$	2-24
Exhibit 2-33. Historical and Projected Streets Operating Transfers (2008 – 2037), YOES\$	2-25
Exhibit 2-34. Projected Streets Operating Transfers (2017 – 2037), YOES\$	2-25
Exhibit 2-35. Historical and Projected Streets Grants (2008 – 2037), YOES\$	2-26
Exhibit 2-36. Projected Streets Grants (2017 – 2037), YOES\$	2-26
Exhibit 2-37. Projected Revenues Dedicated to Streets Capital (2017 – 2037), YOES\$	2-26
Exhibit 2-38. Estimated Streets Revenues and Costs (2017 – 2037), YOES ¹	2-27
Exhibit 2-39. Projected Total Capital Revenues (2016 – 2037), YOES ¹²	2-27
Exhibit 2-40. Estimated Total Revenues and Costs (2017 – 2037), YOES ¹	2-28
Exhibit 3-1. Inventory of City Park Lands	3-30
Exhibit 3-2. Inventory of Non-City Park Lands	3-31
Exhibit 3-3. Inventory of Park Facilities (City and non-city)	3-31
Exhibit 3-4. Parks LOS Policies	3-33
Exhibit 3-5. Seasonal Population Equivalents: 2010-2016	3-34

Exhibit 3-6. Permanent and Seasonal Population: 2022 and 2037 Estimate	3-34
Exhibit 3-7. Current Levels of Service 2017	3-35
Exhibit 3-8. Future Demand Surplus (Deficit) Base LOS applied to population minus available parks and recreation supply	3-36
Exhibit 3-9. Future Demand Surplus (Deficit) Target LOS applied to population minus available parks and recreation supply – Open Space and Shorelines	3-36
Exhibit 3-10. Parks Planned Projects 2017-2024	3-37
Exhibit 3-11. Summary of Parks Investments and Capacity Projects: 2017-2024.....	3-39
Exhibit 3-12. Potential Properties for Acquisition of Land for Parks.....	3-39
Exhibit 3-13. City Sewage Lift Stations Inventory	3-40
Exhibit 3-14. City Collection System Pipe Inventory.....	3-41
Exhibit 3-15. Average Wastewater Flows in MGD, January 2000-2007	3-42
Exhibit 3-16. Wastewater Department Project List, 2016-2022	3-42
Exhibit 3-17. Wastewater Department Project List by Category, 2016-2022.....	3-43
Exhibit 3-18. City Water Facilities Inventory.....	3-44
Exhibit 3-19. Water Connections 2016.....	3-44
Exhibit 3-20. Daily Demand 2004-2007.....	3-45
Exhibit 3-21. Daily Demand 2011-2015.....	3-45
Exhibit 3-22. Monthly Water Production, 2011-2015	3-46
Exhibit 3-23. Water Consumption by Customer Classification (1,000 gallons), 2004-2007	3-46
Exhibit 3-24. Water Consumption by Customer Classification (1,000 gallons), 2004-2007	3-47
Exhibit 3-25. Water Planned Projects 2016-2022.....	3-47
Exhibit 3-26. Water Planned Projects by Category, 2016-2022	3-49
Exhibit 3-27. Stormwater Capital Projects.....	3-50
Exhibit 3-28. City Owned Civic Buildings.....	3-50
Exhibit 3-29. Other City Owned Buildings and Structures	3-51
Exhibit 3-30. Capital Facility Planned Projects 2016-2037	3-52
Exhibit 3-31. Capital Facility Planned Projects, by Category 2016-2019.....	3-52

Exhibit 3-32. Solid Waste Generation3-53

Exhibit 3-33. Lake Chelan Airport Inventory3-54

Exhibit 3-34. Airport 2017-20373-55

Exhibit 3-35. Facilities Used by the Chelan County Sheriff’s Office3-56

Exhibit 3-36. Law Enforcement Calls for Service3-56

Exhibit 3-37. Potential Calls for Service by 2037 based on Current Rates.....3-57

Exhibit 3-38. Lake Chelan Area Fire Districts3-58

Exhibit 3-39. Chelan County Fire District 5 Inventory3-59

Exhibit 3-40. Chelan Fire and Rescue 7 Inventory3-59

Exhibit 3-41. Chelan County Fire District 5 Level of Service Standard3-60

Exhibit 3-42. Chelan Fire and Rescue 7 Level of Service Standard3-61

Exhibit 3-43. Chelan Fire and Rescue 7 Equipment Needs 2017-20203-61

Exhibit 3-44. Chelan Fire and Rescue 7 Equipment Needs 2020-223-62

Exhibit 3-45. Chelan Fire and Rescue 7 Equipment Needs 2023-373-62

Exhibit 3-46. Chelan Fire and Rescue 7 Facility Projects.....3-62

Exhibit 3-47. Lake Chelan School District Facilities.....3-63

Exhibit 3-48. Lake Chelan School District Standards3-64

Exhibit 3-49. Lake Chelan School District Capital Projects 2016-2018.....3-64

CAPITAL FACILITIES APPENDIX

1.0 INTRODUCTION

1.1 Purpose

The purpose of the Capital Facilities Plan (CFP) Appendix is to use sound fiscal policies to provide adequate public facilities consistent with the land use and transportation elements and concurrent with, or prior to, the impacts of development to achieve and maintain adopted standards for levels of service.

The Capital Facilities Element and associated CFP Appendix are required components of the Comprehensive Plan to guide capital planning necessary to provide services to the community (CFP refers collectively to both the element policies and this supporting appendix). Capital facilities are significant projects for jurisdictions to fund, build, and maintain, and the sooner a jurisdiction plans for its needs the better they can do to meet their needs. The Comprehensive Plan and CFP are 20-year policy and planning documents (or sometimes longer). Some jurisdictions create Capital Improvement Program with a 6-year time horizon for budgetary purposes, which may be incorporated into the Comprehensive Plan and associated CFP.

Together, these documents guide the City of Chelan's (City's) capital facilities development over 20 years needed to support forecasted population and employment growth. This CFP updates the inventory of current capital facilities owned by the City, establishes the Level of Service Standards (LOS) that measures the benefits the City can provide, and includes a project summary that projects the expected capital facilities needs and investments over the next 20 or more years.

1.2 Growth Management Act Requirements

The Washington State Growth Management Act (GMA) requires that the Capital Facilities Element of a Comprehensive Plan include an inventory, projected needs, and funding and financing for facilities and infrastructure. This CFP Appendix is intended to provide the technical foundation – inventory, service standards, capacity, proposed projects, and funding as appropriate – for the GMA required Capital Facilities Element. The goals and policies for these required elements are contained in the Capital Facilities Element of Chelan's Comprehensive Plan.

GMA requires that all comprehensive plans contain a capital facilities plan element. GMA specifies that the capital facilities plan element should consist of: a) an inventory of existing capital facilities owned by public entities; b) a forecast of the future needs for capital facilities; c) the proposed locations and capacities of expanded or new capital facilities; d) a six-year CFP that will finance capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes; and e) a requirement to reassess the land use element if probable funding falls short of existing needs. (RCW 36.70a.070(3))

The GMA requires the CFP to identify specific facilities, include a realistic financing plan (for the six-year period), and make adjustment to the plan if funding is inadequate. Capital facilities are important because they support the growth envisioned in the City's Comprehensive Plan. GMA

requires that all capital facilities have “probable funding” to pay for capital facility needs, and that jurisdictions have capital facilities in place and readily available when new development comes in or must be of sufficient capacity when the population grows, particularly for transportation (concurrency) or for services deemed necessary to support development.

Levels of service (LOS) are established in the CFP and represent quantifiable measures of capacity. They are minimum standards established by the City to provide capital facilities and services to the Chelan community at a certain level of quality and within the financial capacity of the City or special district provider. LOS standards are influenced by local citizens, elected and appointed officials, national standards, mandates, and other considerations, such as available funding. Examples of LOS measures include: amount of intersection delay, acres parks or miles of trails per 1,000 population, gallons of water per capita per day, and others. Those facilities and services necessary to support growth should have LOS standards and facilities.

Recent Growth Management Hearings Board cases have placed more importance on the preparation and implementation of CFPs. The key points include:

- **Capital facilities** plans should address the 20-year planning period and be consistent with growth allocations assumed in the Land Use Element. Capital facilities plans should also demonstrate an ability to serve the full city limits and Urban Growth Area (UGA).
- **Financial plans** should address at least a 6-year period and funding sources should be specific and committed. The City should provide a sense of the funding sources for the 20-year period though it can be less detailed than for the 6-year period.

Growth, LOS standards, and a funded capital improvement program are to be in balance. In the case where the LOS cannot be met by a service or facility, the jurisdiction could do one of the following: 1) add proposed facilities within funding resources, 2) reduce demand through demand management strategies, 3) lower LOS standards, 4) phase growth, or 5) change the land use plan.

1.3 Definition of Capital Facilities

Capital facilities generally have a long useful life and include city and non-city operated infrastructure, buildings, and equipment. Capital facilities planning does not cover regular operation and maintenance, but it does include major repair, rehabilitation, or reconstruction of facilities. City Financial Management Policies consider capital assets to be assets with values more than \$2,000 and an estimated useful life of more than one year.

The CFP addresses infrastructure (such as streets, roads, traffic signals, sewer systems, stormwater systems, water systems, parks, etc.) and public facilities through which services are offered (such as fire protection structures and major equipment, law enforcement structures, schools, etc.). Per WAC 365-196-415, at a minimum, those capital facilities to be included in an inventory and analysis are water systems, sewer systems, stormwater systems, schools, parks and recreation facilities, police facilities and fire facilities.

1.4 Principles Guiding Chelan's Capital Investments

There are two main guiding elements behind the capital facilities planning: fiscal policies and the GMA. These principles interact to guide capital investment. The 2016 City of Chelan Mayor's Message on the budget notes fiscal decisions in capital planning that have improved the City's financial standing, and describes the vision for the community as achieving and maintaining optimum level of services in the community. The CFP helps promote these principles of Chelan's quality of life.

The City desires to make the CFP:

- A tool for budgeting
- The basis for capital spending, giving a degree of assurance about how public money will be spent
- A useful guidance document for leadership and staff

Toward that end, the City has developed the following guidelines to evaluate projects before adding them to the CFP. As the City moves toward a new way of doing business, the guidelines may become standards. Within this current CFP, the guidelines have not been applied. Financial constraint guidelines will be applied when this plan is updated.

Project Prioritization Guidelines for Six-Year Capital Facilities Plan

1. In order to be considered in the city's annual budget, a project that meets the definition of Capital Facility should be included in the City's CFP.
2. Projects planned for the first three years of the CFP should be fiscally constrained. That means that projects should not be scheduled for the first three years unless:
 - a. Funding is available from an existing, dedicated city fund, or
 - b. A grant has been awarded for the expenditure, or
 - c. The project funding source is voter-approved bonds that are likely to be put before the voters, such as a fire station; *and*
 - d. Annual operation and maintenance costs have been budgeted, or represent a reasonable (not greater than 3%) increase over the previous year's expenditures.
3. Projects planned for years four through six should be reasonably constrained. That means projects should only be included in the CFP if:
 - a. Grant sources are reasonably likely to approve an application, or
 - b. New funding sources, such as development impact fees, have been presented to and discussed by the City Council; *and*

- c. Annual operation and maintenance costs are reasonable—while not limited to the 3% increase over current budget, there needs to be some reasonable expectation of how the increase would be covered.

1.5 Sources and Assumptions

The CFP is based on the following sources of information and assumptions:

- **Capital Facility Functional or System Plans.** Capital facility functional or system plans of the City of Chelan or other service providers were reviewed for inventories, levels of service, planned facilities, growth forecasts, and potential funding.
- **Growth Forecasts.** Population and job growth forecasts were allocated to the City of Chelan through the County wide Planning Policies for Chelan County. The 2017 population as well as the 2022 (six-year) and 2037 population (20-year) growth for each facility provider is estimated.
- **Revenue Forecasts.** Revenues were forecasted for Chelan city facilities to year 2037. The sources of revenue are summarized from available plans and compared to typical revenue sources for those service providers.

1.6 Overview

Exhibit 1-1 summarizes the facilities and services addressed in this appendix including the service, provider, and applicable plans considered in this appendix.

Exhibit 1-1. Infrastructure and Services Addressed in the Capital Facility Plan

Facility Type	Providers	Description	Applicable Plans
Parks & Recreation	<ul style="list-style-type: none"> • City Parks & Recreation Department • Chelan County Public Utilities District • Manson Parks & Recreation District • Washington State 	Provides park and recreation facilities and other amenities with capital facilities.	City of Chelan Parks, Recreation & Open Space (PROS) Plan, 2016
Streets	City Streets Department	Provides and maintains paved streets, alleys, traffic signals, and cleans and maintains storm drainage ditches.	See Transportation Element
Refuse	City Solid Waste & Recycling Department	Provides facilities for services for garbage and recycling collection.	Chelan County Solid Waste Management Plan

Facility Type	Providers	Description	Applicable Plans
Wastewater and Sewer	<ul style="list-style-type: none"> City Department Lake Chelan Sewer District (LCSD) Lake Chelan Reclamation District 	Collects and treats wastewater and maintains water quality.	General Sewer Plan, 2008
Water	<ul style="list-style-type: none"> City Water Division Bear Mountain Water District (BMWD) Lake Chelan Reclamation District 	Provides potable water or irrigation water to the City.	Water System Plan, 2017, pending
Municipal Buildings	City of Chelan	Includes city-owned buildings and property management related to city owned capital.	City of Chelan Budget, 2016
Airport	City of Chelan and the Port of Chelan County	A general use airport owned by the City and Port of Chelan County.	Airport Layout Plan, 2009, pending update
Law Enforcement	Chelan County Sheriff's Office	Contracts with the County to provide law enforcement to the City.	Chelan County Sheriff Annual Report, 2015
Fire	<ul style="list-style-type: none"> County Fire Protection District 7 Chelan County Fire Protection District 5 	Contracts with fire protection districts to provide fire services to the City.	Chelan County Fire District #5 Community Task Force Report, 2012 Chelan Fire and Rescue Long Range Plan, 2014-2018
School	Lake Chelan School District	Provides facilities for instruction for the City of Chelan.	Lake Chelan School District Capital Projects Summary

Source: BERK, 2017.

1.7 Relationship to the Comprehensive Plan

The Capital Facilities Plan relies on the policies set forth in the Chelan Comprehensive Plan as a baseline for studying capital planning needs. The future land use plan and the Comprehensive Plan population assumptions drive future development in the City, which impacts levels of service and determines capacity needs for services provided by City and non-city providers. **Exhibit 1-1** lists the population assumptions for the 6 and 20-year planning horizon years for both the city limits and the UGA. If UGAs were to annex to the City the UGA population would be added to the City's population. See the Existing Conditions Report (2017) and Land Use Element documenting the City's 2017-2037 growth targets and estimates.

Exhibit 1-2. Chelan and UGA Population Assumptions, 2017-2037

Year	City + unincorporated UGA CFP Growth Assumptions
2017	4,465
2022	4,749
2037	5,719
Net Growth 2017-37	1,254

Source: BERK, 2017.

In addition to planning for its year-round population, the City plans for seasonal populations. The water and sewer plans consider water and wastewater demand in peak and non-peak seasons and plan for both. The transportation analysis considers traffic during spring and summer during PM peak hours. Additionally, for parks and law enforcement, this appendix generates an estimate of seasonal population and effect on levels of service.

2.0 CAPITAL FACILITIES REVENUE ANALYSIS

2.1 Overview

The revenue analysis of the Capital Facilities Plan supports the financing for providing facilities and services, as required by RCW 36.70A.070(3)(d). Revenue estimates, using assumptions that are based on historical trends, are used to represent realistic expectations for revenue that may be available for capital funding.

This revenue analysis looks at Chelan’s capital facility revenues for those services provided by the City of Chelan. Capital expenses are a significant portion of the City’s annual spending, and accounted for an estimated 36% of the City budget in 2016 (City of Chelan, 2016). Through identifying fiscal constraints in the future, and potential gap funding options, project prioritization can be incorporated into the capital planning process.

The revenue analysis provides an **approximate, and not exact, forecast of future revenue sources**. The numbers projected in this analysis are for planning purposes and cannot account for sensitivities such as local, state, and federal policy, economic trends, and other factors.

2.2 Funding the Capital Facilities Plan

Estimated future revenues are projected for the Plan’s 2017 – 2037 time period. The revenue analysis is categorized according to:

- **General Capital Revenues.** Those revenues under the category of general capital revenues are the revenues required by law to be used for capital projects. The general capital revenues in Chelan include REET I and REET II and is directed to the Capital Improvement Fund.
- **Dedicated Capital Revenues.** Dedicated revenues are required to be used for certain types of capital spending, outlined by the law. The dedicated capital revenues in Chelan include grants and fees.

- **Operating Transfers.** Operating transfers-in are those revenue sources that are transferred in from operating funds. Although these are not dedicated sources to be relied on for capital funding, it has been the historical practice of the City to regularly make transfers into capital funds for certain service departments. Those are calculated separately as the practice may be common enough to be considered a potential funding source, however these transfers are not dedicated to capital spending and could be used elsewhere.
- **Potential Policy Options and Other Funding Sources.** There are additional policy tools and sources available to fund capital projects.

2.3 Assumptions

The assumptions used in this analysis may not align with the City's budget assumptions regarding the same sources of revenue because the purpose of the two analyses is different. The City's budget estimates how much money the City will have available for spending in the coming fiscal year while this CFP revenue analysis estimates how much money (dedicated to capital spending) the City is likely to receive in total over the next six and 20 years. The Chelan revenue analysis is based on the following assumptions:

- **Analysis Boundary.** The analysis includes the current city limits as well as the UGA. The buildable lands analysis indicates that the City can accommodate all expected growth by 2037 in the Chelan UGA.
- **District Boundaries.** Some of the service providers operate in a geographic area other than the city limits. Population estimates through 2037 for these districts are a subset of those indicated in Exhibit 1-2.
- **Real Estate Excise Tax (REET).** This analysis assumes that assessed values (AV) for property tax will increase an annual rate of 1% going forward and that the turnover rate is 5% for residential properties and 3% for commercial properties. New construction is assumed to be 1.4% of total AV. The growth in assessed value and the turnover rates are important since REET revenues are based on the total value of real estate transactions in a given year. REET 1 and REET 2 each assess 0.25% on all sales of real estate.

2.4 General Capital Revenues

Capital Improvement Fund

The resources of the Capital Improvement Fund are allocated to the acquisition, construction, and improvement of facilities that are not otherwise provided for in other specific funds. The primary sources of revenue is the real estate excise tax (REET). Any capital expenses that the fund pays for that do not fit the criteria for REET funding are funded through a transfer from the General Fund to the Capital Improvement Fund. Some grant contributions have been used to fund projects, including grants from WSDOT, CDBG, and FAA. (City of Chelan, 2016)

Capital Improvement Fund expenditures include investments in public buildings, design and improvements to public space, debt service on capital projects, equipment replacement, and property acquisition.

Capital Improvement Fund: Real Estate Excise Tax (REET)

Real Estate Excise Tax (REET) revenues are collected on property sales at the point of sale. They are required by law to be spent on capital projects. REET is based on the total value of real estate transactions in a given year, and the amount received annually can vary significantly based on fluctuations in the real estate market and trends in the economy.

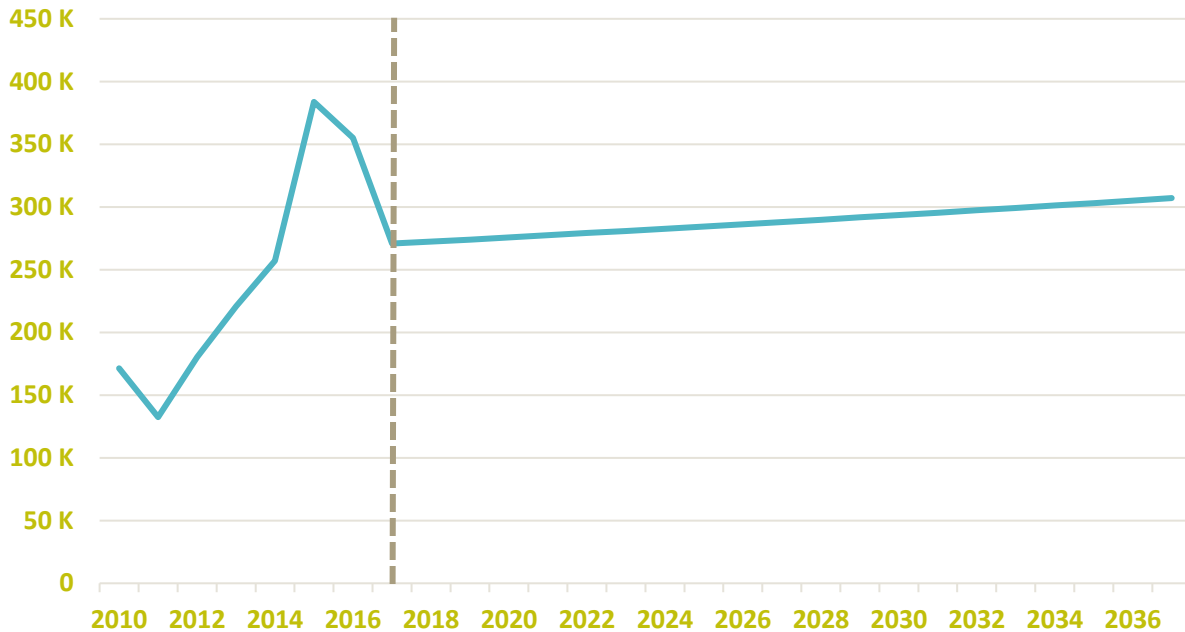
Chelan is authorized by the state to impose two separate REET levies. REET I and REET II each allow for a levy of 0.25 % on the value of a sale, for a total tax of 0.5 %. All proceeds must be used for capital spending, as defined in RCW 35.43.040. REET II is more restricted than REET I, as it may not be spent on acquisition of land for parks, recreation facilities, law enforcement facilities, fire protection facilities, trails, libraries, or administrative or judicial facilities (RCW 82.46.035). REET II, specifically, can only be levied by those cities and counties that are planning under GMA. For REET II, the capital projects must be those specifically listed in RCW 82.46.035(5):

Public works projects of a local government for planning, acquisition, construction, reconstruction, repair, replacement, rehabilitation, or improvement of streets, roads, highways, sidewalks, streets and road lighting systems, traffic signals, bridges, domestic water systems, storm and sanitary sewer systems, and planning, constructions, reconstruction, repair, rehabilitation, or improvement of parks.

Within the parameters defined by law, REET I and REET II can be spent at the discretion of the City of Chelan. A portion of REET revenues in Chelan are already committed to bond payments, but this analysis estimates that there will be additional revenues to spend for capital purposes.

Since home sales and values can fluctuate significantly depending on factors of the economy, this analysis assumes annual turnover of 5.0% for residential properties and 3.0% for commercial properties. Exhibit 2-1 shows historical REET revenues to the left of the dotted line and projected revenues to the right of the dotted line. Actual revenues will have peaks and valleys due to the natural cycles of the real estate market and the economy.

Exhibit 2-1. Capital Improvement Fund Revenues (2008 – 2037), YOES\$



Source: City of Chelan, 2016; BERK, 2017.

Exhibit 2-2 shows the estimated total REET revenues for the next six years and for the 20-year planning horizon (2037). As of the end of 2016, REET I and REET II had a beginning fund balance of \$245,225, which is also available for general capital spending during the planning period. Existing debt service commitments are also shown.

Exhibit 2-2. Projected Real Estate Excise Tax Revenues (2017 -2037), YOES\$

General Capital Revenues/REET	Subtotal 2017-2022	Subtotal 2023-2037	Revenue Total 2017-2037
Estimated Revenues	\$1,650,000	\$4,410,000	\$6,060,000

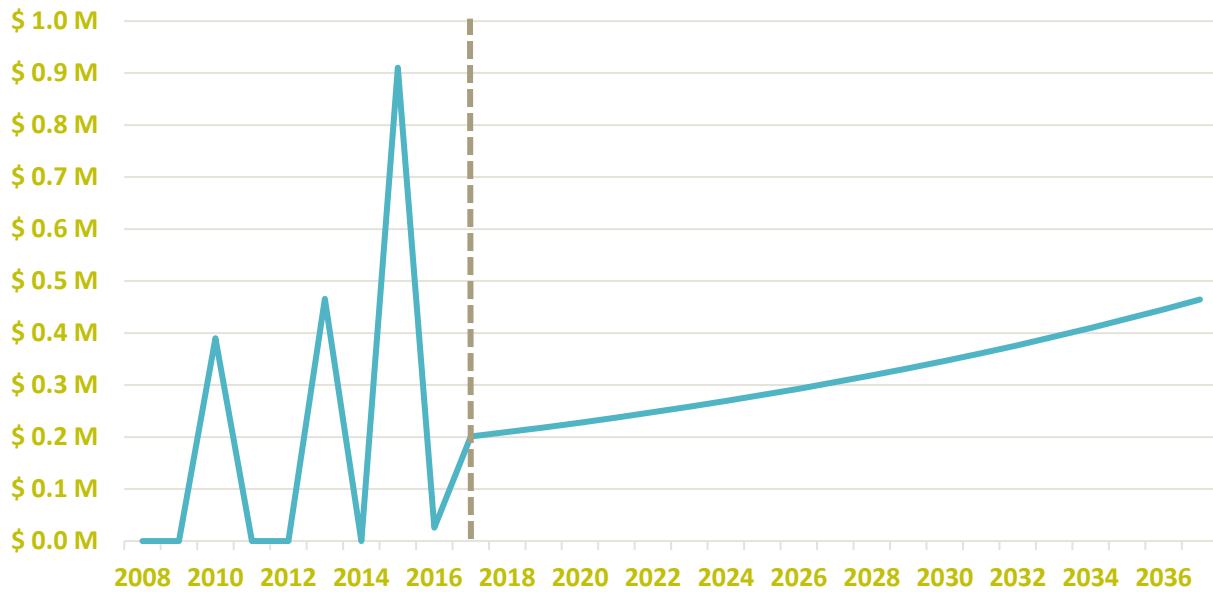
Source: City of Chelan, 2016; BERK, 2017.

Capital Improvement Fund: Grants

The City of Chelan deposits revenues from Grants into the Capital Improvement Fund, including grants from FAA, CDBG, and TIB grant resources. Since 2008, Chelan has received \$45.74 per capita in combined grant and donation revenues. A value of \$45 per capita was used to project potential future grant revenues. The analysis assumes no additional growth beyond inflation growth of 3%.

Exhibit 2-3 shows historical revenues to the left of the dotted line and an estimated future revenue trend to the right of the dotted line. An average annual dollar amount is assumed in each year for this analysis. In reality, annual revenues will vary greatly due to the lumpy nature of grant funding and are likely to resemble more of a peaks and valleys trend as shown in the historical data. While the annual average cannot fully represent future receipt of grant dollars, it approximates how many total dollars may be received over a period of time.

**Exhibit 2-3. Historical and Projected General Capital Improvement Grants (2008 – 2037),
YOE\$**



Source: City of Chelan, 2016; BERK, 2017.

Exhibit 2-4 summarizes projected revenues for the planning period as well as two subtotal time periods.

**Exhibit 2-4. Projected General Capital Improvement Grants and Contributions (2017 – 2037),
YOES\$**

Grants & Contributions	Subtotal 2017 -2022	Subtotal 2023-2037	Revenue 2017-2037	Total
Estimated Revenues	\$1,342,000	\$5,284,000	\$6,626,000	

Source: City of Chelan, 2016; BERK, 2017.

Capital Improvement Fund: Total Estimated Capital Fund Revenues

Exhibit 2-5 shows total estimated dedicated revenues available for general capital improvement projects over the planning period. Additionally, as of the close of 2016, Chelan has a beginning fund balance of about \$245,225 in its Capital Improvement Fund. These funds are also available to cover recreation capital projects during the 2017 – 2037 period. The City also has debt service commitments for the acquisition of the Masonic Temple for the Library. The debt on the Masonic Temple Acquisition expires in 2025, but additional debt commitments may be paid out of the Capital Improvement Fund in the future.

**Exhibit 2-5. Projected Revenues Dedicated to General Capital Improvements (2017 – 2037),
YOES\$**

Capital Improvement Fund/REET	Subtotal 2017-2022	Subtotal 2023-2037	Revenue Total 2017-2037	Total with 2016 Fund Balances
Estimated Revenues	\$2,470,000	\$10,220,000	\$12,690,000	\$12,980,000
Amount Committed to Debt Service	\$172,800	\$86,400	\$259,200	\$259,200

Capital Improvement Fund/REET	Subtotal 2017-2022	Subtotal 2023-2037	Revenue Total 2017-2037	Total with 2016 Fund Balances
Available Revenues	\$2,297,200	\$10,133,600	\$12,430,800	\$12,720,800

Source: City of Chelan, 2016; BERK, 2017.

The City of Chelan monitors the Capital Improvement Fund with the understanding that REET revenues are volatile based on the market. As such, projects are not typically funded fully on anticipated REET funds and will be funded on a combination of anticipated revenues and revenues already received. (City of Chelan, 2016)

Capital Improvement Fund: Six-Year Cost and Revenue Comparison

This six-year comparison looks at the total dedicated general capital improvements revenue sources with its planned project costs for the six-year planning horizon of 2017 – 2022 in order to understand the difference between future dedicated capital costs and potential future revenues. Estimated future capital costs are less than future dedicated capital revenues.

Exhibit 2-6. Estimated General Capital Improvement Revenues and Costs (2017 – 2037), YOES\$

General Capital	Costs 2017- 2022
Dedicated General Capital Revenue	\$2,297,200
2016 General Capital Fund Balance	\$245,225
Total General Capital Funds Available	\$2,540,000
General Capital Costs	\$180,000
Estimated Dedicated Funding Surplus/(Deficit)	\$2,360,000

Source: City of Chelan, 2016 and 2017; BERK, 2017

More information on specific General Capital projects can be found in section 3.5.

2.5 Dedicated Capital Revenues and Operating Transfers

Recreation

The Recreation Capital Fund covers capital improvements of the City’s parks, golf course, and recreational facilities, relying on transfers from the General Fund, Parks and Recreation Fund, and Stadium/Tourism Fund. There is a policy to transfer \$50,000 from the Stadium/Tourism Fund annually in order to maintain reserves for major equipment purchases and infrastructure investments. (City of Chelan, 2016)

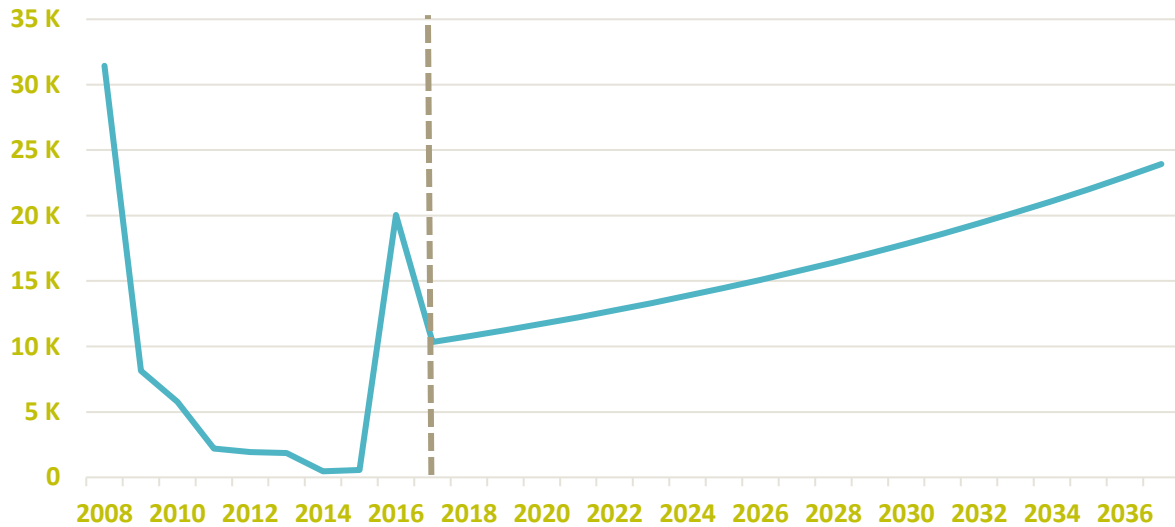
Much of the revenues for parks capital projects and land acquisitions come from state and federal grants, contributions, and inter-fund distributions.

Recreation: Dedicated Revenues

Exhibit 2-7 shows historical revenues to the left of the dotted line and an estimated future revenue trend to the right of the dotted line. An average annual per capita dollar amount is assumed in

each year for this analysis, based on 9-year historical per capita revenues. While the annual average cannot fully represent future receipt of revenues, it approximates how many total dollars may be received over a period of time. This method of projection is consistent for the analysis of dedicated revenues for all service areas analyzed. Since 2008, Chelan has received around \$2.33 per capita in dedicated revenues annually within the Chelan city limits. A value of \$2.25 per capita was used to project potential future grant revenues. The analysis assumes no additional growth beyond inflation growth of 3%.

Exhibit 2-7. Historical and Projected Dedicated Recreation Revenues (2008 – 2037), YOES\$



Source: City of Chelan, 2016; BERK, 2017.

Exhibit 2-8 summarizes projected revenues for the planning period as well as two subtotal time periods.

Exhibit 2-8. Projected Recreation Dedicated Revenues (2017 – 2037), YOES\$

Dedicated Revenues	Subtotal 2017-2022	Subtotal 2023-2037	Revenue 2017-2037	Total
Estimated Revenues	\$70,000	\$280,000	\$350,000	

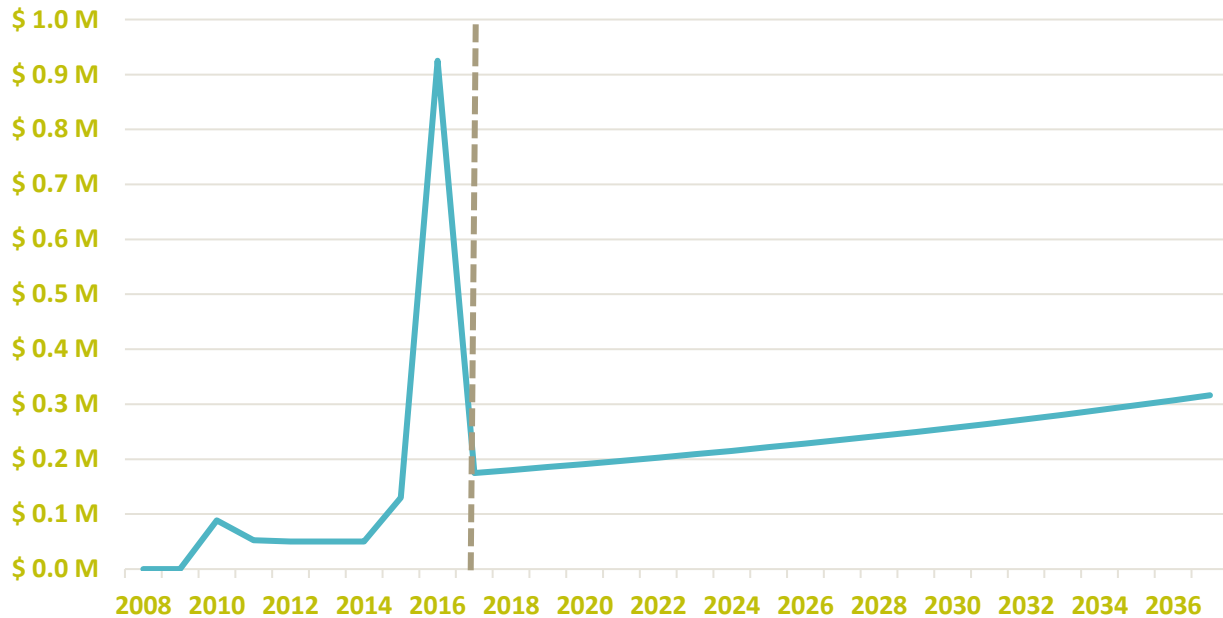
Source: City of Chelan, 2016; BERK, 2017.

Recreation: Operating Transfers

The City of Chelan contributes funds to the Recreation Capital Fund through operating transfers. Historical transfers-in range in size from zero to almost a million dollars in a year. There have been operating transfers included in capital budgets every year since 2010. Average annual transfers between 2008 and 2016 were \$149,577, and annual average annual transfers between 2010 and 2016 were \$192,313. The assumed annual transfer used in this model is \$175,000. No growth in transfers beyond inflation (3%) were assumed. The majority of operating transfers come from the Stadium/Tourism Fund, with additional transfers from the Capital Improvement Fund and the General Fund.

Exhibit 2-9 shows historical revenues to the left of the dotted line and an estimated future revenue trend to the right of the dotted line. An average annual dollar amount is assumed in each year for this analysis, based on the 9-year historical average transfer amount. While the annual average cannot fully represent future receipt of operating transfers, it approximates how many total dollars may be transferred over a period of time. This method of projection is consistent for the analysis of operating transfers for all service departments analyzed.

Exhibit 2-9. Historical and Projected Recreation Operating Transfers (2008 – 2037), YOE\$



Source: City of Chelan, 2016; BERK, 2017.

Exhibit 2-10 summarizes projected revenues for the planning period as well as two subtotal time periods.

Exhibit 2-10. Projected Recreation Operating Transfers (2017 – 2037), YOE\$

Operating Transfers	Subtotal 2017-2022	Subtotal 2023-2037	Total 2017-2037
Estimated Revenues	\$1,140,000	\$3,890,000	\$5,030,000

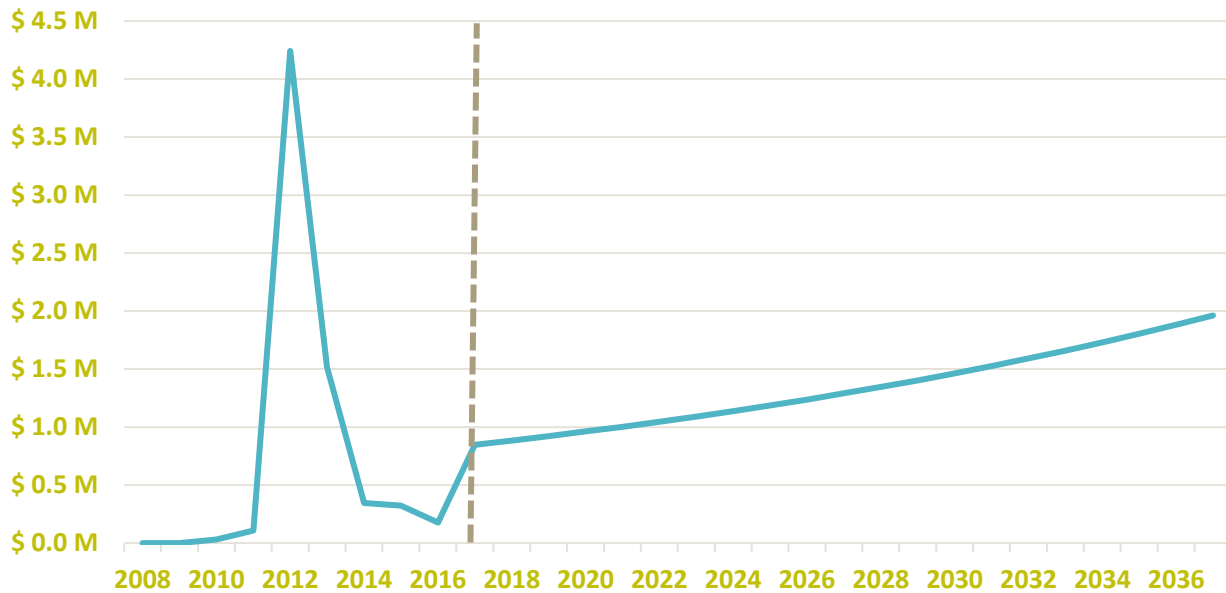
Source: City of Chelan, 2016; BERK, 2017.

Recreation: Grants

State grants have historically been received from the Washington State Recreation and Conservation Office (RCO) and are supplemented by community donations. Since parks grants are competitive on a state or national level, this analysis estimates these revenues on a per capita basis, using the assumption that over time a jurisdiction generally receives its “fair share” of available grant revenues. Since 2008, Chelan has received around \$191 per capita in combined grant and donation revenues. A value of \$190 per capita was used to project potential future grant revenues. The analysis assumes no additional growth beyond inflation growth of 3%.

Exhibit 2-11 shows historical revenues to the left of the dotted line and an estimated future revenue trend to the right of the dotted line. An average annual dollar amount is assumed in each year for this analysis. In reality, annual revenues will vary greatly due to the lumpy nature of grant funding and are likely to resemble more of a peaks and valleys trend as shown in the historical data. While the annual average cannot fully represent future receipt of grant dollars, it approximates how many total dollars may be received over a period of time.

Exhibit 2-11. Historical and Projected Recreation Grants and Contributions (2008 – 2037), YOES



Source: City of Chelan, 2016; BERK, 2017.

Exhibit 2-12 summarizes projected revenues for the planning period as well as two subtotal time periods.

Exhibit 2-12. Projected Recreation Grants and Contributions, (2017 – 2037), YOES

Parks Grants and Donations	Subtotal 2017-2022	Subtotal 2023-2037	Revenue Total 2017-2037
Estimated Revenues	\$5,667,000	\$22,310,000	\$27,977,000

Source: City of Chelan, 2016; BERK, 2017.

Recreation: Total Estimated Capital Fund Revenues

Exhibit 2-13 shows total estimated dedicated revenues available for recreation capital projects over the planning period. Additionally, Chelan has a 2016 fund balance of about \$189,794 in its Recreation Capital Fund. These funds are also available to cover recreation capital projects during the 2017 – 2037 period.

Exhibit 2-13. Projected Revenues Dedicated to Recreation Capital (2017 – 2037), YOES

Total Recreation	Subtotal 2017-2022	Subtotal 2023-2037	Revenue Total 2017-2037	Total with 2016 Fund Balances
Estimated Dedicated Revenues	\$6,870,000	\$26,360,000	\$33,230,000	\$33,420,000

Estimated Grant Revenues	\$5,670,000	\$22,310,000	\$27,980,000	\$27,980,000
Available Revenues	\$1,200,000	\$4,050,000	\$5,250,000	\$5,440,000

Source: City of Chelan, 2016; BERK, 2017.

Recreation: Six-Year Cost and Revenue Comparison

This six-year comparison looks at the total dedicated recreation revenue sources with its planned project costs for the six-year planning horizon of 2017 – 2022 in order to understand the difference between future dedicated capital costs and potential future revenues. As with most capital spending, estimated future capital costs are larger than future dedicated capital revenues.

Exhibit 2-14. Estimated Recreation Revenues and Costs (2017 – 2037), YOY\$¹

Recreation	Costs 2017- 2022
Estimated Parks Grants	\$2,655,030
2016 Parks Fund Balance	\$189,794
Total Parks Funds Available	\$2,840,000
Capital Parks Costs ²	\$7,620,000
Estimated Dedicated Funding Surplus/(Deficit)	(\$4,780,000)

¹ Year of Estimate = YOY

² Inflation Adjusted and therefore do not match costs in Section 3.

Source: City of Chelan, 2016; BERK, 2017; ¶

More information on specific Parks and Recreation projects can be found in section 3.1.

Sewer

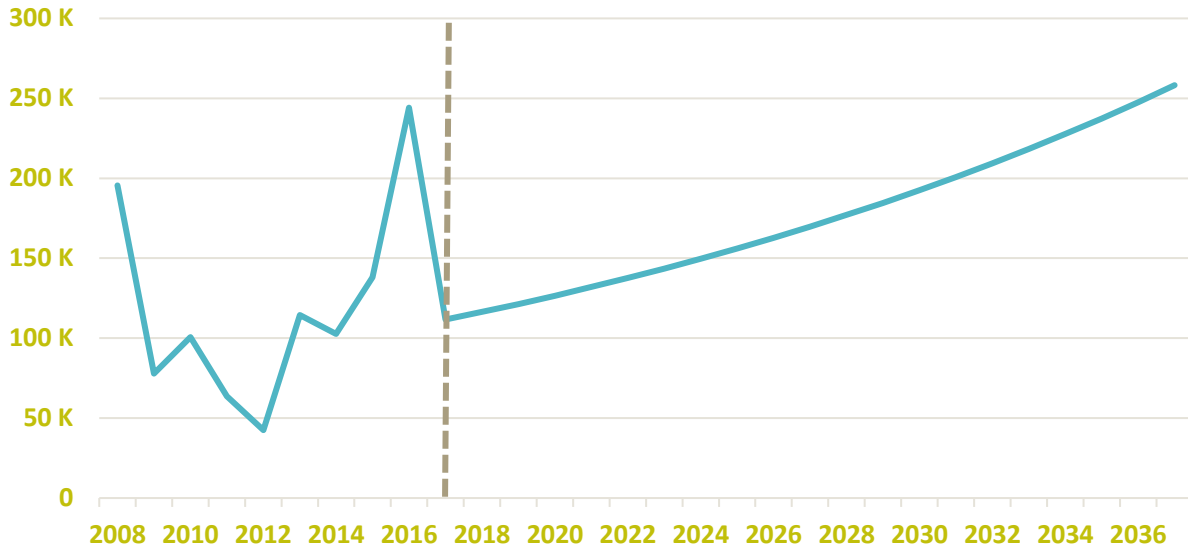
The Sewer Capital Fund funds capital improvement projects related to the wastewater collection and treatment facilities and is financed through general facility charges and monthly rate revenues, which fund the Sewer Fund and are then transferred to the Sewer Capital Fund as needed. Sewer capital projects are funded through cash contributions and utility bond funding. As the City grows, additional wastewater improvements are needed to accommodate the new development, although the timing and location of growth is difficult to predict. (City of Chelan, 2016)

Sewer: Dedicated Revenues

Since 2008, Chelan has received around \$26.90 per capita in dedicated revenues annually within the Chelan UGA. A value of \$25 per capita was used to project potential future grant revenues. The analysis assumes no additional growth beyond inflation growth of 3%.

Exhibit 2-15 shows historical revenues to the left of the dotted line and an estimated future revenue trend to the right of the dotted line. An average annual per capita dollar amount is assumed in each year for this analysis, based on 9-year historical per capita revenues. While the annual average cannot fully represent future receipt of revenues, it approximates how many total dollars may be received over a period of time.

Exhibit 2-15. Historical and Projected Sewer Dedicated Revenues (2008 – 2037), YOES\$



Source: City of Chelan, 2016; BERK, 2017.

Exhibit 2-16 summarizes projected revenues for the planning period as well as two subtotal time periods.

Exhibit 2-16. Projected Sewer Dedicated Revenues (2017 – 2037), YOES\$

Dedicated Revenues	Subtotal 2017-2022	Subtotal 2023-2037	Revenue 2017-2037	Total
Estimated Revenues	\$750,000	\$2,940,000	\$3,690,000	

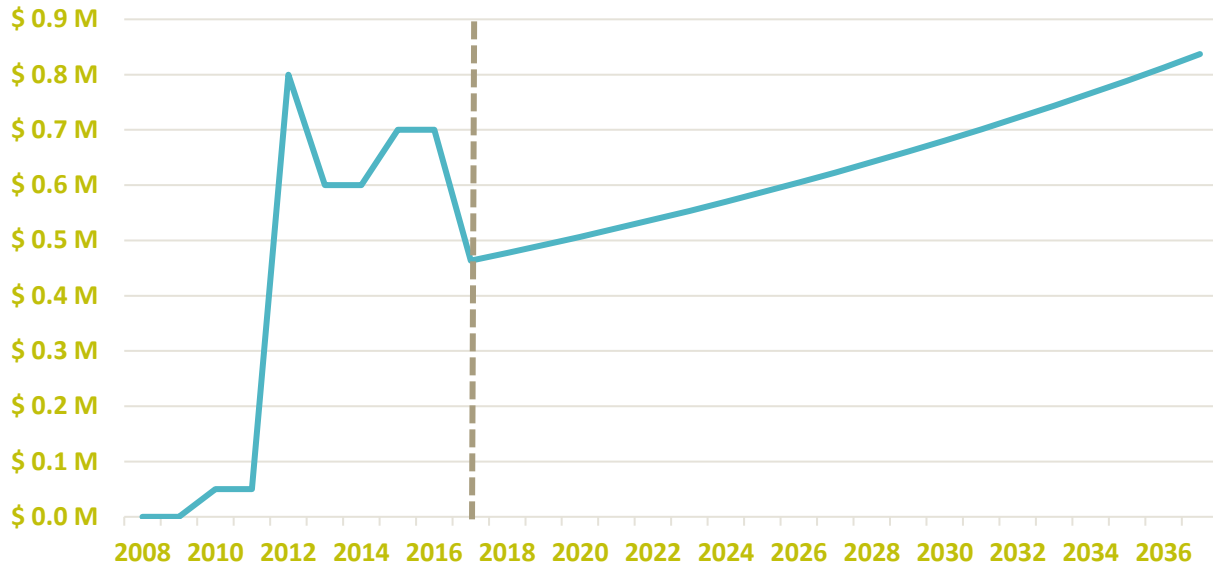
Source: City of Chelan, 2016; BERK, 2017.

Sewer: Operating Transfers

The Sewer Capital Fund historically received an average of around \$390,000 annually in operating transfers between 2008 and 2016 (see Exhibit 2-17). However, there were no transfers during 2008 and 2009. The range from 2010 to 2016 is \$50,000 to \$800,000, and is more consistently around \$600,000 to \$700,000. The average from 2010 to 2016 was \$500,000.. The assumed transfer revenues used in the model are \$450,000 annually to account for the outlier years where no transfers occurred, and yet recognize an increasing trend. The model assumes inflation growth of 3% annually.

Exhibit 2-17 shows historical revenues to the left of the dotted line and an estimated future revenue trend to the right of the dotted line.

Exhibit 2-17. Historic and Projected Sewer Operating Transfers (2008-2037), YOES



Source: City of Chelan, 2016; BERK, 2017.

Exhibit 2-18 summarizes projected revenues for the planning period as well as two subtotal time periods.

Exhibit 2-18. Projected Sewer Operating Transfers (2017 – 2037), YOES

Operating Transfers	Subtotal 2017-2022	Subtotal 2023-2037	Revenue 2017-2037	Total
Estimated Revenues	\$3,000,000	\$10,300,000	\$13,300,000	

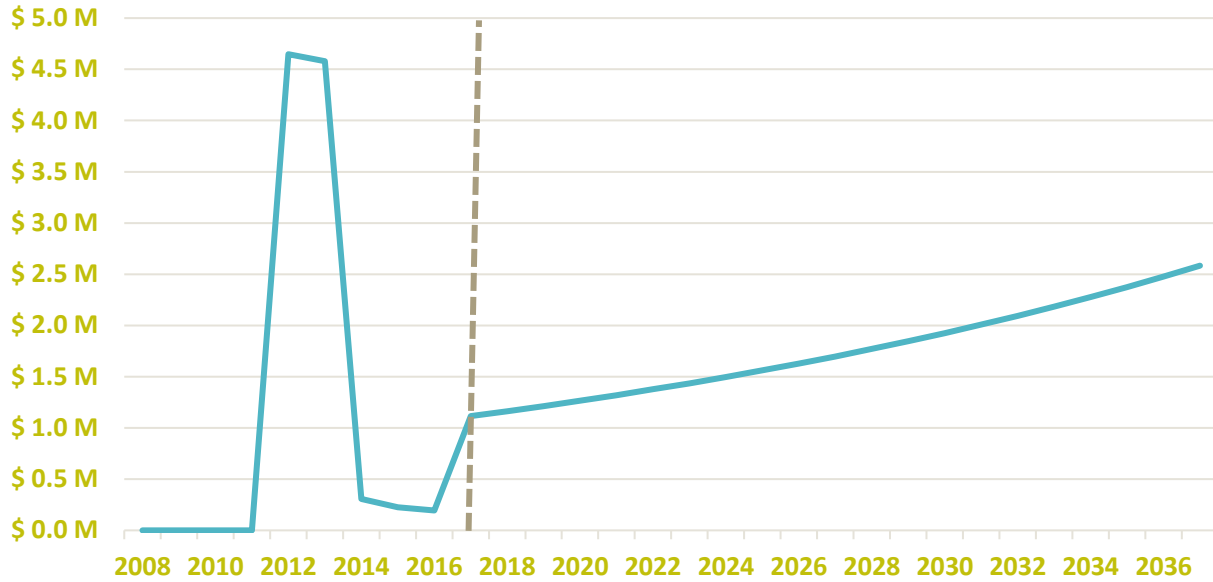
Source: City of Chelan, 2016; BERK, 2017.

Sewer: Grants & Contributions

Sewer grants and contributions come mostly from intergovernmental contributions, as well as from state loans, with a minor amount of grant revenues. Since 2008, Chelan has received \$256 per capita in combined intergovernmental contributions, loans, or grant revenues. A value of \$250 per capita was used to project potential future grant revenues. The analysis assumes no additional growth beyond inflation growth of 3%.

Exhibit 2-19 shows historical revenues to the left of the dotted line and an estimated future revenue trend to the right of the dotted line.

Exhibit 2-19. Historical and Projected Sewer Grants (2008 – 2037), YOES



Source: City of Chelan, 2016; BERK, 2017.

Exhibit 2-20 summarizes projected revenues for the planning period as well as two subtotal time periods.

Exhibit 2-20. Projected Sewer Grants and Contributions (2017 – 2037), YOES

Grants & Contributions	Subtotal 2017-2022	Subtotal 2023-2037	Revenue Total 2017-2037
Estimated Revenues	\$7,456,000	\$29,354,000	\$36,810,000

Source: City of Chelan, 2016; BERK, 2017.

Sewer: Total Estimated Capital Fund Revenues

Exhibit 2-21 shows total estimated dedicated revenues available for sewer capital projects over the planning period. Additionally, Chelan has a 2016 fund balance of about \$978,756 in its Sewer Capital Fund. These funds are also available to cover sewer capital projects during the 2017 – 2037 period. The Sewer Capital Fund also contributes to debt commitments related to capital investments in the sewer system. Currently, around \$650,000 of debt is paid annually from the Sewer Capital Fund.

Exhibit 2-21. Projected Revenues Dedicated to Sewer Capital (2017 – 2037), YOES

Total Sewer	Subtotal 2017-2022	Subtotal 2023-2037	Revenue Total 2017-2037	Total with 2016 Fund Balances
Estimated Revenues	\$11,200,000	\$42,590,000	\$53,790,000	\$54,770,000
<i>Amount Committed to Debt Service</i>	<i>\$2,249,789</i>	<i>\$5,050,365</i>	<i>\$7,300,154</i>	<i>\$7,300,154</i>
Available Revenues	\$8,950,211	\$37,539,635	\$46,489,846	\$47,469,846

Source: City of Chelan, 2016; BERK, 2017.

Sewer: Six-Year Cost and Revenue Comparison

This six-year comparison looks at the total dedicated sewer revenue sources with its planned project costs for the six-year planning horizon of 2017 – 2022 in order to understand the difference between future dedicated capital costs and potential future revenues.

Exhibit 2-22. Estimated Sewer Revenues and Costs (2017 – 2037), YOES¹

Sewer	Costs 2017- 2022
Estimated Wastewater Fund Revenues	\$11,200,000
2015 Wastewater Fund Balance	\$978,756
Total Wastewater Funds Available	\$12,180,000
Capital Wastewater Costs ²	\$4,430,000
Estimated Dedicated Funding Surplus/(Deficit)	\$7,750,000

1 Year of Estimate = YOES

2 Inflation Adjusted and therefore do not match costs in Section 3.

Source: City of Chelan, 2016; BERK, 2017.

More information on specific Sewer projects can be found in section 0.

Water

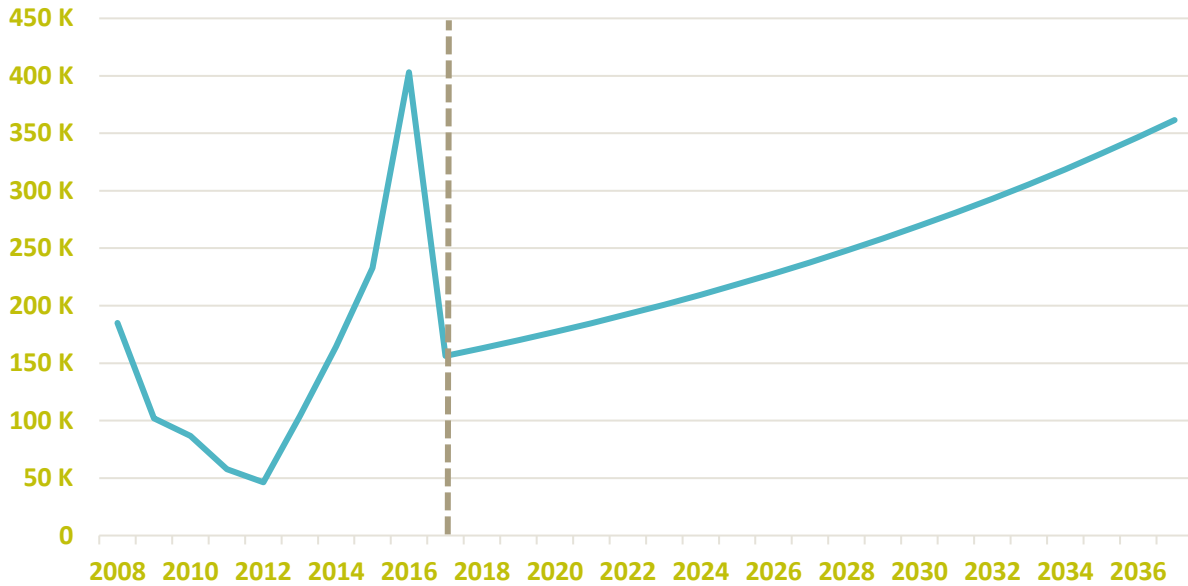
The Water Capital Fund funds capital improvements of the water system and is financed by general facility charges(which are deposited directly into the Water Capital Fund) and monthly rate revenues that are transferred through the Water Fund. (City of Chelan, 2016)

Water: Dedicated Revenues

Since 2008, Chelan has received around \$35 per capita in dedicated revenues annually within the Chelan UGA. A value of \$35 per capita was used to project potential future grant revenues. The analysis assumes no additional growth beyond inflation growth of 3%.

Exhibit 2-15 shows historical revenues to the left of the dotted line and an estimated future revenue trend to the right of the dotted line. An average annual per capita dollar amount is assumed in each year for this analysis, based on 9-year historical per capita revenues. While the annual average cannot fully represent future receipt of revenues, it approximates how many total dollars may be received over a period of time.

Exhibit 2-23. Historical and Projected Water Dedicated Revenues (2008 – 2037), YOE\$



Source: City of Chelan, 2016; BERK, 2017.

Exhibit 2-24 summarizes projected revenues for the planning period as well as two subtotal time periods.

Exhibit 2-24. Projected Dedicated Water Revenues (2017 – 2037), YOE\$

General Facility Charges	Subtotal 2017-2022	Subtotal 2023-2037	Revenue 2017-2037	Total
Estimated Revenues	\$1,090,000	\$3,910,000	\$5,000,000	

Source: City of Chelan, 2016; BERK, 2017.

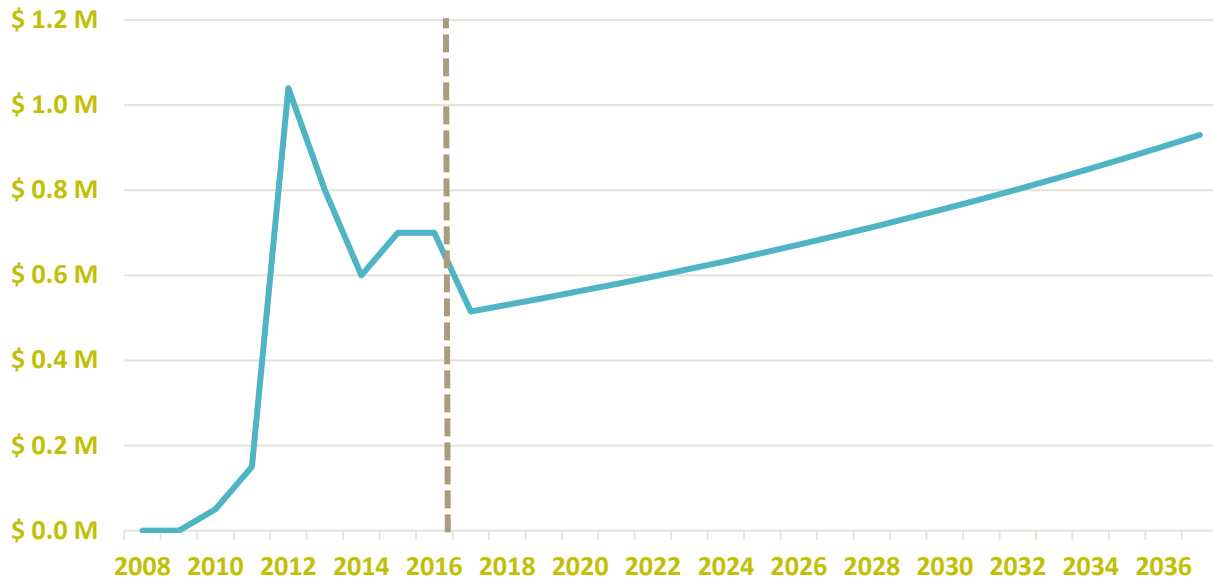
Water: Operating Transfers

The Water Capital Fund historically received an average of around \$450,000 annually in operating transfers between 2008 and 2016. However, there were no transfers during 2008 and 2009. There have been more consistent transfers in more recent years ranging from \$50,000 to over \$1 million, and the typical transfer is between \$600,000 to \$700,000. Including just the years with transfers (2010-2016) the average is \$578,000.

The assumed transfer revenues used in the model are \$500,000 annually to account for the outlier years where no transfers occurred yet recognizing the increasing trend. The model assumes inflation growth of 3% annually.

Exhibit 2-25 shows historical revenues to the left of the dotted line and an estimated future revenue trend to the right of the dotted line.

Exhibit 2-25. Historical and Projected Water Operating Transfers (2008 – 2037), YOES



Source: City of Chelan, 2016; BERK, 2017.

Exhibit 2-26 summarizes projected revenues for the planning period as well as two subtotal time periods.

Exhibit 2-26. Projected Water Operating Transfers (2017 – 2037), YOES

Operating Transfers	Subtotal 2017-2022	Subtotal 2023-2037	Revenue 2017-2037	Total
Estimated Revenues	\$3,340,000	\$11,440,000	\$14,780,000	

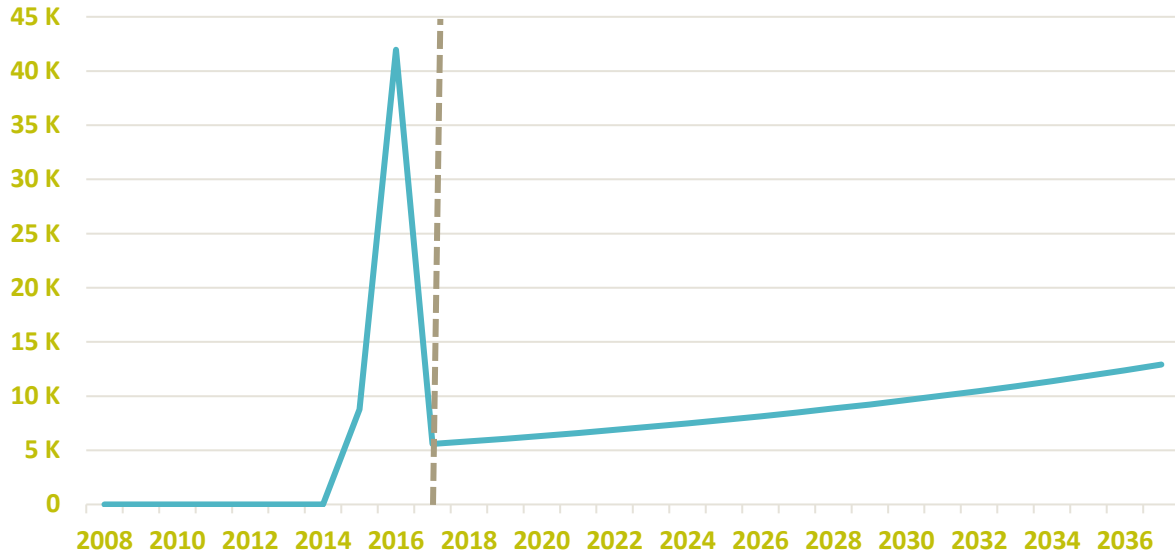
Source: City of Chelan, 2016; BERK, 2017.

Water: Grants and Contributions

Chelan does not frequently receive revenues from grants and contributions for water capital projects. Since 2008, Chelan has received \$1.26 per capita in combined grant and donation revenues. A value of \$1.25 per capita was used to project potential future grant revenues. The analysis assumes no additional growth beyond inflation growth of 3%.

Exhibit 2-27 shows historical revenues to the left of the dotted line and an estimated future revenue trend to the right of the dotted line. The historical data visualizes that the grants and contributions tend to come in large amounts intermittently.

Exhibit 2-27. Historical and Projected Water Grants (2008 – 2037), YOES



Source: City of Chelan, 2016; BERK, 2017.

Exhibit 2-28 summarizes projected revenues for the planning period as well as two subtotal time periods.

Exhibit 2-28. Projected Water Grants (2017 – 2037), YOES

Water Grants	Subtotal 2017-2022	Subtotal 2023-2037	Revenue 2017 - 2037	Total
Estimated Revenues	\$40,000	\$140,000	\$180,000	

Source: City of Chelan, 2016; BERK, 2017.

Water: Total Estimated Capital Fund Revenues

Exhibit 2-29 shows total estimated dedicated revenues available for water capital projects over the planning period. Additionally, Chelan has a 2016 fund balance of about \$2,982,514 in its Water Capital Fund. These funds are also available to cover water capital projects during the 2017 – 2037 period. The Water Capital Fund also contributes to debt commitments related to capital investments in the water system. Currently, around \$118,000 of debt is paid annually from the Water Capital Fund, with no current debt commitments beyond 2020. Additional debt commitments may be paid out of the Water Capital Fund in the future, depending on capital investment needs.

Exhibit 2-29. Projected Revenues Dedicated to Water Capital (2017 – 2037), YOES

Total Water	Subtotal 2017-2022	Subtotal 2023-2037	Revenue Total 2017-2037	Total with 2016 Fund Balances
Estimated Revenues	\$4,420,000	\$15,700,000	\$20,120,000	\$23,110,000
<i>Amount Committed to Debt Service</i>	<i>\$1,794,600</i>	<i>\$0</i>	<i>\$1,794,600</i>	<i>\$1,794,600</i>
Available Revenues	\$2,625,400	\$15,700,000	\$18,325,400	\$21,315,400

Source: City of Chelan, 2016; BERK, 2017.

Water: Six-Year Cost and Revenue Comparison

This six-year comparison looks at the total dedicated water revenue sources with its planned project costs for the six-year planning horizon of 2017 – 2022 in order to understand the difference between future dedicated capital costs and potential future revenues. As with most capital spending, estimated future capital costs are larger than future dedicated capital revenues.

Exhibit 2-30. Estimated Water Revenues and Costs (2017 – 2037), YOES¹

Water	Costs 2017- 2022
Dedicated Water Fund Revenues	\$4,420,000
2016 Water Fund Balance	\$2,982,514
Total Water Funds Available	\$7,400,000
Capital Water Costs ²	\$29,890,000
Estimated Dedicated Funding Surplus/(Deficit)	(\$22,490,000)

¹ Year of Estimate = YOES

² Inflation Adjusted and therefore do not match costs in Section 3.

Source: City of Chelan, 2016; BERK, 2017.

The project may change in the future due to the pending 2017 Water Plan Update. Also, “2021+” projects are counted in 2021 here but are likely to be spread out over additional years.

More information on specific Water projects can be found in section 3.3.

Streets

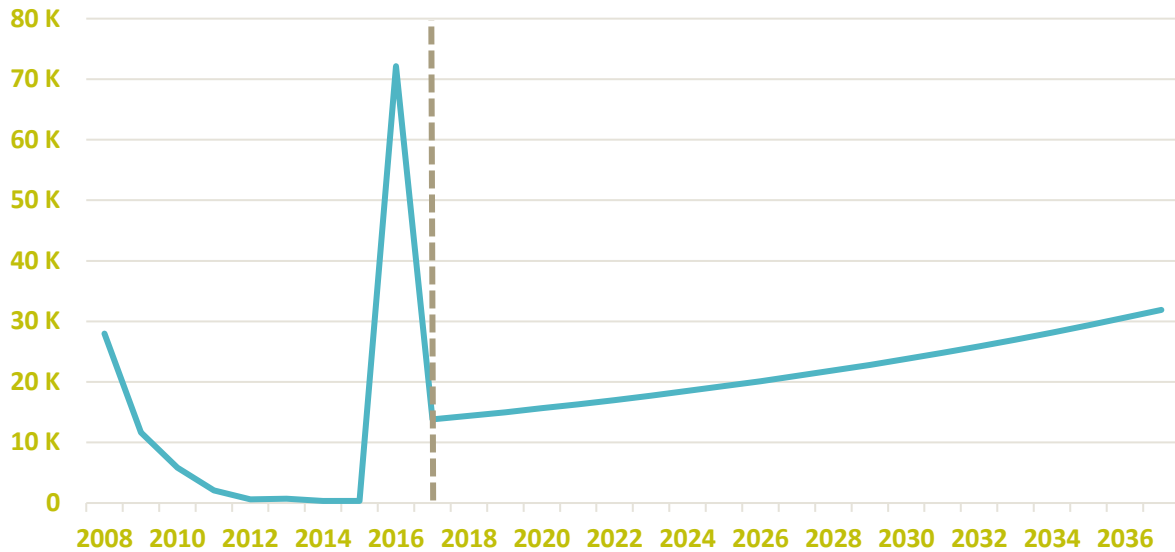
The Streets Capital Fund provides funding for street projects related to capital improvements. Chelan has a Street Overlay Program to assure well-maintained roads in the City through the application of funds to street repair and overlays according to a priority list of projects. The project list is based on a street rating system and over 25 miles of the 32 miles in the City’s inventory have undergone overlay projects since the program started in 1998.

Streets: Dedicated Revenues

Since 2008, Chelan has received around \$3.08 per capita in dedicated revenues annually within the Chelan city limits. A value of \$3.00 per capita was used to project potential future grant revenues. The analysis assumes no additional growth beyond inflation growth of 3%.

Exhibit 2-31 shows historical revenues to the left of the dotted line and an estimated future revenue trend to the right of the dotted line. An average annual per capita dollar amount is assumed in each year for this analysis, based on 9-year historical per capita revenues. While the annual average cannot fully represent future receipt of revenues, it approximates how many total dollars may be received over a period of time.

Exhibit 2-31. Historical and Projected Streets Dedicated Revenues (2008 – 2037), YOES



Source: City of Chelan, 2016; BERK, 2017.

Exhibit 2-34 summarizes projected revenues for the planning period as well as two subtotal time periods.

Exhibit 2-32. Projected Streets Dedicated Revenues (2017 – 2037), YOES

Streets Dedicated	Subtotal 2017-2022	Subtotal 2023-2037	Revenue 2017-2037	Total
Estimated Revenues	\$100,000	\$370,000	\$470,000	

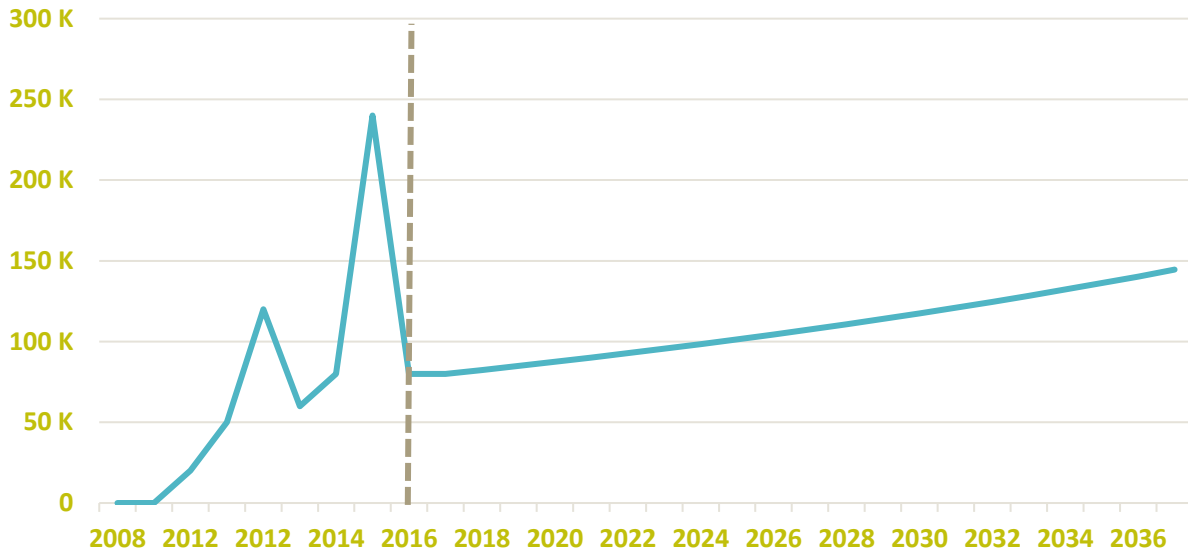
Source: City of Chelan, 2016; BERK, 2017.

Streets: Operating Transfers

The Streets Capital Fund historically received an average of around \$71,000 annually in operating transfers between 2008 and 2016. However, there were no transfers during 2008 and 2009, with more consistent transfers in more recent years. The average transfer between 2010 and 2016 was \$92,857. The assumed transfer revenues used in the model are \$80,000 annually to account for the outlier years where no transfers occurred, and still show an increasing trend. The model assumes inflation growth of 3% annually.

Exhibit 2-33 shows historical revenues to the left of the dotted line and an estimated future revenue trend to the right of the dotted line.

Exhibit 2-33. Historical and Projected Streets Operating Transfers (2008 – 2037), YOES\$



Source: City of Chelan, 2016; BERK, 2017.

Exhibit 2-34 summarizes projected revenues for the planning period as well as two subtotal time periods.

Exhibit 2-34. Projected Streets Operating Transfers (2017 – 2037), YOES\$

Operating Transfers	Subtotal 2017-2022	Subtotal 2023-2037	Revenue 2017-2037	Total
Estimated Revenues	\$520,000	\$1,780,000	\$2,300,000	

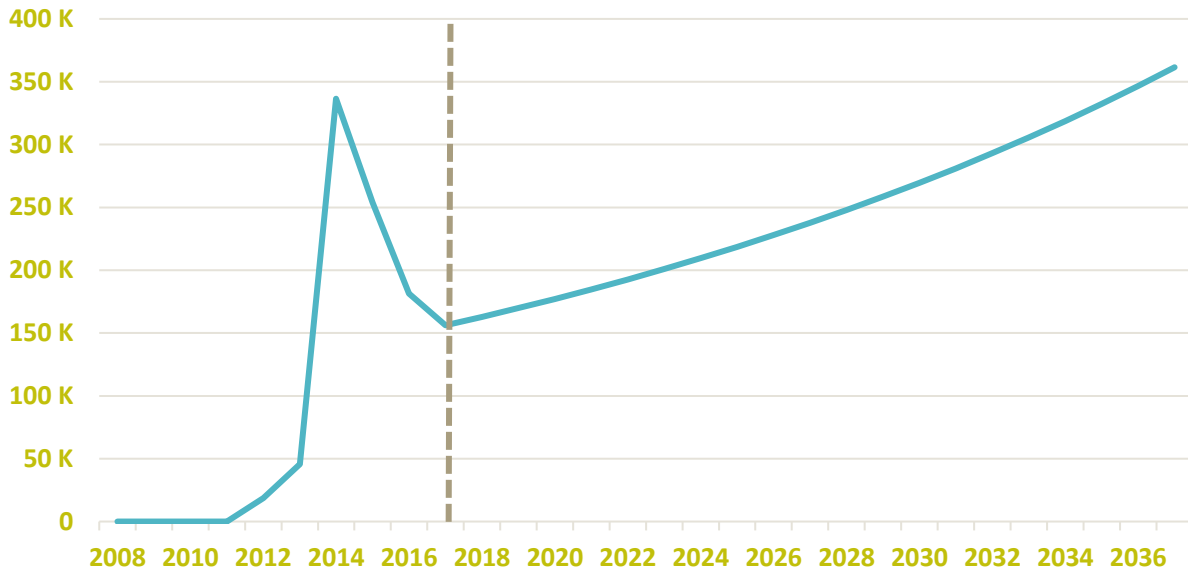
Source: City of Chelan, 2016; BERK, 2017.

Streets: Grants and Contributions

Since 2008, Chelan has received \$21.00 per capita in combined grants and contributions and since 2011, Chelan has received \$31.50 per capita in combined grants and contributions for services within the Chelan City limits. A value of \$25 per capita was used to project potential future grant revenues. The analysis assumes no additional growth beyond inflation growth of 3%.

Exhibit 2-35 shows historical revenues to the left of the dotted line and an estimated future revenue trend to the right of the dotted line.

Exhibit 2-35. Historical and Projected Streets Grants (2008 – 2037), YOES



Source: City of Chelan, 2016; BERK, 2017.

Exhibit 2-36 summarizes projected revenues for the planning period as well as two subtotal time periods.

Exhibit 2-36. Projected Streets Grants (2017 – 2037), YOES

Streets Grants & Contributions	Subtotal 2017 -2022	Subtotal 2023-2037	Revenue Total 2017-2037
Estimated Revenues	\$1,044,000	\$4,110,000	\$5,154,000

Source: City of Chelan, 2016; BERK, 2017.

Streets: Total Estimated Capital Fund Revenues

Exhibit 2-37 shows total estimated dedicated revenues available for streets capital projects over the planning period. Additionally, Chelan has a 2016 fund balance of about \$164,231 in its Streets Capital Fund. These funds are also available to cover street capital projects during the 2017 – 2037 period.

Exhibit 2-37. Projected Revenues Dedicated to Streets Capital (2017 – 2037), YOES

Total Streets	Subtotal 2017-2022	Subtotal 2023-2037	Revenue Total 2017-2037	Total with 2016 Fund Balances
Estimated Revenues	\$1,660,000	\$6,250,000	\$7,910,000	\$8,080,000

Source: City of Chelan, 2016; BERK, 2017.

Streets: Six-Year Cost and Revenue Comparison

This six-year comparison looks at the total dedicated streets revenue sources with its planned project costs for the six-year planning horizon of 2017 – 2022 in order to understand the difference between future dedicated capital costs and potential future revenues. As with most capital spending, estimated future capital costs are larger than future dedicated capital revenues.

Exhibit 2-38. Estimated Streets Revenues and Costs (2017 – 2037), YOE\$¹

Streets	Costs 2017- 2022
Dedicated Streets Fund Revenues	\$1,660,000
2016 Streets Fund Balance	\$164,231
Total Streets Funds Available	\$1,820,000
Capital Streets Costs ²	\$13,200,000
Estimated Dedicated Funding Surplus/(Deficit)	(\$11,380,000)
Estimated Dedicated Funding Surplus/(Deficit) with Transportation Secured Revenue Adjustment	(\$6,840,000)

1 Year of Estimate = YOE

2 Inflation Adjusted and therefore do not match costs in Section 3.

Source: City of Chelan, 2016; BERK, 2017; SCJ, 2017.

The revenue analysis applies historic revenue patterns to the future, and the City has secured more than \$1.82M in funding for projects in the 6-year period. The City has funded \$6.46M in the timeframe. Thus, the estimated deficit would be lower by \$4.54M, for a lower deficit of (\$6.8M).

More information on specific Streets projects can be found in the Transportation Element Update and Existing Conditions Report (2017).

2.6 Six-Year Cost and Revenue Comparison

Total Capital Revenues

Exhibit 2-39 summarizes projected total capital revenues available over the planning period, including fund balances.

Exhibit 2-39. Projected Total Capital Revenues (2016 – 2037), YOE\$¹²

Total Capital Revenues	Subtotal 2017-2022	Subtotal 2023-2037	Revenue Total 2017-2037	Total with 2016 Fund Balances
Estimated Revenues	\$32,290,000	\$123,430,000	\$155,720,000	\$160,300,000
Amount Committed to Debt Service	\$4,217,189	\$5,136,765	\$9,353,954	\$9,353,954
Available Revenues	\$28,072,811	\$118,293,235	\$146,366,046	\$150,946,046

1 Year of Estimate = YOE

2 Does not reflect Transportation Secured Revenue Adjustment, which would add \$4.54M to the 2017-2022 total.

Source: City of Chelan, 2016; BERK, 2017

Six-Year Cost and Revenue Comparison

This six-year comparison looks at the total dedicated revenue sources with its planned project costs for the six-year planning horizon of 2017 – 2022 in order to understand the difference between future dedicated capital costs and potential future revenues. As with most capital spending, estimated future capital costs are larger than future dedicated capital revenues, which is a trend seen in most cities given the structural and legal limitations on capital funding sources. However, understanding the magnitude of difference can aid the City in planning for ways to fill the gap through other funding methods. This analysis is done for the six-year period rather than the 20-

year period because project lists are constantly evolving and the longer-term outlook would provide an increasingly less accurate estimate of the funding gap.

Exhibit 2-40 provides the capital project costs for each service provider for the six-year period and estimated costs for the full study period. However, estimated project costs beyond the six-year period were not available for all categories. Costs were adjusted from constant dollars to year of expenditure dollars using an assumed inflation rate of 3% annually to align with the revenue projections.

Exhibit 2-40. Estimated Total Revenues and Costs (2017 – 2037), YOE\$¹

Project Costs	Costs 2017- 2022
General Capital Improvement	\$180,000
Recreation	\$7,620,000
Water	\$29,890,000
Sewer	\$4,430,000
Streets	\$13,200,000
Total Capital Costs²	\$55,320,000
Total Capital Revenues	\$28,072,811
Estimated Dedicated Funding Surplus/(Deficit)	(\$27,247,189)
Estimated Dedicated Funding Surplus/(Deficit) with Transportation Secured Revenue Adjustment	(\$22,707,189)

1 Year of Estimate = YOE

2 Inflation Adjusted and therefore do not match costs in Section 3.

Source: City of Chelan, 2016; BERK, 2017; SCJ, 2017.

2.7 Policy Options and Other Funding Sources

- **Bonds.** The City uses Bonds to support capital facilities funding. Chelan has a rating of AA- from Standard and Poor's on its water and wastewater utilities, and its general obligation bonds. This rating is credited to careful staff preparation, good audits, high levels of fiscal responsibility, and comprehensive financial policies.
- **Impact Fees.** Impact fees are a financing tool allowed under state law that requires new development to pay a portion of the costs associated with (parks, transportation, fire, schools) infrastructure improvements that are related to the development. GMA allows agencies to implement impact fee program to help fund some of the costs of capital facilities needed to accommodate growth. State law requires that impact fees be related to improvement that serve new developments and not existing deficiencies, that they're assessed proportional to the impacts of new development, that they're allocated for improvements that reasonably benefit new development, and that they're spent on facilities identified in the Capital Facilities Plan.
- **General Facility Charges/Fees:** The City applies sewer and water general facility charges to new development as described in Section 2.5. Also, Chelan currently has a Reservoir Impact Fee of \$1,750 (2015) that is charged to new services within the Chelan River Isenhart Domestic Water System area that was transferred to the City.

- **Local Improvement District/Road Improvement District (LID/RID).** A LID is a new taxing district that the City has the statutory authority to create. A district could be used to levy additional property tax to cover debt service payments on the sale of bonds purchased to finance projects within the district. Revenues from the levy must be used for local, clearly-defined areas where the land owners are being assessed the additional tax benefit. LID, by law, can be used for water, sewer, and stormwater projects. RIDs may be used for road funding and street improvements.
- **Other.** The City could lobby state legislators to restore some of the funding levels once available to local governments for road improvements. Although local jurisdictions receive a certain percentage of collected MVF Tax funds, a combination of factors such as decreasing gas prices and a reduction in both vehicle miles driven and vehicle fuel efficiency has resulted in local MVF Tax allocations that are generally not keeping pace with inflation. In order to restore funding levels, the City could encourage legislators to follow the recent gas tax increase with measures that raise the tax rate alongside cost inflation and increase the tax rate over time with fuel efficiency improvements.

2.8 Other Service Providers

Sanitation

The Sanitation Fund provides resources for maintenance, operations, and capital expenses. Some funds are used for equipment replacement. A 2014 rate and fee analysis identified a shortfall in revenues and predicted that the system was not sustainable at the current rates (City of Chelan, 2016). Council responded by approving an 8% increase annually for five years.

Between 2008 and 2016, around \$33,000 annually were committed to sanitation capital projects from the Sanitation Fund. Revenue sources include sale of recycled materials, garbage collection fees, and dumpster rentals.

Non-City Providers

Funding information for service providers other than the City of Chelan are summarized in the capital facility detail in Section 3.0.

3.0 CAPITAL FACILITIES INVENTORY, DEMAND, AND CAPITAL LISTS

3.1 Parks and Recreation

Overview

The City of Chelan maintains a system of parks, open spaces, and facilities for recreational purposes managed by the City’s Parks and Recreation Department. The Chelan Public Utility District, Manson Parks and Recreation District, and the State of Washington also provide recreational services located within the City of Chelan.

Inventory

The City of Chelan has over 195 acres of land it uses for parks, open space, and golf courses. Non-city providers add an additional 504 acres of parks, open spaces, and land for recreational uses. Exhibit 3-1 through Exhibit 3-3 provide the City’s current inventory.

Exhibit 3-1. Inventory of City Park Lands

Park Name	Park Type	Size (Acres)
Athletic Field Complex	Community Park	10
Lakeside Park	Community Park	10
Don Morse Memorial Park	Regional Park	20
Lakeshore Marina	Regional Park	5
Lakeshore RV Park	Regional Park	20
Bridge Landscape Area	Open Space	1
Chelan Library Grounds	Open Space	0.5
Emerson Street Trees	Open Space	0.25
Saunders Street Trees	Open Space	0.25
US-97A Intersection	Open Space	0.5
Woodin Avenue Street Trees	Open Space	0.5
Centennial Park (Gateway Park)	Mini-Park	0.5
Pingrey Park	Mini-Park	0.5
Lake Chelan Municipal Golf Course		125
Columbia Park		0.15
Total		194.2
Other Trails	Trail Type	Size (Miles)
Lakeside Trail	Trail	0.5

Source: Chelan Parks, Recreation & Open Space (PROS) Plan, 2016.

In addition to these parks and recreation sites, the Parks and Recreation Department maintains the City Hall/Police Station grounds (0.25 acres), and the Park and Ride lot (0.5 acres).

Exhibit 3-2. Inventory of Non-City Park Lands

Non-City Parks	Park Type	Size (Acres)	Owner
Riverwalk Park	Regional Park	12	Chelan PUD
Riverwalk Trail	Trail	1	Chelan PUD
Beebe Bridge Park		56	Chelan PUD
Chelan Falls Park & Powerhouse Park		53	Chelan PUD
Manson Bay Park			Chelan PUD
Old Mill Park		20	Chelan PUD
Manson Bay Marina	Regional Facility		Manson Park & Recreation District
Old Swim Hole	Neighborhood Park		Manson Park & Recreation District
Wapato Lake Campground	Campground		Manson Park & Recreation District
Willow Point Park	Day-Use Park		Manson Park & Recreation District
Singleton Park			Manson Park & Recreation District
25-Mile Creek State Park	Regional Camping Park	235	Washington State
Lake Chelan State Park	Regional Camping Park	127	Washington State
Beebe Springs Natural Area	Nature Preserve		Washington State
Gallagher Flat State Wildlife Recreation Area			Washington State
Total		504	

Source: Chelan Parks, Recreation & Open Space (PROS) Plan, 2016.

Exhibit 3-3. Inventory of Park Facilities (City and non-city)

	Count*	Facilities with Locations (Count)
Picnic Tables	252	8
Picnic Shelters	3	2
Open Grassy Play Area	2	4
Playground	6	9
Skate Park	1	1
Basketball	2.5	3
Horseshoe Pits	14	4
Sand Volleyball	5	6
Tennis	16	9
Softball	4	3
Baseball	3	3
Soccer/Multiuse Field	6	7
Football with Track	2	2

	Count*	Facilities with Locations (Count)
Gymnasium	3	3
Physical Conditioning	2	2
Swimming Pool Outdoor	15	10
Class/Meeting Room	2	2
Auditorium/Theater	0	0
Swimming Beach	4	8
Hand-Carry Boat launch	1	1
Boat Launch Ramp	7	6
Boat Moorage	108	5
Tent Campsites	131	3
RV Camp Sites W/ Hookups	200	4
Dump Stations	1	2
Restroom/Shower	11	9
Concession	5	3

Note* The PROS Plan identifies some locations as having some facility type, but does not provide an amount.

Source: Chelan Parks, Recreation & Open Space (PROS) Plan, 2016.

Level of Service Standards

The LOS standards shown below are recommended in Chelan’s Park, Recreation & Open Space (PROS) Plan, 2016, in a technical appendix. The plan does not formally adopt a level of service by policy, but identifies important elements to consider in the City’s level of service (LOS).

12.3.1: Define existing and proposed land and facility levels-of service (ELOS/PLOS) standards that differentiate requirements due to population growth impacts, improved facility standards, and regional and local nexus of benefits. Differentiate Chelan standards compared to composite standards that include the city, county, school district, state, and other public and private provider agency efforts to effectively plan and program open space, trails, parks, and recreation needs in the city.

The PROS Plan Appendix D emphasizes a distributional LOS. The PROS Plan LOS guidelines in Appendix D is quantitative in some cases, but cannot be numerically determined for some standards described qualitatively. The PROS Plan describes distributional LOS as setting standards “based on the distribution of facilities in relation to natural features such as mile or linear feet of shoreline in an urban area; or in the distance to the number of children, persons, or employees within an urban area.” Other qualitative distributional LOS guidelines are provided for several indoor and outdoor recreational facilities in Appendix D. PROS Plan Appendix E considers a per capita investment metric for a potential future impact fee should the City desire that funding source.

To create a measurable LOS policy for parks and recreation that is based on the PROS Plan, this CFP includes a Base or minimum LOS, and a Target LOS should funding be available, as follows.

Exhibit 3-4. Parks LOS Policies

Standard Type			LOS Measure	Basis	Base LOS	Target LOS
Land: City Open Space			0.3 acres per 100 people of city classified parks.	PROS Plan, Appendix D, Distributional LOS Guidelines	100 people for City classified parks.	2.24 acres per 100 people for all city parks including golf course.
Land: Access	Shoreline	Acquire or develop at least 1 public access point, a minimum of 40 feet wide, for every 1 accessible or connected mile of urban shoreline.		PROS Plan, Appendix D, Distributional LOS Guidelines, Shoreline Master Program (SMP) Public Access Plan	1 improved site in gap areas identified in PROS Plan or SMP Public Access Plan	2 improved sites in gap areas identified in PROS Plan or SMP Public Access Plan
Trails and Pathways			0.3 lineal feet per person. Distributed based on adopted trail and non-motorized plans.	Current improved City owned trail and current seasonal population	0.3 lineal feet per person	Consistent with Non-motorized and Trails Plans
Facility Improvements			Invest in park and recreation facilities based on PROS Plan identified needs on a per capita basis for each new person.	PROS Chapter 5 and Appendix D PROS Plan Appendix E-1.	\$1,700 per person (~58% of 2009-2016 major capital budget, per capita permanent and seasonal growth)	\$2,900 per person (~100% of 2009-2016 major capital budget, per capita permanent and seasonal growth)

To determine the needed facilities and investments in the 2017-2037 period, both permanent population growth and seasonal population growth were considered. Seasonal population growth is based on the 2010 to 2016 period identifying taxable retail sales per capita during non-peak seasons and dividing peak taxable retail sales by that amount during peak months. See the table below.

Exhibit 3-5. Seasonal Population Equivalents: 2010-2016

Year	Permanent Population Growth Assumptions	Average TRS Q1+Q4: Permanent Population	Average Non-Peak \$\$ per capita	Average TRS Q2+Q3 Peak Sales	Maximum Seasonal Population Equivalents
2010	3,890	\$24,854,855	\$6,389.42	\$39,455,282	6,175
2011	3,930	\$22,251,667	\$5,662.00	\$39,630,354	6,999
2012	3,940	\$23,810,043	\$6,043.16	\$43,413,994	7,184
2013	3,955	\$26,386,872	\$6,671.78	\$47,257,998	7,083
2014	4,020	\$23,440,406	\$5,830.95	\$50,958,709	8,739
2015	4,045	\$26,547,104	\$6,562.94	\$52,273,720	7,965
2016	4,115	\$28,231,954	\$6,860.74	\$59,352,013	8,651

Source: State Department of Revenue, 2017; BERK Consulting 2017

For parks planning purposes, this creates a maximum seasonal population equivalent. Two average annual growth rates were considered to grow population to the 2022 and 2037 periods, a growth rate like the permanent population trend over 25 years (~1.245%) and one that is based on the increase in equivalent seasonal population (~4.9%).

Exhibit 3-6. Permanent and Seasonal Population: 2022 and 2037 Estimate

Year	City + unincorporated UGA CFP Permanent Population Growth Assumptions	City + unincorporated UGA Peak Seasonal Population Equivalents: Low	City + unincorporated UGA Peak Seasonal Population Equivalents: High
2017	4,465	8,651	8,651
2022	4,749	9,434	12,092
2037	5,719	11,218	23,624
Net Growth 2017-37	1,254	2,567	14,973

Source: BERK Consulting, 2017

Based on 2017 population estimates, the effective level of service is shown below. City open space acres are 0.80 acres per 100 persons whereas the PROS Plan guidelines showed a future LOS of 0.3 considering not only City acres but also other acres in ownership of public agencies and land trusts. The PROS Plan suggested a qualitative guideline for trails to ensure they are connected and implemented within adopted nonmotorized and trail plans. The current effective LOS is about 0.3 lineal feet per capita (seasonal).

The PROS Plan explored a method of investment per capita. Historically, City park capital programs have funded about \$2,937 per capita including seasonal population.¹ Based on a constrained fiscal position, the proposed parks 6-year Capital Facility Program is proposed at about \$5.9M, suggesting a per capita investment for new population of about \$1,703 or about 58% of the value observed in the 2009-2016 period.

Exhibit 3-7. Current Levels of Service 2017

Year	Existing LOS: Permanent Population	Existing LOS: Seasonal Population Equivalents, Low	Existing LOS: Seasonal Population Equivalents, High
City Classified Park Acres			
2017 Acres per capita, excluding golf course: 70 acres	1.55	0.80	0.80
2017 Acres per capita, with golf course: 194.2 acres	4.35	2.24	2.24
City Trails, Existing Lineal Feet (LF): 2,640			
2017 LF per capita	0.59	0.305	0.305
Facilities Investment Per Capita			
2017	PROS Plan Appendix E Major Recent Capital Projects 2009-2016: ~\$2,937 per capita, permanent and seasonal growth		
2017-2022 Parks Capital Facility Program \$6.974M			
2022 Potential Per Capita Investment each new person	\$24,558	\$8,911	\$2,027

Source: BERK Consulting, 2017

Applying the Base LOS policy to the population, results in demands for facilities as shown in the table below. By 2022 there would be a need for about 0.2 trail miles with a high seasonal population, growing to about 0.9 trail miles in 2037. Beyond the \$6.9M six-year capital facility plan below, by 2037 another \$12.6M investment would be needed (generally \$6.3M every 6 years).

¹ PROS Plan Appendix E indicates \$7.3M major capital improvements funded between 2009-2016 with a net increase of 3,441 seasonal population approximately. This would equal \$2,937 per capita.

Exhibit 3-8. Future Demand Surplus (Deficit)
Base LOS applied to population minus available parks and recreation supply

LOS	Demand Permanent	Demand Seasonal Low	Demand Seasonal High
Six Year	2017-2022		
Open Space Acres: 0.3 per 100 population	54.90	40.85	32.87
Trails Lineal Feet: 0.3 per capita	1,191	(239)	(1,050)
Shoreline Distributional Miles	1 facility in a gap area by 2022		
Facility Investment	\$6,406,433	\$5,409,069	\$92,654
	~69% of 2009-2016 per capita value: \$2,000		
20-Year	2017-2037		
Open Space Acres	51.99	35.50	(1.72)
Trails Lineal Feet	895	(783)	(4,569)
Shoreline Distributional Miles	1 facility in a gap area by 2037		
Facility Investment	\$5,034,433	\$3,406,019	\$(16,089,449)
	~69% of 2009-2016 per capita value: \$2,000		

Source: BERK Consulting, 2017

If the City were successful in gaining additional funds, it could work towards achieving a Target LOS for open space and shorelines as shown below.

Exhibit 3-9. Future Demand Surplus (Deficit)
**Target LOS applied to population minus available parks and recreation supply – Open Space
and Shorelines**

LOS	Demand Permanent	Demand Seasonal Low	Demand Seasonal High
Six Year	2017-2022		
Open Space Acres: 2.24 per 100 population	87.57	(17.57)	(77.22)
Shoreline Distributional Miles	1 facility in a gap area by 2022		
20-Year	2017-2037		
Open Space Acres: 2.24 per 100 population	(54.49)	(57.56)	(335.77)
Shoreline Distributional Miles	2 facilities in a gap area by 2037		

Source: BERK Consulting, 2017

Project Summary

Based on the 2017 preliminary CFP parks capital list, the following parks are planned in the 2017-2024 period. Capacity increasing projects allow more users to access and use sites. These improvements together with the base year facilities are considered the Base LOS for the six-year period. Some of the Base LOS measures will also be addressed by private development that implement improvements that meet the City’s street and trail improvement standards or shoreline public access standards in accordance with adopted City plans.

Exhibit 3-10. Parks Planned Projects 2017-2024

Project	Approximate Cost	Approximate Year of Implementation	Capacity (Y-Yes)
1. RV Park Electrical Upgrades: a. Loop D b. Loop E & F	a. \$353,285 b. \$478,448	2018	
2. RV Park a. Automatic Irrigation System b. Separation of potable water from irrigation water.	a. \$ 400,000 b. \$ 180,000	2018	
3. RV Park Restroom Remodel (3)	\$ 600,000	2018	Y
4. RV Park Parking Pad Extension to 60’	\$50,000	2023	
5. Extension of 8” Main Irrigation Supply Line for the Golf Course	\$50,000	2018	
6. Lake Chelan Golf Course New Irrigation System	\$2,000,000	2020	
7. Removal of Building at the Lakeshore Marina Boat Ramp	\$150,000	2018	
8. New Gravel Beach for Non-Motorized Watercraft East of Boat Ramp	\$50,000	2019	Y
9. Extension of New Breaker Wall in Marina	\$200,000	2020	
10. Installation of 3 rd Beach Protection Sill	\$150,000	2020	

Project	Approximate Cost	Approximate Year of Implementation	Capacity (Y-Yes)
11. Installation of New Dock North of Beach Area at Don Morse Park	\$590,000	2021	Y
12. Replacement of Don Morse Park Restroom to increase capacity	\$225,000	2020	Y
13. Replacement of Lakeshore Marina Restroom	\$400,000	2018	
14. Installation of New Playground Equipment in Don Morse & Lakeside Parks	\$200,000	2023 2024	Y
15. Replacement of Lakeside Restroom to increase capacity	\$300,000	2022	
16. Development & Installation of an Off-Leash Area for Dogs	\$50,000	2018	Y
17. Reconfiguration of swim areas with pilings/buoys for swim area designation lines/floats at Lakeside Park	\$300,000	2018	Y
18. New shelters at Don Morse & Lakeside Parks	\$200,000	2023 2024	
19. New putting course office with restroom.	\$150,000	2022	Y
20. New shop maintenance building and area reconfiguration (Continuation Project)	\$222,000	2017-2018	
21. Parks maintenance refueling station relocation (Continuation Project)	\$60,000	2017-2018	
23. Expansion of "G" dock (Continuation Project)	\$15,700	2017-2018	Y
Grand Total	\$7,374,433		

Exhibit 3-11. Summary of Parks Investments and Capacity Projects: 2017-2024

Year	Total Investment	Capacity Projects
2017-2019	\$3,309,433	\$965,700
2020-2022	\$3,615,000	\$965,000
2023+	\$450,000	\$200,000
Total	\$7,374,433	\$2,130,700

Parks Planned Projects 2023-2037

In addition to above projects occurring in the 2023-2034-time horizon, Exhibit 3-12 shows proposed land acquisitions identified in the 2016 Parks, Recreation, and Open Space Plan. Parks and other lands that provide public benefit in the city limits or UGA could be considered as part of the Target Level of Service. The City encourages full vetting of lands considered for acquisition by the City and community.

Because the expected timeframe for them is not within the 6-year time frame, they don't require financing as a part of the CFP. These are projects the City could consider pursuing if the opportunity arises through the year 2037.

Exhibit 3-12. Potential Properties for Acquisition of Land for Parks

Proposed Project	Project Type	Location
Chelan Butte Wildlife Area and Chelan Wildlife Area Entiat	Public Lands	Outside City and UGA
Deer Mountain	Public Lands	Outside City and UGA
Lake Chelan Rodeo	Other Facilities	Outside City and UGA
Ruby Theatre	Other Facilities	Chelan City Limits
Lady of the Lake	Other Facilities	Chelan City Limits
Slidewaters at Lake Chelan	Other Facilities	Chelan City Limits
Bear Mountain Ranch Golf Course	Golf courses	Outside City and UGA
Desert Canyon Golf Resort	Golf courses	Outside County
Alta Lake Golf Course	Golf courses	Outside County
Fingers Property	Shoreline Access	Chelan City Limits
Viewpoints and rest stops along the Northside and Southside Trails of Lake Chelan	Shoreline Access	Chelan City Limits and UGA

Source: Source: Chelan Parks, Recreation & Open Space (PROS) Plan, 2016, Appendix C

3.2 Sewer

Overview

The City Wastewater Department provides sewer services to the City of Chelan, and non-city providers provide similar services in the Lake Chelan Sewer District (LCSD). The LCSD serves a section of the Lake Chelan southshore near Bear Mountain. The Lake Chelan Reclamation District collects wastewater and pumps it to the City of Chelan's treatment facility in Chelan Falls.

Inventory

Tables below identify the wastewater system inventory as of 2008 including lift stations (Stations 1 and 3 to 7), and the collection system. Lift Station 2 was identified to be replaced, and was described as follows: New Lift Station No. 2 and 12-Inch Discharge Force Mains. The project has been completed since the 2008 plan.

Exhibit 3-13. City Sewage Lift Stations Inventory

Stations 1-7

	Lift Station No. 1	Lift Station No. 3	Lift Station No. 4	Lift Station No. 5	Lift Station No. 6	Lift Station No. 7
Location	Alley west of Emerson Street, between Woodin and Wapato Aves	North end of Park Street	SR 97 and Water Slide Drive	SR 97 and Division Street	Water Street, between Terrace Avenue and SR 97	Northern extension of East Center Street
Station Type	Dry Well/Wet Well	Wet Well	Wet Well	Wet Well	Wet Well	Wet Well
Rated Flow, gpm	940	150	300	400	175	300
Speed, rpm	1800	1150	1800	1800	1730	1800

Source: General Sewer Plan, 2008.

Stations 8-14

	Lift Station No. 8	Lift Station No. 9	Lift Station No. 10	Lift Station No. 11 (ns#4)	Lift Station No. 12 (NS #5) (Abandoned 2005)	Lift Station No. 14
Location	Spader Bay					

Station Type	Wet Well					
Rated Flow, gpm	Submersible Centrifugal					
Speed, rpm	240	100	150	575 (14") 450 (10")	1120	200
Rated Flow, gpm	1750	1165	1800	1755	1170	1800
Speed, rpm	23	3	25	50	25	23

Source: General Sewer Plan, 2008.

Exhibit 3-14. City Collection System Pipe Inventory

Pipe Diameter	Length (Feet)
Gravity Sewer Pipe	
< 4 inch	429
4-inch	409
6-inch	1,967
8-inch	122,822
10-inch	4,477
12-inch	13,217
15-inch	3,329
16-inch	2,863
18-inch	2,256
21-inch	555
Total	152,324
Force Main Pipe	
< 4 inch	4,711
4-inch	5,372
6-inch	3,689
8-inch	10,338
10-inch	23,870
12-inch	9,285
14-inch	11,150
Total	68,145

Source: General Sewer Plan, 2008.

Level of Service Standards

Chelan's Comprehensive Plan does not identify a LOS standard for sewer service. The City uses Department of Ecology standards for sanitary sewer. Typical LOS standards for wastewater is

what level of wastewater they can treat monthly. The treatment facilities include the primary plant on the Chelan River below the dam and the secondary plant on the Columbia River with the average daily flow of 1.3 million gallons per day (mgd) and a maximum flow of 2.1 mgd.

Exhibit 3-15. Average Wastewater Flows in MGD, January 2000-2007

	2000	2001	2002	2003	2004	2005	2006	2007
Summer	1.12	1.03	1.11	1.04	1.1	1.06	1.08	1.06
Winter	0.7	0.69	0.58	0.58	0.6	0.6	0.66	0.59
Annual	0.85	0.8	0.76	0.74	0.77	0.79	0.8	0.76
Population	3,526	3,535	3,535	3,600	3,645	3,680	3,755	3,835
Gal. of Flow per person	317.6	291.4	314.0	288.9	301.8	288.0	287.6	276.4

Source: General Sewer Plan, 2008.

The 2008 Sewer Plan assumed a growth rate of 1.95% in one part of the plan and 2.06% in another part of the plan similar to the Water Plan. The future year-round Population 2025 was assumed to be 6,705.

The Comprehensive Plan Update in 2017 assumes 1.245% growth rate and a 5,719 future year-round population by 2037. Thus, the City's Sewer Plan sufficiently addresses planned growth.

Project Summary

The table below summarizes the City's identified capital expenditures for 2016.

Exhibit 3-16. Wastewater Department Project List, 2016-2022

Project Name	Revenue Source	Cost 2016*	Cost 2017-2019	Cost 2020-2022
Category I: Capacity Increasing Projects				
15" Sewer from MH A-47 to A-12 (SR150/Johnson Ave)	GFC, U		\$705,000	
24" Sewer from MH C-25 to C-27 (Wapato Ave)	GFC, U		\$269,000	
27" & 30" Sewer from MH C-28 to Primary WWTP (alley/Wapato Ave)	GFC, U		\$628,000	
8" Sewer from MH C-47 to C-46 (Trow Ave)	GFC, U		\$102,000	
8" Sewer on Golf Course Rd from MH H-37	GFC, U		\$101,000	
10" FM from LCSD #1 to MH F-27 (Lakeside)	P			\$441,000
10" Sewer from MH F-25 to F-22 (Lakeside)	P			\$86,000

Project Name	Revenue Source	Cost 2016*	Cost 2017-2019	Cost 2020-2022
15", 18", 21" Sewer from LS #2 to MH E-21 (W. Woodin Ave)	P			\$464,000
15" Sewer from MH A-9 to LS #1 (Columbia St)	GFC, U			\$217,000
21" Sewer from MH C-27 to C-28 (Bradley St)	GFC, U			\$38,000
18" Sewer from MH C-68 to C-78 (Navarre St)	GFC, U			\$68,000
Lift station #12- Lord Acres lift station and piping	Sewer (GFC)	Fund \$1,732,000		
Category II: Capital Replacement, Maintenance and Operations				
Sewer collection system upgrades-slip line/gravity improve/cleanouts (SR150)	Sewer (GFC)	Fund \$740,000		
Lift station #10 pump replacement	Sewer (GFC)	Fund \$318,000		
Lift station #7 emergency storage	Sewer (GFC)	Fund \$48,000		
South Chelan PUD boat launch- replace inverted siphon	Sewer (GFC)	Fund \$300,000		
Lift station #5- pump replacement, new force mains	Sewer Fund	\$1,902,000		

Source: General Sewer Plan, 2008; BERK, 2017.

Exhibit 3-17. Wastewater Department Project List by Category, 2016-2022

	Cost 2016*	Cost 2017-2019	Cost 2020-2022	Total Cost
Category Summary				
Category I	\$1,732,000	\$1,805,000	\$1,314,000	\$3,119,000
Category II	\$3,308,000	-		\$5,040,000
Total	\$5,040,000	\$1,805,000	\$1,314,000	\$8,159,000

Source: CFP, 2016.

3.3 Water

Overview

The City of Chelan provides potable water through its Water Division, and non-city providers provide water through the Bear Mountain Water District (BMWD). The BMWD serves an area in the Southwest portion of the city. The City uses Lake Chelan as its potable water source. The Lake

Chelan Reclamation District provides irrigation water but not domestic water in the Chelan planning area.

Inventory

The current city water facilities including treatment and distribution facilities are listed below.

Exhibit 3-18. City Water Facilities Inventory

Facility	Amount
Water Filtration Plant	1
Storage Reservoirs	13
Rapid Sand Filter Water Treatment Facility	1
Booster Stations	11
Water Transmission and Distribution Lines	36 miles

Source: Water System Plan 2010.

Current 2016 customer connections are presented in the table below, and shows the majority of connections are residential.

Exhibit 3-19. Water Connections 2016

Customer Classification	Number of Connections	Percent of Total Connections
Single-Family Residential	1,795	78.30%
Multi-Family Residential	168	7.30%
Commercial	257	11.20%
Schools	7	0.30%
Municipal	64	2.80%
Purveyors	2	0.10%
Total	2,293	100%

Source: Draft Water System Plan 2016, 2015 water service connections from City records

Level of Service Standards

Chelan's Comprehensive Plan does not identify a LOS standard for water. The City uses Department of Health standards for drinking water. Typically, LOS standards for water are measured by the maximum capacity to deliver potable water.

Average day demand has decreased since 2007 as of the year 2011 comparing the two demand tables below (2004-2007 to 2011-2015). The maximum day demand has been increasing since 2013 and may reach again pre-recession levels though for a larger population.

Exhibit 3-20. Daily Demand 2004-2007

Service	2004	2005	2006	2007
ADD (GPD)	1,357,600	1,355,700	1,366,000	1,391,200
MDD (GPD)	3,696,000	3,505,000	3,451,000	3,669,000
MDD/ADD Ratio	2.7	2.6	2.5	2.6
Population	3,645	3,680	3,755	3,835

MDD: The maximum quantity produced in a 24-hour period is called the maximum day demand

ADD: The average quantity produced in a 24-hour period is called the maximum day demand

MDD/ADD ratio: the difference between the MDD/ADD, to see the seasonal divergence.

Source: Water System Plan, 2010

Exhibit 3-21. Daily Demand 2011-2015

Service	2011	2013	2013	2014	2015
ADD (GPD)	1,167,400	1,117,200	1,111,600	1,110,600	1,191,800
MDD (GPD)	2,840,000	2,750,000	3,060,000	3,017,500	3,460,000
MDD/ADD Ratio	2.4	2.5	2.8	2.7	2.9
Population	3,930	3,940	3,955	4,020	4,045

MDD: The maximum quantity produced in a 24-hour period is called the maximum day demand

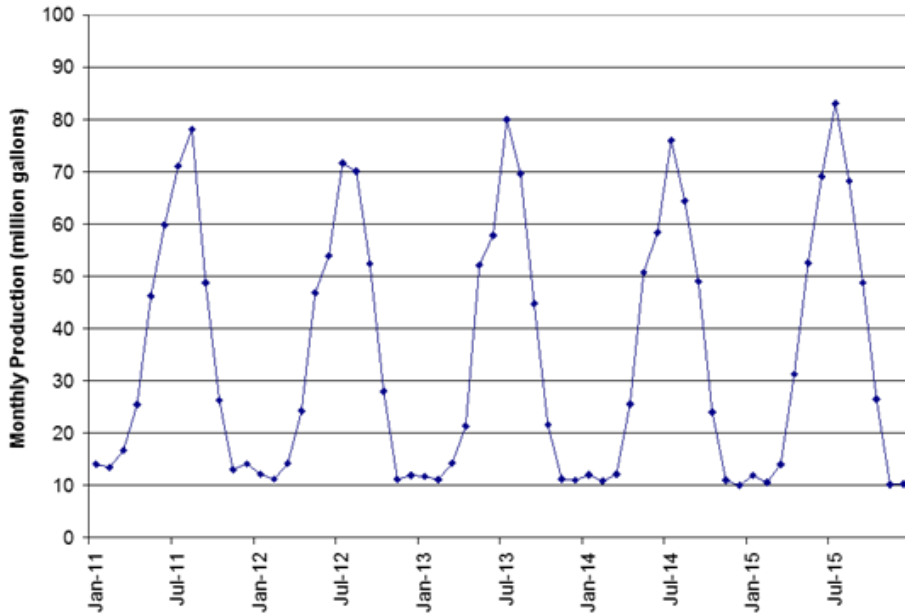
ADD: The average quantity produced in a 24-hour period is called the maximum day demand

MDD/ADD ratio: the difference between the MDD/ADD, to see the seasonal divergence.

Source: Draft Water System Plan, 2016

The City of Chelan has a notable difference between its average daily demand for water and its peak daily demand to water, due to its warmer summer climate and the seasonal fluctuations of water demand because of summer tourism.

Exhibit 3-22. Monthly Water Production, 2011-2015



Source: Water System Plan, 2016.

This exhibit shows the seasonal fluctuations in Chelan. Winter months see a water production of just over 10 million gallons a month, while the production increases to around 80 million gallons a month in the summer season.

Exhibit 3-23. Water Consumption by Customer Classification (1,000 gallons), 2004-2007

	2004	2005	2006	2007
Single Family	234,885	240,126	231,936	252,114
Multifamily	58,017	51,754	46,540	52,481
Commercial	82,626	88,797	81,649	78,503
Schools	7,130	6,783	7,528	6,494
Municipal	65,186	53,672	59,105	64,514
Purveyors	10,643	11,644	12,717	19,566
Total	458,487	452,776	439,475	473,672

Source: Water System Plan, 2010.

Exhibit 3-24. Water Consumption by Customer Classification (1,000 gallons), 2004-2007

	2011	2012	2013	2014	2015
Single Family	226,901	236,843	240,350	253,556	278,229
Multifamily	49,397	51,562	52,325	55,200	60,572
Commercial	78,446	81,883	83,096	87,662	96,192
Schools	6,609	6,899	7,001	7,385	8,104
Municipal	57,367	59,880	60,767	64,106	335,516
Purveyors	12,911	13,476	13,676	14,427	15,831
Total	431,631	450,543	457,214	482,337	794,443

Source: Water System Plan, 2016.

The prior 2010 Water Plan assumed a growth rate of about 2.06% or around 6,705 future people in the city limits and UGA by 2025, whereas current assumptions are 1.245% growth rate and 5,719 population by 2037. The pending Water Plan will use a 1.245% growth rate. It is anticipated the pending plan will ensure capacity to meet demands for water service given the alignment in planning assumptions and the past higher growth scenarios assumed in the system plan in 2010.

Project Summary

The table below summarizes the City's identified capital expenditures for 2016 and the 6-year period of 2017 to 2022.

Exhibit 3-25. Water Planned Projects 2016-2022

Project Name	Revenue Source	Cost 2016*	Cost 2017-2019	Cost 2020-2022
Category I: Capacity Increasing Projects				
Booster station upgrades-Highland/ Boyd Road/Darnell	Water Fund (GFC)	\$1,092,000		
Higgs booster station-Construct new pumping station	Water Fund	\$439,000		
SR150 replace 8" water line from Darnell BPS with 12"*	W, U		\$145,000	
City Wide Water Line Upgrade	GFC, U		\$4,394,000	
Willmorth Reservoir	GFC, U		\$1,081,000	

Project Name	Revenue Source	Cost 2016*	Cost 2017-2019	Cost 2020-2022
Washington Street Booster Upgrade Phase 1 & 2	GFC, U			\$1,092,000
Water Treatment Plant Expansion	U			\$9,250,000
Woodin Ave 16" water line	P			\$2,568,000
Willmorth Dr 12" water line	P			\$1,866,000
Category II: Capital Replacement, Maintenance and Operations				
Meter reading conversion from annual/ touchpad to radio read	Water Fund	\$581,000		
Raw Water Intake Improvements	U			\$435,000

P = private development U = user fees

GFC = General facility charges

W= Washington State Department of Transportation

Source: CFP, 2016.

Exhibit 3-26. Water Planned Projects by Category, 2016-2022

	Cost 2016*	Cost 2017-2019	Cost 2020-2022	Total
Category Summary				
Category I	\$1,531,000	\$5,620,000	\$14,776,000	\$21,927,000
Category II	\$581,000	\$0	\$435,000	\$1,016,000
Total	\$2,112,000	\$5,620,000	\$15,211,000	\$22,943,000

It is anticipated that the 6-year and 20-year capital facility program will be amended with the pending 2017 Water System Plan Update.

3.4 Stormwater

Overview

The Comprehensive Plan identified a pending Storm Water Plan. The City of Chelan currently follows the Stormwater Management Manual for Eastern Washington per its development standards as they related to stormwater treatment. Stormwater treatment is important for protecting water quality, and the Stormwater Management Manual provides a set of technical standards to guide stormwater design and management. Stormwater capital facilities are necessary to prevent flooding from occurring. The 2016 City of Chelan budget funds storm drains as part of its street fund.

Inventory

Storm water capital facility inventories may usually contain:

- Miles of storm pipes
- Number of catch basins
- Number of UIC wells
- Number of Manholes
- Number of Swales

Level of Service Standards

Levels of service for storm water capital facilities usually try to meet water quality standards, runoff, and erosion control requirements of the applicable Stormwater Management Manual for Eastern Washington.

Project Summary

There is one identified stormwater capital project.

Exhibit 3-27. Stormwater Capital Projects

Year	Project	Fund source	Amount	Category
2017+	City Hall storm water catch basin sump pump	General Fund	\$30,000	Capacity

Source: CFP, 2016.

3.5 Municipal Facilities

Overview

The City of Chelan owns and manages several buildings to help provide services. Below are properties and facilities owned by the City, which may require new capital spending on increasing capacity, operations, maintenance, or other needed investments.

Inventory

The table below identifies the City's civic structures and property, which include the City Hall and Library, plus buildings formerly used for municipal purposes.

Exhibit 3-28. City Owned Civic Buildings

Building	Location
City Hall	135 E Johnson Ave, Chelan, WA 98816
Library	216 N Emerson St, Chelan, WA 98816
Old PUD building and parking lot	100 E Johnson Ave

Source: City of Chelan Budget, Property Management Budget, 2016.

The City also owns other properties that provide municipal functions such as public safety, public works shops, and others.

Exhibit 3-29. Other City Owned Buildings and Structures

Structure	Location
Rental Dwelling	140-144 Chelan Ave.
Rental Dwelling	213 Emerson St.
Business Rental	133-135 E. Johnson Ave.
Business Rental	129 E. Johnson Ave.
Dog Pound	407 E. Washington St.
Public Safety Bldg.	143 E. Johnson Ave.
Storage Building	Don Morse Park
Pump House	Lakeside Park
Lab Bldg.	520 S. Robinson St.
Pump House	325 W. Manson Hwy
New City Shop	50 Chelan Falls Hwy
Equipment Storage Bldg.	50 Chelan Falls Hwy
Sewer Plant Ops. Bldg.	Chelan Falls Hwy
Recycle Building	54 Chelan Falls Hwy
RBC Building	21 Chelan Falls Hwy
8 RBC's	21 Chelan Falls Hwy
Public Works Office	50 Chelan Falls Hwy
City Clock	Woodin Ave.
Water Treatment Bldg.	409 S. Washington St.
Parks Office	Don Morse Park
Comfort Station	Don Morse Park
Picnic Shelters	Don Morse Park
Shower Building	Don Morse Park
Comfort Station & Storage	Lakeside Park
Comfort Station & Storage	Lake Chelan Marina
3 Comfort Stations	Lakeshore RV Park
Community Hall	417 S. Bradley St.
Concession Stand	Rainier Field
Storage Building	Lakeside Park
Shop	Don Morse Park
First Aid Station	Don Morse Park
Storage Building	Kent Field
Marina Pump Station	Lake Chelan Marina
Putting Course Marina	Don Morse Park
Horse Shoe Club Bldg.	Rainier Field
Club House	Lake Chelan Golf Course
Cart Storage & Office	Lake Chelan Golf Course
1985 Cart Storage	Lake Chelan Golf Course
1988 Cart Storage	Lake Chelan Golf Course
1992 Cart Storage Bldg.	Lake Chelan Golf Course

	Structure	Location
City Hall Parking Lot	132 and 144 E Chelan Ave.	
Greens Parking Lot	E Wapato Ave	
Don Morse Park Parking Lot	485 W Manson Hwy	
Lakeshore Marina Parking Lot	619 W Manson Hwy	
Lakeside Park Parking Lot	W Terrace Ave	

Source: City of Chelan Comprehensive Plan, 2011.

Level of Service Standards

There is no established Level of Service standard for municipal facilities. Some standards for public facilities are measured in total square footage per 1,000 people. LOS standards for public facilities can help ensure that the City has the necessary capital facilities for the operations of providing services. However, it is not typically determined necessary for growth in the same manner as water, sewer, schools, parks, etc.

Project Summary

Projects known as of 2017 are listed below.

Exhibit 3-30. Capital Facility Planned Projects 2016-2037

Project Name	Revenue Source	Cost 2016*	Cost 2017-2019	Cost 2020-2022
Category I: Capacity Increasing Projects				
Chelan Public Library – Second Story Remodel	General Fund	\$150,000		
Category II: Capital Replacement, Maintenance and Operations				
PUD Parking Lot – Parking Kiosk	General Fund	\$11,000		
Wayfinding				\$30,000
City Hall Facilities Growth Study				\$75,000
Document Server			\$75,000	

Source: CFP 2016; City of Chelan 2017.

Exhibit 3-31. Capital Facility Planned Projects, by Category 2016-2019

	Cost 2016*	Cost 2017-2019	Cost 2020-2022	Total Cost
Category Summary				-
Category I	\$150,000			\$150,000
Category II	\$11,000	\$75,000	\$105,000	\$191,000
Total	\$161,000	\$75,000	\$105,000-	\$341,000

Source: CFP, 2016.

There are no identified municipal building capital projects for 2023-2037.

3.6 Refuse

Overview

The City of Chelan provides waste disposal and recycling services through its Solid Waste & Recycling Department. The City collects materials that are then taken to the North Chelan Transfer Station, and will then be transported to its final location to the Greater Wenatchee Regional Landfill.

Inventory

The City maintains an exclusive franchise for the collection and disposal of garbage in Chelan. Garbage is currently hauled to the transfer station located on the east side of town. The Sanitation Department provides and maintains dumpster bins to meet the needs of commercial customers, as well as offering weekend service during the busier summer season. The Sanitation Department also collects and disposes of litter from sidewalk units in the downtown business district as a community service

Level of Service Standards

The Solid Waste and Recycling Department details that it collects approximately 7,000 cubic yards of compacted refuse annually. Assuming the refuse grows at the same rate per person, the table below projects the amount of refuse expected to be collected from 2017-2037. There is no LOS policy. As a guideline, the City could consider a rate of 1.57 cubic yards of compacted refuse annually per capita.

Exhibit 3-32. Solid Waste Generation

	2017	2022	2037
Refuse	7,000	7,445	8,966
Population	4,465	4,749	5,719

Source: Solid Waste and Recycling Department website, retrieved Feb. 2017.

Project Summary

No specific projects are identified. Some sanitation funds go to equipment replacement.

3.7 Streets

See Transportation analysis in Existing Conditions Report (2017) and Transportation Element Update.

3.8 Airport

Overview

The Lake Chelan airport is owned by the City of Chelan and the Port of Chelan County, and is located approximately 3 miles northeast of Chelan’s city center. The airport is the primary air facility in the Lake Chelan Valley. It is used for firefighting, law enforcement, emergency medical transports, and agriculture, as well as providing business and recreation access to the region.

Inventory

The airport occupies almost 80 acres on Howard Flats, about three miles northeast of the City’s contiguous boundary. The bulk of the airport site was annexed to the City in 1995. In 2009, the City’s UGA was expanded to encompass a planned runway expansion and an 18-acre parcel that was acquired in 2004 (not included in the 80-acre airport site). The airport is included in the National Plan of Integrated Airport Systems (NPIAS), making it eligible for federal funding through the Federal Aviation Administration (FAA).

It is a general use airport available to the public that operates two runways, with 3,056 and 3,306 feet of usable landing length which can accommodate small aircrafts of 12,500 pounds or less. There are 32 hangars located on the airport, all privately owned. The airport is staffed with one maintenance lead worker and one part-time assistant. The airport owns a 40’ x 50’ building, which serves as an office and pilots’ lounge, as well as a mobile home, which houses the full-time staff person. Housing the full-time lead maintenance worker on site allows the airport to be manned 24 hours per day.

Exhibit 3-33. Lake Chelan Airport Inventory

Facility	Size
Lake Chelan Airport	78 acres
Runway	3,503 by 60 feet
PAPI Visual Guidance System	1 system
Hangars	32 facilities

Source: City of Chelan Website (retrieved February 2017)

Level of Service Standards

Under GMA, an airport is not considered a facility necessary to support growth (i.e. permanent population allocation), and a level of service is not established in the Comprehensive Plan. However, the airport provides a necessary service to the community and supports tourism and economic development and is considered an essential public facility.

Project Summary

With funding from the Washington State Department of Transportation’s Aviation Division, the City initiated development of a new Airport Layout Plan (ALP) in 2005. The City Council adopted the final ALP in 2009. The 2009 ALP is adopted by reference as part of this Comprehensive Plan. The This plan is pending an update.

The 2009 ALP includes three alternatives. The preferred alternative (Alternative B) will enable the airport to safely accommodate the aircraft that currently use the facility. It was selected based on cost, impacts, and local support. It provides for extending the runway, as well as other safety improvements required to bring the airport into compliance with updated Federal Aviation Administration (FAA) standards. (See above discussion of parcel acquisition and UGA expansion.)

The 2013 Airport Layout Plan (ALP) Narrative identified projects without any identified time period; these they may require capital funding in the 2017-2022 period or beyond to 2037.

Exhibit 3-34. Airport 2017-2037

Year	Project	Description	Cost
2018-2023	Super AWOS	See Airport Layout Plan for description	102,000
2018-2023	Slurry Seal Tiedown Apron	Maintenance	56,000
2018-2023	Overlay Fuel Apron	Maintenance	186,000
2018-2023	Property Acquisition	East Area Access Road (1.2 acres)	47,000
2018-2037	Environmental Assessment	Phase 1 Runway taxiway extension & Howards Flats Road Realignment	95,000
2018-2037	Runway Extension	Please see the Airport Layout Plan for project individual capital projects	5.3 million
2018	Water Service to Airport	Airport waterline to achieve fireflow at the airport	6 million

Source: Airport Layout Plan, 2013.

3.9 Law Enforcement

Overview

The City of Chelan contracts with the Chelan County Sherriff’s office to provide law enforcement and other public safety services to the city limits; the Sherriff’s office also serves all unincorporated areas including the UGA. It also has jail services provided by the Chelan County Regional Justice Center.

Inventory

The County's facilities include correctional facilities based in Wenatchee.

Exhibit 3-35. Facilities Used by the Chelan County Sheriff's Office

Facility	Location	Capacity (Beds)
North Beat Deputies Office	City of Chelan City Hall	0
Sheriff's Office	Wenatchee	153
Chelan County Regional Justice Center	Wenatchee	383
Satellite Security Facility	Wenatchee	42
Satellite direct supervision minimum security facility	Wenatchee	66
Chelan County Juvenile Center	Wenatchee	50

Source: Chelan Parks, Recreation & Open Space (PROS) Plan, 2016, Chelan County Sheriff, Annual Report, 2015.

Level of Service Standards

Police protection both within the City limits and in the City's unincorporated urban growth area is provided by the Chelan County Sheriff's Office. Each County patrol squad is commanded by one Sergeant and one Corporal which oversee 6-7 deputies. Officers staff the North Beat Deputies Office, located in City Hall, with two officers on patrol at a time. The City's Comprehensive Plan does not identify a LOS standard for police protection; however, the City negotiates a contract for service and determines the needed support. The City recently increased service levels by half a FTE but may determine that a prior ratio is more suitable for community needs and demands for service.

Level of service standards are often determined by officers to population ratios or by call volumes. Calls for service have remained steady over the 2011-2015 period even with a likely seasonal population increase (determined based on taxable retail sales like the Parks analysis).

Exhibit 3-36. Law Enforcement Calls for Service

	City Population	Maximum Seasonal Population Equivalent	Calls for Service per capita	Calls Per Year-Round Population	Calls Per Seasonal Population
2011	3,930	6,999	2,287	0.6	0.3
2012	3,940	7,184	2,317	0.6	0.3

	City Population	Maximum Seasonal Population Equivalents	Calls for Service per capita	Calls Per Year-Round Population	Calls Per Seasonal Population
2013	3,955	7,083	2,286	0.6	0.3
2014	4,020	8,739	2,177	0.5	0.2
2015	4,045	7,965	2,302	0.6	0.3

Source: Chelan County Sheriff, 2015 Annual Report, Prepared 2016

To maintain the current level of service, additional staff or facilities may be necessary for the expected standards currently being provided to the City of Chelan. Given the variability in population growth rates of the year-round and seasonal equivalents, monitoring and adaptive management would be appropriate.

Exhibit 3-37. Potential Calls for Service by 2037 based on Current Rates

Year	City + unincorporated UGA CFP Permanent Population Growth Assumptions	City + unincorporated UGA Peak Seasonal Population Equivalents: Low	City + unincorporated UGA Peak Seasonal Population Equivalents: High
2017	4,465	8,651	8,651
2022	4,749	9,434	12,092
2037	5,719	11,218	23,624
Net Growth 2017-37	1,254	2,567	14,973
Potential Calls for Service Increase over 20 years	714	742	4,327

Source: BERK Consulting, 2017

Project Summary

The 2017 County budget lists a commercial vehicle for \$76,953 as a capital expense. As of the 2017 budget, there are no other identified capital facility projects for the Chelan County Sheriff's Department; this may change with the annual budget.

3.10 Fire Suppression and Emergency Medical Services

Overview

The City of Chelan contracts its fire services to two fire districts, Chelan County Fire District 5 and Chelan Fire and Rescue 7 to provide fire and emergency services.

Exhibit 3-38. Lake Chelan Area Fire Districts



Source: Go Lake Chelan, April 11, 2016

Fire District 5 has provided service within the county since 1949, and it serves approximately 18.5 square miles of area and 3,600 people. Fire District 5 serves the Manson area. The district encompasses a portion of the City's northwest UGA. Their services to the City of Chelan include suppression of fire, emergency medical response, rescue and extrication, and responds to hazardous material emergencies.

Fire and Rescue 7 has served within the county since 1926, and it serves over 125 square miles. Their services to the City of Chelan include emergency medical service, basic life support first response, fire suppression, technical rescue and operations, and responds to hazardous material emergencies. Fire and Rescue 7 services the City of Chelan, Chelan Falls, Union Valley, South Lake Shore, 25 Mile Creek, the north side of Lake Chelan from the City of Chelan to Manson, Chelan Airport, and Howard Flats up to the Chelan/Okanogan County line.

Inventory

Inventories of each Fire District's capital facilities are presented below, first for Fire District 5, followed by Fire District 7.

Exhibit 3-39. Chelan County Fire District 5 Inventory

Station	Station Size (square feet)	Location	Equipment & Details	Year
51	3,100	250 W. Manson Blvd, Manson, WA 98831	Engine-51, Class A, E-One/ International	1995
			Engine-53, Class A, Seagrave/ Western States	1971
			Brush-51, Type 6, Cascade/ Ford	1992
			A-3151, Ambulance, Ford	1994
52	4,996	2010 Wapato Lake Rd, Manson, WA 98831	Engine-52, Class A, E-One/Classic International	2009
			Engine-54, Type 3, Odin/ Chevrolet	2000
			Brush-52, Type 6, Ford	1990
			M3152, Ambulance, Ford	2002
			Tender-52, Type 2, International	1979
			Attack-51, Type 6, Odin/ Ford	2006

Source: Chelan County Fire District 5, Task Force Report, 2012.

Exhibit 3-40. Chelan Fire and Rescue 7 Inventory

Station	Location	Equipment	Staffing
71	232 E. Wapato Avenue, Chelan, WA 98816	Engine 71	Min. 1 Lieutenant
		Ladder 71	Min. 1 Firefighter/EMT
		Rescue 71	Lake Chelan Medical Services Medical Unit 3771 (1 Paramedic, 1 EMT Driver)
		Tender 71	17 volunteer Members
		Medic 3171	
		Brush 71	
		Support 71	
72	20 Chestnut Street, Chelan Falls, WA 98817	Engine 72	7 volunteers
		Marine 71	

Station	Location	Equipment	Staffing
73	345 Clark Road, Chelan, WA 98816	Engine 73	5 volunteers
		Brush Truck 73	
74	56 Airport Way, Chelan, WA 98816	Engine 74	1 fleet manager, 4 volunteers
		Engine 79	
		Brush Truck 74	
		Tender 74	
75	12041 South Lake Shore Chelan, WA 98816	Engine 75	8 volunteers
		Brush 75	
		Tender 75	

Source: Chelan Fire District 7, Long Range Plan 2014-2018

Level of Service Standards

The City's Comprehensive Plan does not identify a LOS standard for fire protection. Each Fire District has defined its own LOS standards, which are detailed below. In the future, the City could include the districts' LOS standards and link it to capital facilities for purposes of collecting impact fees or mitigation fees.

Exhibit 3-41. Chelan County Fire District 5 Level of Service Standard

Service Standard		Command Unit Response Time	Volunteer Unit Response Time	Meet Response Time Goal Target
Turn-out Priority Incidents	Time for	2 minutes	8 minutes	80%
ALL Priority Incidents		12 minutes	12 minutes	80%
Effective Force	Response	20 minutes	20 minutes	80%
Technical Teams	Response	1 hour	1 hour	80%

"Turnout time" means the time beginning when units receive notification of the emergency to the beginning point of response time.

"Response time" means the time immediately following the turnout time that begins when units are en route to the emergency incident and ends when units arrive at the scene.

"Advanced life support" means functional provision of advanced airway management, including intubation, advanced cardiac monitoring, manual defibrillation, establishment and maintenance of intravenous access, and drug therapy.

"Fire suppression" means the activities involved in controlling and extinguishing fires.

Source: Chelan County Fire District 5, District Goals Resolution, 2013.

Exhibit 3-42. Chelan Fire and Rescue 7 Level of Service Standard

Fire Zone	Dispatch Time	Reaction Time	First Arrival Time	90 Percentile Time	Effective Work Force
71	2 min	2 min	4 min	5 min	15 min
72	2 min	10 min	10 min	10 min	20 min
73	2 min	10 min	12 min	20 min	25 min
74	2 min	10 min	15 min	20 min	25 min
75	2 min	10 min	15 min	22 min	30 min
76	2 min	2 min	10 min	15 min	20 min
77	2 min	2 min	10 min	15 min	25 min

Source: Chelan Fire and Rescue Long Range Plan, 2014 to 2018

Project Summary

Five capital apparatuses have been identified by Chelan Fire District 7 as being in poor condition, and the Long Range Plan recommends an annual review of the condition of the apparatus to assess if it needs replacement.

Exhibit 3-43. Chelan Fire and Rescue 7 Equipment Needs 2017-2020

Equipment Replacement	Replacement Year	Cost	Category
Engine 79 (reserve)	When necessary, assess annually		Non Capacity
Brush 73	When necessary, assess annually		Non Capacity
Tender 75	When necessary, assess annually		Non Capacity
Tender 74	When necessary, assess annually		Non Capacity
Staff 74	When necessary, assess annually		Non Capacity
Engine 75	2016	\$ 75,000	Non Capacity
Engine 73	2017	\$ 75,000	Non Capacity
Engine 74	2017	\$ 75,000	Non Capacity

Equipment Replacement	Replacement Year	Cost	Category
Engine 72	2018	\$ 75,000	Non Capacity
Ladder 71	2018	\$ 150,000	Non Capacity
Chief 702	2018		Non Capacity

Source: Chelan Fire District 7, Long Range Plan 2014-2018.

Exhibit 3-44. Chelan Fire and Rescue 7 Equipment Needs 2020-22

Equipment Replacement	Replacement Year	Cost	Category
Support 71	2020		Non Capacity
Marine 71	2020		Non Capacity
Chief 701	2020		Non Capacity
Brush 75	2021		Non Capacity
Brush 71	2021		Non Capacity
Rescue 71	2021		Non Capacity

Chelan Fire and Rescue 7 identifies two potential projects for new facility needs. These potential future improvements will be considered if call volume monitoring leads Chelan Fire and Rescue to determine that a fire station may be needed in one of the identified locations. No timeframe is given for these projects.

Exhibit 3-45. Chelan Fire and Rescue 7 Equipment Needs 2023-37

Equipment Replacement	Replacement Year	Cost	Category
Tender 71	2031		Non Capacity
Engine 71	2033		Non Capacity

Exhibit 3-46. Chelan Fire and Rescue 7 Facility Projects

Fire Zone	Facility Need	Location	Category
76	Potential Future Fire Station	North Shore	Capacity
77	Potential Future Fire Station	South Lake Shore	Capacity

Source: Chelan Fire District 7, Long Range Plan 2014-2018.

3.11 Schools

Overview

The City of Chelan is served by the Lake Chelan School District, which operates four schools, Morgen Owings Elementary, Chelan Middle School, Chelan High School, and the Chelan School of Innovation.

Inventory

The Lake Chelan School District Facilities include an elementary school, middle school, and high school as noted below.

Exhibit 3-47. Lake Chelan School District Facilities

Schools	Facilities
Moe Elementary	1 Gym
	1 Play Area
	1 Basketball court (Outdoor)
	1 Multi-use Field (Baseball/Soccer)
Chelan High School And Middle School	1 Gym
	2 Tennis Courts (lighted)
	1 Football/Soccer Field
	1 Football/Track Field
Community Gym	1 Softball Field
	1 Gym
	4 Tennis Courts
	1 Soccer/Baseball Field

Source: Chelan Parks, Recreation & Open Space (PROS) Plan, 2016.

Level of Service Standards

The City’s Comprehensive Plan does not identify a LOS standard for schools. In the future, the City could include the districts’ LOS standards and link it to capital facilities for purposes of collecting impact fees or mitigation fees. For many districts levels of service are based on building square footage, student capacity, and student generation. To maintain the current student to teacher ratio of 17, based on population projections in 2037 the Lake Chelan School District will need to employ 118 teachers. To maintain the current level of service, additional facilities may be necessary for the expected number of students and teachers.

Exhibit 3-48. Lake Chelan School District Standards

District	Classroom Teachers 2015-16	Student Count May 2016	Students per Teacher	Students 2037	Teachers 2037 (for current LOS)
Lake Chelan School District	88	1,459	17	1,961	118

Source: Office of Superintendent of Public Instruction, Lake Chelan School District Summary.

The student populations in 2022 and 2037 are projections from the current student to population ratio of Chelan to the Chelan School District. As Chelan grows, it was assumed that the proportion of growth would be an equal ratio of the current population to student ratio.

Project Summary

The following table identifies the School District’s near term projects.

Exhibit 3-49. Lake Chelan School District Capital Projects 2016-2018

Year	Project	Cost	Category
2016	Finish Roofing Project	\$100,000	Non-Capacity
2016	Door and Hardware	\$100,000	Non-Capacity
2016	Partial Buildout of Access Control	\$100,000	Non-Capacity
2016	Ball Field Expenses	\$15,000	Non-Capacity
2016	Moe Playground Irrigation and Drainage	\$50,000	Non-Capacity
2016	Middle School and High School Phone Building Out	\$40,000	Non-Capacity
2017	Ball Field Expenses	\$15,000	Non-Capacity
2017	Middle School and High School HVAC System	\$750,000	Non-Capacity
2018	Multi-Purpose Room	\$765,000	Non-Capacity

Source: Lake Chelan School District, undated

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Appendix B

Definitions

Procedures

1. For the purpose of this plan, certain words and terms are herein defined. The word "shall" is always mandatory. The word "may" is permissive, subject to the judgment of the person administering the plan and related development regulations.
2. Words not defined herein or in Chapter 36.70A RCW or WAC 365-196 shall be construed as defined in the following two sources, and if a conflict should arise between sources, such definitions shall be established in the following priority:
 - (1) Black's Law Dictionary - 3rd Addition, published by West Publishing Company, St. Paul, and any subsequent amendments thereto.
 - (2) The American Heritage Dictionary - 2nd College Addition, published by Houghton Mifflin Company, Boston, New York, and any subsequent amendments thereto.
3. The present tense includes the future, and the future the present.
4. The singular number includes the plural, and the plural the singular.

Definitions A

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

Affordable Housing: housing where the occupant pays not more than 30% of their adjusted monthly income for total shelter costs.

Agricultural Land: land primarily devoted to the commercial production of horticultural, viticultural, floricultural, dairy, apiary, vegetable or animal products or of berries, grain, hay, straw, turf, seed, Christmas trees not subject to the excise tax imposed by RCW 84.33.100 through 84.33.140, or livestock and land that has long-term commercial significance for agricultural production.

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

Definitions B

Bonus Density: an incentive mechanism of allowing higher density than the base net density for residential development.

Buffering: a technique of separating incompatible land uses by distance, changing density, landscaping, screening and/or physical features or structures.

Definitions C

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

Capital Budget: the portion of each local government's budget which reflects capital improvement is generally non-recurring and may require multi-year financing.

Capital Facilities: those publicly owned structures, utilities or land that are necessary to maintain an operational capacity to offset the impacts of growth and development where construction, major repairs, or replacement costs are above \$20,000.00.

Cluster Development (clustering): structural siting where buildings are grouped or joined resulting in efficient use of facilities and services and leaving large areas of permanent open land.

Commercial Uses: activities within land areas which are predominantly connected with the sale, rental, and distribution of products, or performance of services.

Comprehensive Plan: a generalized coordinated land use policy statement of the governing body of a county or city that is adopted pursuant to Chapter 36.70A RCW.

Compatibility: when two different land uses exist adjacent to one another or in such proximity to one another that adverse impacts are insignificant.

Concurrency: adequate capital facilities are available when the impacts of development occur. This definition includes the two concepts of "adequate capital facilities" and of "available capital facilities" as defined above.

Consistency: that no feature of a plan or regulation is incompatible with any other features of a plan or regulation. Consistency is indicative of a capacity for orderly integration or operation with other elements in a system.

Coordination: consultation and cooperation among jurisdictions.

Contiguous Development: development of areas immediately adjacent to one another.

Critical Areas: include the following areas and ecosystems: (a) wetlands; (b) areas with a critical recharging effect on aquifers used for potable water; (c) fish and wildlife habitat conservation areas; (d) frequently flooded areas; and (e) geologically hazardous areas.

Cultural Resources: are elements of the physical environment that are evidence of human activity and occupation. Cultural resources include: (a) historic resources which are elements of the built environment typically 50 years of age and older, and may be buildings, structures, sites, objects and districts; (b) archaeological resources consist of remains of the human environment at or below the ground surface such as habitation sites; and (c) traditional cultural properties consist of places or sites of human activities which are of significance to the traditions or ceremonies of a culture, which do not necessarily have a manmade component and may consist of an entirely natural setting.

Current Use Taxation Laws: Laws, including the Farm and Agricultural Land, Timberland, and Open Space Land sections of the Washington Open Space Act (Chapter 84.34 RCW), which act as an incentive to perpetuate current uses or open space areas by offering tax relief.

Definitions D

Density: a measure of the intensity of development, generally expressed in terms of dwelling units per acre. It can also be expressed in terms of population density (i.e., people per acre). Density is useful for establishing a balance between potential local service use and service capacities.

Discourage: 1. To deprive of confidence, hope, or spirit. 2. To dissuade or deter: *wouldn't let past failures discourage him from trying again.* 3. To hamper; hinder. 4. To try to prevent by expressing disapproval or raising objections.

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

Duplex: a building designed exclusively for occupancy by two (2) families living independently of each other within two (2) separate, attached dwelling units.

Dwelling Unit: One (1) or more rooms in a dwelling, designed, occupied or intended for occupancy as separate living quarters, with an individual entrance, cooking, sleeping and sanitary facilities.

Definitions E

Encourage: 1. To inspire with hope, courage, or confidence; hearten. 2. To give support to; foster. 3. To stimulate.

Explore: 1. To investigate systematically; examine: explore every possibility. 2. To search into or range over for the purpose of discovery.

Definitions F

Financial Commitment: that sources of public or private funds or combinations thereof have been identified which will be sufficient to finance capital facilities necessary to support development and that there is assurance that such funds will be timely put to that end.

Definitions G

Geologically Hazardous Areas: areas that are susceptible to erosion, sliding, earthquake, or other geological events, are not suited to the siting of commercial, residential, or industrial development consistent with public health or safety concerns.

Goal: A broad, general statement of the desired long-term future state or outcome, toward which the Plan aims. Goals indicate what ought to exist in a community or what is desired to be achieved in the future.

Grandfather (Non-Conforming) Rights: The right to continue a use that was legal when commenced or built, but which does not conform to subsequently enacted or amended plan or development regulations.

Growth Management: a method to guide development in order to minimize adverse environmental and fiscal impacts and maximize the health, safety, and welfare of the residents of the county.

Definitions H

Highest Use: The use of land or activity which returns the greatest possible value to the owner allowable under the comprehensive plan.

Home Occupation: A lawful occupation carried on by a resident of a dwelling as a secondary use within the same dwelling, and does not infringe upon the right of neighboring residents to enjoy a peaceful occupancy of their homes for which purpose the residential zones were created and primarily intended.

Household: a household includes all the persons who occupy a group of rooms or a single room which constitutes a housing unit.

Definitions I

Impact Fee: a fee levied by a local government on new development so that the new development pays its proportionate share of the cost of new or expanded facilities required to service that development.

Implementation Measure: a regulatory instrument for carrying out the goals and policies contained in the plan. Examples of implementation measures commonly used are zoning codes, subdivision ordinances, shoreline management programs and building codes.

Industrial Uses: the activities predominantly connected with manufacturing, assembly, processing, or storage of products.

Infrastructure: those man-made structures which serve the common needs of the population, such as: sewage disposal systems, potable water wells serving a system, solid waste disposal sites or retention areas, stormwater systems, utilities, bridges, and roadways.

Intensity: a measure of land use activity based on density, use, mass, size, and impact.

Definitions L

Land Development Regulations: any controls placed on development or land use activities by a county or city including, but not limited to, zoning ordinances, subdivision ordinances, rezoning, building codes, shoreline master programs, environmental ordinances, or any other regulations controlling the development of land.

Level of Service (LOS): an indicator of the extent or degree of service provided by, or proposed to be provided by, a facility based on and related to the operational characteristics of the facility. LOS means an established minimum capacity of capital facilities or services provided by capital facilities that must be provided per unit of demand or other appropriate measure of need.

Long-Term Commercial Significance: includes the growing capacity, productivity, and soil composition of the land for long-term commercial

production, in consideration with the land's proximity to population areas, and the possibility of more intense uses of the land.

Definitions M

Manufactured Housing: a manufactured building or major portion of a building designed for long-term residential use. It is designed and constructed in conformance with the State of Washington or Federal mobile home standards as evidenced by the attachment of an insignia, for transportation to a site for installation and occupancy when connected to required utilities. The minimum dimensions for a manufactured home is thirty-two (32) feet or more in length and at least eight (8) feet or more in width when assembled.

Minerals: includes non-metallic (gravel, sand) and metallic substances.

Mobile Home: a single portable manufactured housing unit, or a combination of two or more such units connected on-site, that is:

- a. designed to be used for living, sleeping, sanitation, cooking, and eating purposes by one family only and containing independent kitchen, sanitary, and sleeping facilities;
- b. designed so that each housing unit can be transported on its own chassis;
- c. placed on a temporary or semi-permanent foundation; and
- d. is over 32 feet in length and over eight feet in width.

Multi-Family Housing: as used in this plan, multi-family housing is any structure which is designed to accommodate three or more separate households or dwelling units.

Definitions N

Natural Amenities: (Refer to the natural amenities description listed in the Land Use Element.)

Definitions O

Objective: a specific, measurable, intermediate end that is achievable and marks progress toward a goal.

On-Site Sewage System: means an integrated arrangement of components for a residence, building, industrial establishment or other places not connected to a public sewer system which:

- a. convey, store, treat, and / or provide subsurface soil treatment and disposal on the property where it originates, upon adjacent or nearby property; and
- b. Includes piping, treatment devices, other accessories, and soil underlying the disposal component of the initial and reserve areas.

Open Space: Areas that serve a functional role in the life of the community. This term is subdivided in the following:

- a. Pastoral or recreational open space areas that serve active or passive recreation needs, e.g., federal, state, regional, private, local parks, forests, historic sites, golf courses, ball parks, and natural and manmade waterbodies.
- b. Utilitarian open spaces are those areas not suitable for residential or other development due to the existence of hazardous and/or environmentally sensitive conditions, which can be protected through open space, e.g., critical areas, airport flight zones, well fields, etc. This category is sometimes referred to as "health and safety" open space.
- c. Corridor or linear open space are areas through which people travel, and which may also serve an aesthetic or leisure purpose. For example, a highway may connect Point A to Point B, but may also offer a joy ride or a trail for the family. This open space is also significant in its ability to connect one residential or leisure area with another.

Overriding Public Interest: when this term is used, i.e., public interest, concern or objective, it shall be determined by a majority vote of the City Council.

Owner: any person or entity, including a cooperative or a public housing authority (PHA), having the legal rights to sell, lease, or sublease any form of real property.

Definitions P

Planning Period: the 20-year period following the adoption of a comprehensive plan or such longer period as may have been selected as the initial planning horizon by the planning jurisdiction.

Planned Unit Development (PUD): This is a development which is pre-planned in its entirety with the subdivision and zoning controls applied to the project as a whole rather than to individual lots. Therefore, densities are calculated for the entire development, usually permitting a trade-off between clustering of housing and provision of housing and provision of common open space. The PUD is usually characterized by a unified site design and while most commonly used for residential development, the

technique is also frequently applied to other forms of development such as shopping centers and industrial parks. Occasionally, a PUD may have a mix of uses.

Policy: A principle, protocol, or proposal for action that implements a related goal. Decision-oriented statements that guide the legislative or administrative body while evaluating a new project or proposed change in ordinance.

Public Facilities: include streets, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, parks and recreational facilities, schools, and hospitals. These physical structures are owned or operated by a government entity which provides or supports a public service.

Public Services: include fire protection and suppression, law enforcement, public health, education, recreation, environmental protection, and other governmental services.

Public Sewer System: Means a sewerage system:

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

Definitions R

Rationale: Clarification and justification for goals and policies, not to be construed as goals and policies.

Recreational Vehicle (RV): A vehicular type portable structure without permanent foundation, not more than fifty (50) feet in length, primarily designed as temporary living quarters for recreational, camping, or travel use, with or without motor power, and occupied in any one place for a period not exceeding thirty (30) days. This includes, but is not limited to, travel trailers, truck campers, camping trailers and self-propelled motor homes

Regional Transportation Planning Organization (RTPO): the voluntary organization conforming to RCW 47.80.020, consisting of local governments within a region containing one or more counties which have common transportation interests.).

Resident Population: inhabitants counted in the same manner utilized by the U.S. Bureau of the Census, in the category of total population. Resident population does not include seasonal population.

Regulation: A rule or directive found in City ordinances or the municipal code.

Resource Lands: agricultural, forest, and mineral resource lands which have long-term commercial significance.

Right-of-Way: land in which the state, a county, or a municipality owns the fee simple title or has an easement dedicated or required for a transportation, utility use.

Definitions S

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

Shall: A directive or requirement.

Should: indicates that a particular action will be done unless the official body finds a compelling reason against it.

Significant Impact: A reasonable likelihood of more than a moderate adverse impact on environmental quality.

Single-Family Housing: as used in this plan, a single family unit is a detached housing unit designed for occupancy by not more than one household. This definition does not include manufactured housing, which is treated as a separate category.

Solid Waste Handling Facility: any facility for the transfer or ultimate disposal of solid waste, including landfills and municipal incinerators.

Definitions T

Transportation Facilities: includes capital facilities related to air, water, or land transportation.

Transportation Level of Service Standards: a measure which describes the operational condition of the travel stream, usually in terms of speed and travel time, freedom to maneuver, traffic interruptions, comfort, convenience, and safety.

Transportation System Management (TSM): low capital expenditures to increase the capacity of the transportation network. TSM strategies include but are not limited to signalization, channelization, and bus turn-outs.

Transportation Demand Management Strategies (TDM): strategies aimed at changing travel behavior rather than at expanding the transportation

network to meet travel demand. Such strategies can include the promotion of work hour changes, ride-sharing options, parking policies, and telecommuting.

Definitions U

Urban Growth: refers to growth that makes intensive use of land for the location of buildings, structures, and impermeable surfaces to such a degree as to be incompatible with the primary use of such land for the production of food, other agricultural products, or fiber, or the extraction of mineral resources, rural uses, rural development, and natural resource lands designated pursuant to RCW 36.70A.170. A pattern of more intensive rural development, as provided in RCW 36.70A.070(5)(d), is not urban growth. When allowed to spread over wide areas, urban growth typically requires urban governmental services. "Characterized by urban growth" refers to land having urban growth located on it, or to land located in relationship to an area with urban growth on it as to be appropriate for urban growth.

Urban Growth Area: Each county that is required or chooses to adopt a comprehensive land use plan under RCW 36.70A.040 shall designate an urban growth area or areas within which urban growth shall be encouraged and outside of which growth can occur only if it is not urban in nature. Each city that is located in such a county shall be included within an urban growth area. An urban growth area may include more than a single city. An urban growth area may include territory that is located outside of a city only if such territory already is characterized by urban growth or is adjacent to territory already characterized by urban growth. RCW 36.70A.110.(1)

Urban Governmental Services or Urban Services: include those public services and public facilities at an intensity historically and typically provided in cities, specifically including storm and sanitary sewer systems, domestic water systems, street cleaning services, fire and police protection services, public transit services, and other public utilities associated with urban areas and normally not associated with rural areas.

Utilities: facilities serving the public by means of a network of wires or pipes, and structures ancillary thereto. Included are systems for the delivery of natural gas, electricity, telecommunications services, water, and for the disposal of sewage.

Definitions V

Vacant/Underdeveloped Lands: may suggest the following: (a) a site which has not been developed with either buildings or capital facility improvements, or has a building improvement value of less than \$500 [vacant land]; (b) a site within an existing urbanized area that may have

capital facilities available to the site creating infill development; (c) a site which occupied by a use consistent with the zoning but contains enough land to be further subdivided without needing a rezone (partially-used); and (d) a site which has been developed with both a structure and capital facilities and is zoned for more intensive use than that which occupies the site (under-utilized).

Vision: A community's best desired future.

Visioning: a process of citizen involvement to determine values and ideals for the future of a community and to transform those values and ideals into manageable and feasible community goals.

Definitions W

Wetland or Wetlands: areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal conditions do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands do not include those artificial wetlands intentionally created from non-wetland sites, including, but not limited to, irrigation and drainage ditches, grass lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. Wetlands may include those artificial wetlands intentionally created from non-wetland areas created to mitigate conversion of wetlands. (RCW 36.70A.030(20))

Definitions Z

Zoning: the demarcation of an area by ordinance (text and map) into zones and the establishment of regulations to govern the uses within those zones (commercial, industrial, residential, etc.) and the location, bulk, height, shape, and coverage of structures within each zone.

Appendix C. Land Capacity

Comprehensive Plan Update – Integration of Draft Land Use Element and Existing Conditions Report Land Capacity Analysis

Purpose	1
Background and Analysis	1
Chelan County Method.....	2
City Land Capacity Methods	4
2016 Comprehensive Plan – Land Capacity.....	6
Comprehensive Plan Update October 2017 – Land Capacity.....	7

Purpose

The Existing Conditions and Trends Report (2017) lays out the City’s long-standing method in calculating land capacity for the current Comprehensive Plan Land Use Plan / Zoning Map, comparing it to a County method (see Chapter 2 and Appendix C of the report).

As the Comprehensive Plan Update evolved, the Land Capacity results were updated in the Draft versions of the Land Use Element.

Various maps have been prepared to support the Comprehensive Plan and Municipal Code Amendments, and provided at public workshops in 2016 and 2017. This document integrates the Land Capacity results of the various identified reports.

Background and Analysis

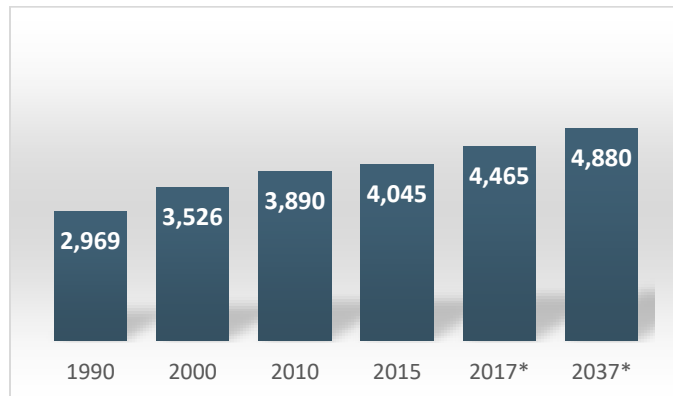
The City of Chelan is considering its appropriate boundary for growth in its Comprehensive Plan Update for the years 2017-2037.

Counties are responsible for allocating population growth and setting urban growth area (UGA) boundaries in consultation with cities (RCW 36.70A.110). UGAs are to include areas already characterized by urban development or adjacent to areas characterized by urban development. These UGAs should include “areas and densities sufficient to permit the urban growth that is projected to occur in the county or city for the succeeding twenty-year period.” (RCW 36.70a.110 (2)) Designated UGAs must also have services available or planned to support future urban growth in these areas.

Chelan’s permanent city population is about 4,045. The Unincorporated UGA is estimated to have another 355 residents, for a total City and UGA population of about 4,400 as of 2015. By 2017, the City and UGA are anticipated

to grow slightly to 4,465 persons. Based on growth allocations developed by Chelan County, Chelan city limits and UGA would add about 415 people for a total of 4,880 people over the 2017 to 2037 period.

Exhibit 1. Chelan: Permanent Population 1990-2037



City population 1990-2015 *2017 and 2037 = City + unincorporated UGA

Source: Washington State Office of Financial Management 2015, Chelan County Resolution 2015-112, BERK Consulting 2016

Chelan's average annual growth rate was 1.24% during 1990-2015. During 2017-2037 the rate slows to 0.45% based on county targets. If the City grew at the rate of 1.24% over the 20-year period, the net change in permanent population would be more like 1,254.

While population is a key driver of the UGA sizing, the City and County must consider other uses: "As part of this planning process, each city within the county must include areas sufficient to accommodate the broad range of needs and uses that will accompany the projected urban growth including, as appropriate, medical, governmental, institutional, commercial, service, retail, and other nonresidential uses." (RCW 36.70a.110 (2))

Since the City's economy is tied to tourism and recreation, the incorporation of employment uses including resort and tourism accommodations is important to the mix of uses in the community. Further, the City has a traditional downtown, a large-format commercial area at the Apple Blossom Center, and industrial land in the east part of town and wishes to have family wage jobs.

Chelan County Method

Chelan County uses a method that identifies vacant land as areas that are not tax exempt and that have a low improvement value of less than \$15,000 and a parcel size greater than 4,000 square feet (0.092 of an acre). Land that does not meet these considerations is considered built and not part of the analysis. Other assumptions and steps include removing critical areas (based on zone-wide percentages) and land for public facilities, as well as market factor, and assumption that some land will be developed with larger lots.

Between 2017 and 2037, the City of Chelan and corresponding UGA would increase from a population of 4,465 to 4,880 or 415 people. Given the current persons per household of 2.38, the City and UGA will need to provide an additional 174 dwellings. The Land Supply analysis, summarized below, indicates that the City and UGA has the capacity to serve 11,491 persons or 4,828 future residential building lots.

The County's analysis addresses a request by the City to reduce the UGA in three locations and to increase it in a minor way due to a property owner request:

The City of Chelan has requested a reduction in the UGA boundary in three areas; one area to the north contains split, UGA and County, jurisdiction; and, the other two areas, south and east, were requested reductions from the property owners. The total reduction would be approximately 745 acres.

Additionally, there is a property owner request to include 0.74 acre lot within the UGA boundary, west of Tuscan Village Planned Development. This minor inclusion is on land already developed residential lot would not impact the Land Supply analysis.

The County is recommending a reduction in the UGA by approximately 745 acres, as requested by the City, and the minor expansion as requested by Lucas Evans for parcel 27-22-17-140-060 of 0.74 acres.

Exhibit 2. Chelan County Land Capacity Analysis of the City of Chelan and its UGA

	Vacant Land	Public Infrastructure (25%)	Critical Areas (10%)	Market Factor (25%)	Economic Impact (0%)	Conversion of Use (30% in UGA)	Ancillary Uses (49%)	Density Allowance per acre	Possible Lots	2010 Census Persons Per Household	Estimated Population Served
Chelan City											
Single-Family Residential	711.3	533.5	480.1	360.1	360.1	360.1	183.6	0.14	1312		
Multi-Family Residential	75.7	56.8	51.1	38.3	38.3	38.3	19.5	0.12	163		
Tourist Accommodations	947.6	710.7	639.6	479.7	479.7	479.7	244.7	0.12	2039		
Special Use District	88.9	66.7	60.0	45.0	45.0	45.0	23.0	0.17	135		
CITY TOTALS	1823.5	1367.6	1230.9	923.1	923.1	923.1	470.8	n/a	3648	2.38	8,683
Urban Growth Area											
Single-Family Residential	269.7	202.3	182.0	136.5	136.5	95.6	48.7	0.14	348		
Multi-Family Residential	0	0.0	0.0	0.0	0.0	0.0	0.0	0.12	0		
Tourist Accommodations	253.2	189.9	170.9	128.2	128.2	89.7	45.8	0.12	381		
Special Use District	153.9	115.4	103.9	77.9	77.9	54.5	27.8	0.17	164		
UGA TOTALS	676.8	507.6	456.8	342.6	342.6	239.8	122.3	n/a	893	2.38	2,126

Source: Chelan County 2016

The County’s analysis indicates a capacity for 10,809 persons. UGA reductions would slightly reduce growth capacity as follows. Results show a loss of 18 dwelling units or 43 population capacity, approximately. It would not change the County’s overall conclusions that the City and UGA can meet the growth target assigned.

Exhibit 3. Chelan County Method: Capacity to be Withdrawn with UGA Reductions

<i>UGA Exclusion Areas</i>	R-L	T-A	W-I
Vacant	88.54	245.36	110.29
Public (25%)	66.40	184.02	82.72
Critical Area (10%)	6.64	18.40	8.27
Market (25%)	1.66	4.60	2.07
Conversion (30%)	1.16	3.22	1.45
Ancillary (49%)	0.59	1.64	0.74
Density Allowance	0.14	0.12	-
Total Possible DU	4.23	13.69	-
PPDU	2.38	2.38	-
Pop Capacity	10.08	32.57	-

Source: BERK Consulting 2016

City Land Capacity Methods

The City's land capacity method is similar to the 2011 Comprehensive Plan Appendices C and G, and summarized below. The City deductions are more tailored by zone, and updated to the latest GIS information and American Community Survey (ACS) estimates for 2014. Densities reflect the 2017 Comprehensive Plan Update assumptions as well.

Exhibit 4. City of Chelan Land Capacity: Table of Assumptions

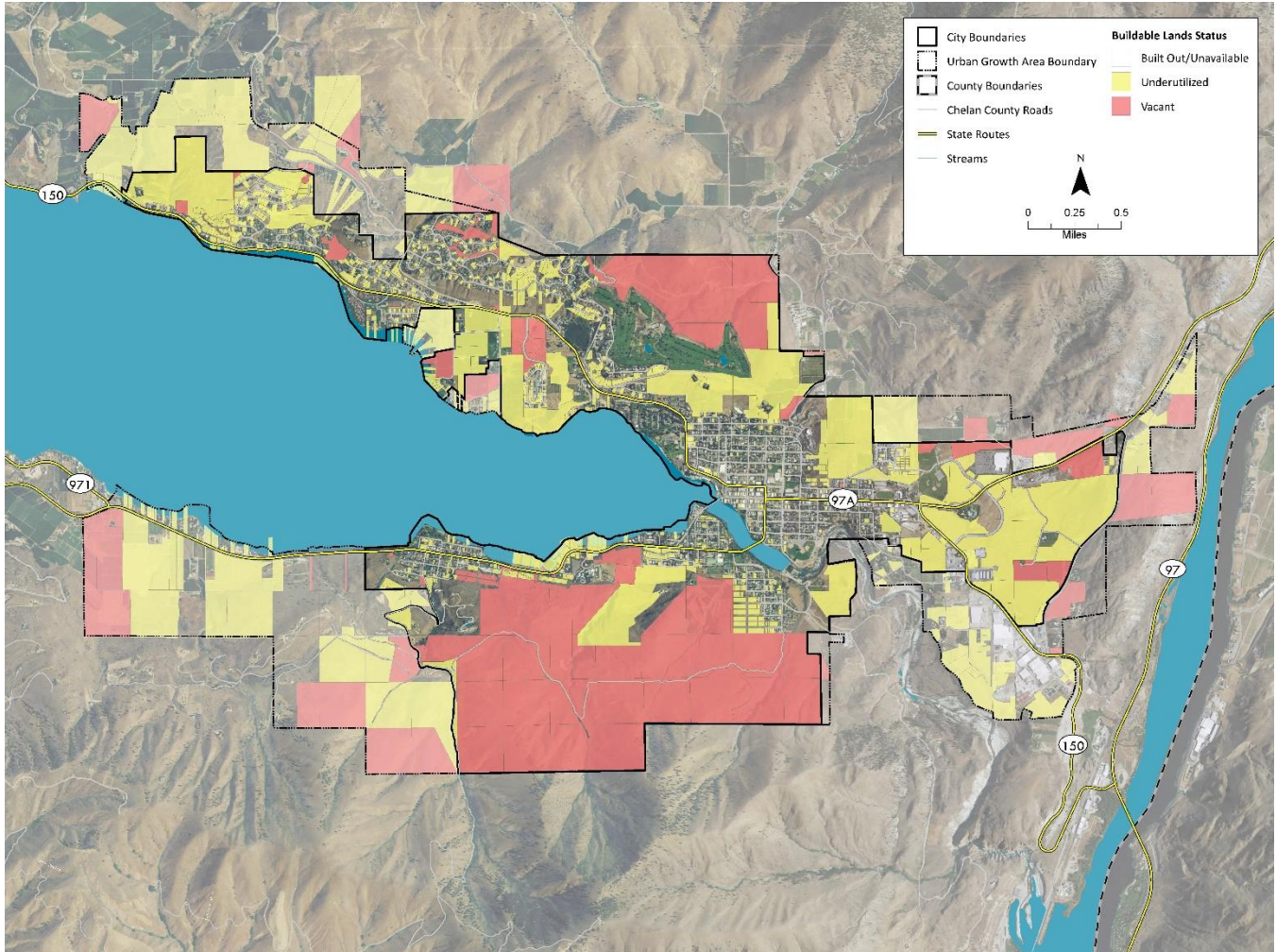
Factor	Assumption	Sources
Vacant Land	Use Code	Assessor Code, Excluding Tax Exempt
Underutilized Land	Formula	Assessor Market Land Value > 50% of Improvement Value (e.g. Orchards); Excluding Tax Exempt
Slope Factor: GIS Based	40.00	GIS Deduction
Safety Market Deduction	0.25	Comp Plan Appendices C & G
Public Purpose Deduction	0.25	Comp Plan Appendices C & G
Unavailable Land Deduction		
R-L	0.30	Comp Plan Appendices C & G
R-M	0.20	Comp Plan Appendices C & G
SUD	0.50	Comp Plan Appendices C & G
T-A	0.50	Comp Plan Appendices C & G
Density Multiplier: Current Plan		
R-L	3.0	Comp Plan Appendices C & G
R-M	9.0	Comp Plan Appendices C & G
SUD	3.0	Comp Plan Appendices C & G
T-A	3.0	Comp Plan Appendices C & G
Density Multiplier: Draft Plan July 2017		
R-L	3.0	Comp Plan Appendices C & G
R-M / DMR	9.0	Comp Plan Appendices C & G
SUD	1.7	Draft Comprehensive Plan Land Use Element
T-A	1.0	Draft Comprehensive Plan Land Use Element
Seasonal Occupancy: General Discount	0.32	ACS 2010-2014
Seasonal Occupancy: T-A Discount	0.75	Comp Plan Appendices C & G
Persons Per Dwelling Unit	2.35	ACS 2010-2014

Note: ACS = American Community Survey

Source: City of Chelan 2011; BERK Consulting 2016

The lands considered as vacant and underutilized in the analysis are identified in the following map. It should be noted that some lands may develop and others may not regardless of the analysis, based on property owner wishes, market conditions, applicable regulations, etc. The map identifies those with more potential to change based on the method. The purpose of the analysis is to identify sufficient capacity to meet population growth targets.

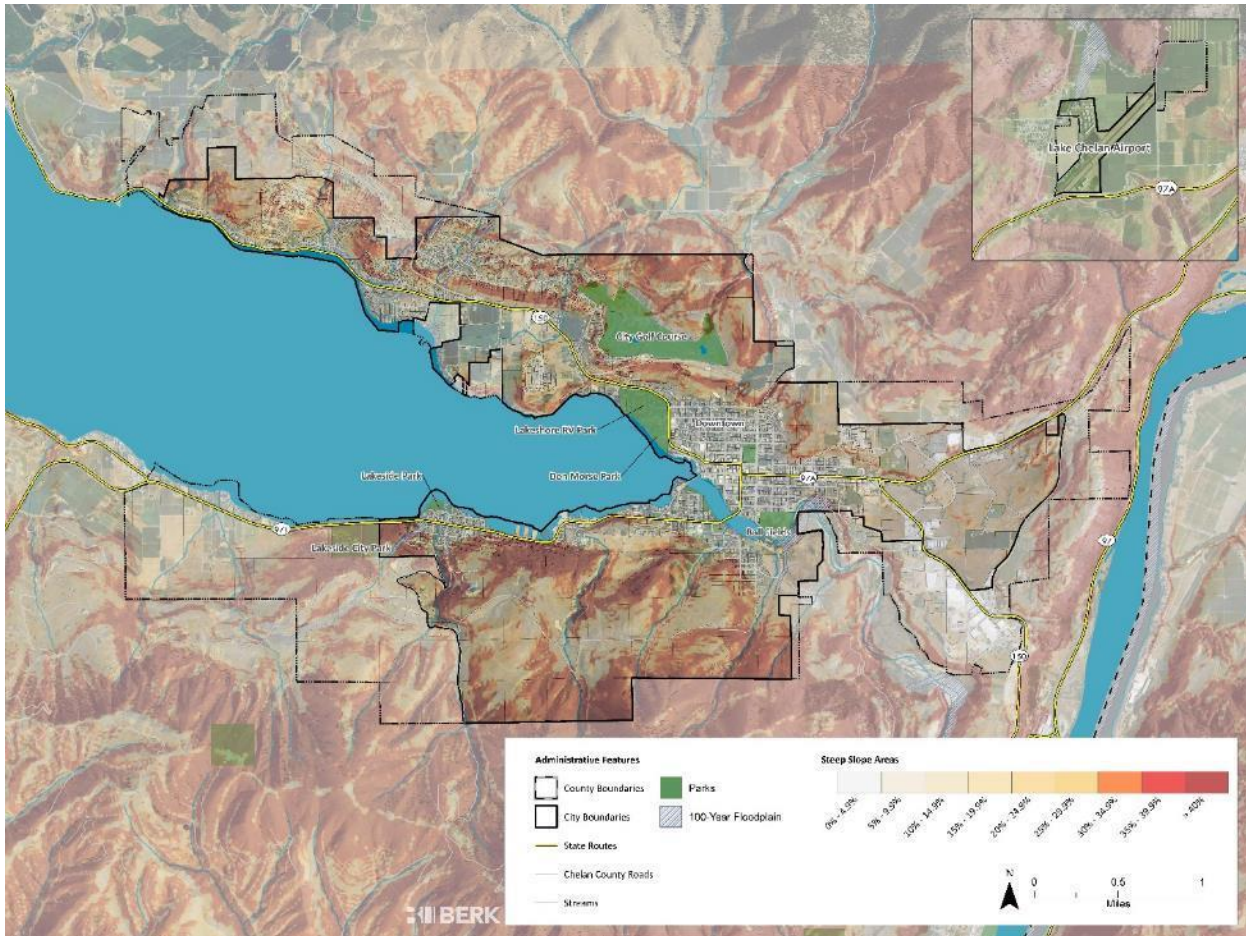
Exhibit 5. Gross Vacant and Underutilized Lands per Land Capacity Method – Current Planning Area



Source: BERK Consulting 2017

Steep slopes above 40% are removed in the City’s land capacity method. The City’s Critical Areas regulations limit clearing on steep slopes. Development is possible but limited on such slopes, particularly above 40%. A map of steep slopes has been developed as part of the Comprehensive Plan Update, as shown below.

Exhibit 6. Steep Slopes in 5 Percent Increments



Source: University of Washington, BERK Consulting 2017

Note: The steep slopes shown were generated by using geographic information system software to convert a digital elevation model (DEM). The DEM was created from satellite imagery of the area and was taken in 10-meter resolution.

2016 Comprehensive Plan – Land Capacity

Results of the City’s methods show less population capacity than the County’s method, though growth targets can be met in the city limits.

Exhibit 7. City of Chelan Land Capacity Analysis – 2016 Plan: City Limits

City	R-L	R-M	SUD	T-A
1. Sum Gross Vacant and Underutilized Acres, Excluding Tax Exempt	779.4	129.8	172.6	963.8
2. 40% Slopes	260.5	6.2	-	272.3
3. Net Vacant and Underutilized Acres, Excluding Slopes (1-2)	518.9	123.7	172.6	691.6
4. Deduct Safety Market Factor (25%)	389.2	92.7	129.4	518.7
5. Deduct Streets/Roads/Public Purposes (25%)	291.9	69.6	97.1	389.0
6. Deduct Land Unavailable (20-50%)	204.3	55.6	48.5	194.5
7. Multiply by Density Assumption for Zone	3	9	3	3
8. Gross Units	613.0	500.8	145.6	583.5
9. Deduct Seasonal Unit Occupancy (32-75%)	416.8	340.6	99.0	145.9
10. Total year Round Population (PPDU 2.35)	980	800	233	343
Total Population Capacity: City Limits	2,355			

Source: BERK Consulting 2016

The population capacity of the UGA is less than the city limits but still consequential.

Exhibit 8. City of Chelan Land Capacity Analysis – 2016 Plan: UGA

UGA	R-L	R-M	SUD	T-A
1. Sum Gross Vacant and Underutilized Acres, Excluding Tax Exempt	533.41	-	392.42	285.46
2. 40% Slopes	32.66	-	0.84	-
3. Net Vacant and Underutilized Acres, Excluding Slopes (1-2)	500.8	-	391.6	285.5
4. Deduct Safety Market Factor (25%)	375.6	-	293.7	214.1
5. Deduct Streets/Roads/Public Purposes (25%)	281.7	-	220.3	160.6
6. Deduct Land Unavailable (20-50%)	197.2	-	110.1	80.3
7. Multiply by Density Assumption for Zone	3.00	9.00	3.00	3.00
8. Gross Units	591.5	-	330.4	240.9
9. Deduct Seasonal Unit Occupancy (32-75%)	402.2	-	224.7	60.2
10. Total year Round Population (PPDU 2.35)	945	-	528	142
Total Population Capacity: UGA	1,615			

Source: BERK Consulting 2016

The initial analysis of land capacity in March 2017 also considered potential changes in land capacity on the Butte and in UGAs to support the 2017 Comprehensive Plan Update. If excluding the Butte area (TA zone upslope from state route in city limits) from residential capacity, such as if it were predominantly used for non-residential uses (e.g. hotel, recreation, and trail uses, the capacity loss would be 272 persons. If excluding the proposed UGA reduction areas contemplated in Fall 2016, the loss of capacity would be about 175 persons.

In any case, the City's land capacity results for the 2016 Comprehensive Plan shows one-third the population capacity of the County's method. Growth targets can be met with or without the capacity of the Butte or the UGA exclusion areas.

Exhibit 9. City of Chelan Land Capacity Analysis – 2016 Plan: Summary

City + UGA Capacity Full 2016 Boundaries	3,970
Butte Population	272
UGA Exclusion Population	175
City +UGA with Butte as non-residential and reducing UGA	3,523
Growth Target City+UGA: 2017-2037	415
Surplus (Deficit)	3,108

Source: BERK Consulting 2016

Comprehensive Plan Update October 2017 – Land Capacity

Based on the City Council Authorized Future Land Use Plan / Zoning, land capacity would be lower given the UGA boundaries and balance of R-L, R-M, DMR, SUD, and T-A lands. Nevertheless, the City can more than meet its growth target.

Exhibit 10. City of Chelan Land Capacity Analysis – City Limits: 2017 City Council Authorized Plan**Chelan Land Capacity: Based on Assessor Land Use Codes (Undeveloped, Underutilized including Orchards)**

City	R-L	R-M	DMR	SUD	T-A
1. Sum Gross Vacant and Underutilized Acres, Excluding Tax Exempt	652.0	172.3	38.5	173.9	1,014.6
2. 40% Slopes	260.5	6.2	-	-	272.3
3. Net Vacant and Underutilized Acres, Excluding Slopes (1-2)	391.5	166.1	38.5	173.9	742.4
4. Deduct Safety Market Factor (25%)	293.6	124.6	28.9	130.4	556.8
5. Deduct Streets/Roads/Public Purposes (25%)	220.2	93.5	21.6	97.8	417.6
6. Deduct Land Unavailable (20-50%)	154.1	74.8	17.3	48.9	208.8
7. Multiply by Density Assumption for Zone	3	9	9	1.7	1.0
8. Gross Units	462.4	672.9	155.8	81.7	208.8
9. Deduct Seasonal Unit Occupancy (32-75%)	314.5	457.6	105.9	55.5	52.2
10. Total year Round Population (PPDU 2.35)	739	1,075	249	131	123
Total Population Capacity: City Limits	2,316				

Note: For a conservative analysis, the density assumptions for SUD and T-A reflect lower range assumptions in the proposed plan and code changes for the Gateways and Butte; however, within development clusters, the net densities are similar to 3 du /ac and would then increase capacity.

Source: BERK Consulting 2017

Exhibit 11. City of Chelan Land Capacity Analysis – UGA: 2017 City Council Authorized Plan

UGA	R-L	R-M	DMR	SUD	T-A
1. Sum Gross Vacant and Underutilized Acres, Excluding Tax Exempt	266.58	10.13	-	392.42	-
2. 40% Slopes	32.66	-	-	0.84	-
3. Net Vacant and Underutilized Acres, Excluding Slopes (1-2)	233.9	10.1	-	391.6	-
4. Deduct Safety Market Factor (25%)	175.4	7.6	-	293.7	-
5. Deduct Streets/Roads/Public Purposes (25%)	131.6	5.7	-	220.3	-
6. Deduct Land Unavailable (20-50%)	92.1	4.6	-	110.1	-
7. Multiply by Density Assumption for Zone	3	9	9	1.7	1.0
8. Gross Units	276.3	41.0	-	183.9	-
9. Deduct Seasonal Unit Occupancy (32-75%)	187.9	27.9	-	125.1	-
10. Total year Round Population (PPDU 2.35)	442	66	-	294	-
Total Population Capacity: UGA	801				

Note: For a conservative analysis, the density assumptions for SUD and T-A reflect lower range assumptions in the proposed plan and code changes for the Gateways and Butte; however, within development clusters, the net densities are similar to 3 du /ac and would then increase capacity.

Source: BERK Consulting 2017

Exhibit 12. City of Chelan Land Capacity Analysis – 2017 City Council Authorized Plan

City + UGA Capacity July 2017 Boundaries	3,117
Growth Target City+UGA: 2017-2037	415
Surplus (Deficit)	2,702

Appendix D

Transportation

Analysis

This appendix summarizes the transportation analysis contained in the Existing Conditions and Trends Report (March 2017, updated October 2017) and the City's non-project State Environmental Policy Act Checklist May 2017.

EXISTING TRAFFIC OPERATIONS

Traffic operations were evaluated based on the LOS methodologies of the Highway Capacity Manual. The methodology used to analyze roadway segments and signalized, unsignalized, or roundabout intersections is different for each type of facility.

Intersection levels of service were evaluated for 18 study intersections. Trafficcount, a traffic data collection firm, collected evening peak period turning movement counts for the study intersections between 4:00 PM and 6:00 PM on May 19, 20 and 21, 2009. Exhibit 1 shows the existing 2017 traffic volumes for the study intersections and Exhibit 2 shows the existing level of service at each study intersection. The capacity analysis worksheets are provided in Existing Conditions and Trends Report **Appendix E-3**.

Because the traffic counts were conducted several years ago, a comparison of key locations with more recent counts was completed to evaluate the validity of the data. Newer counts did not show a significant increase in traffic in Chelan, and in some cases volumes were lower. Therefore, the 2009 counts were used for this update.

These traffic volumes were used for our base year operations analysis and as the basis for future year traffic volume projections.

Exhibit 1. Existing 2017 Traffic Volumes

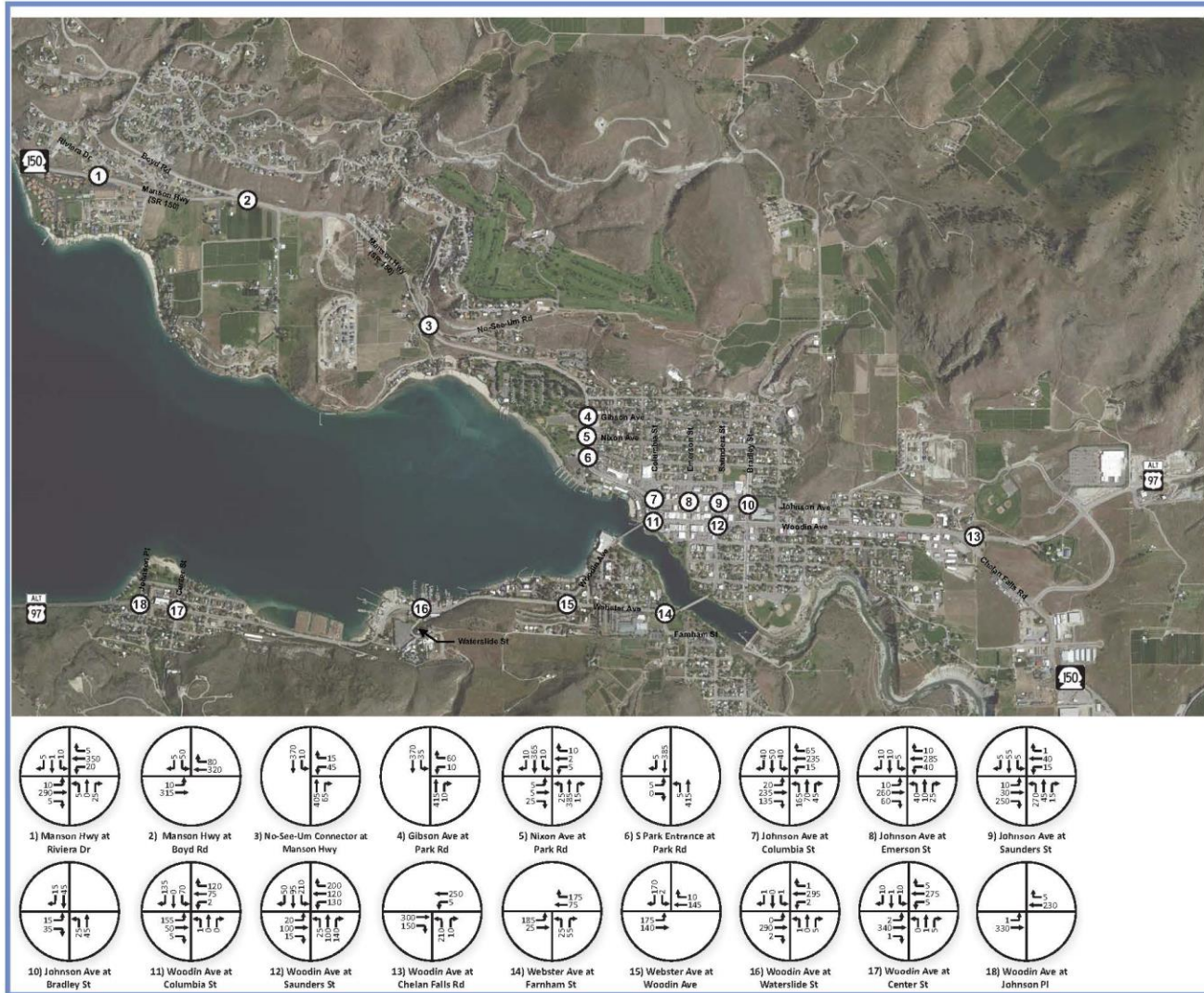


Figure X

Existing 2009 May PM Peak Hour Traffic Volumes

LEGEND

XXX → PM PEAK HOUR TRAFFIC VOLUMES

Exhibit 2. Existing Level of Service Summary

Intersection	2017 Base Year	
	LOS (Delay)	Worst V/C
Riviera Drive/ (SR 150)	B (14.7)	0.06
Boyd Road/ (SR 150)	B (12.8)	0.11
No-See-Um Road/ (SR 150)	C (17.8)	0.19
W Gibson Avenue/Park Road (SR 150)	B (12.5)	0.14
W Nixon Avenue/Park Road (SR 150)	C (20.0)	0.05
Lakeshore Park Entrance/Park Road (SR 150)	B (13.3)	0.01
Columbia Street/E Johnson Avenue (SR 150)	B (12.3)	0.53
Emerson Street/E Johnson Avenue (SR 150)	C (22.2)	0.29
Sanders Street/E Johnson Avenue	B (12.7)	0.53
Bradley Street/E Johnson Avenue	A (9.1)	0.06
Columbia Street/E Woodin Avenue (SR 97A)	C (17.7)	0.21
Sanders Street/Woodin Avenue (SR 97A)	B (17.1)	0.49
Chelan Falls Road (SR 150)/Woodin Avenue (SR 97A)	C (18.4)	0.46
Farnham Street/Webster Avenue (SR 97A)	B (12.0)	0.07
W Woodin Avenue/Webster Avenue (SR 97A)	B (10.2)	0.21
Waterslide Drive/Webster Avenue (SR 97A)	B (14.2)	0.01
Center Street/Webster Avenue (SR 97A)	B (12.8)	0.05
Johnson Place/Webster Avenue (SR 97A)	A (7.7)	0.01

Summary of Existing Operations

All intersections evaluated currently operate above the City of Chelan's adopted level of service, and no intersections on SR 97A or SR 140 operate below the State of Washington's LOS D standard for Highways of Statewide Significance.

PLANNED IMPROVEMENTS

Changes in land use or expected growth patterns have an effect on the future transportation system and transportation planning must evaluate conditions as they evolve. Some planned improvements may no longer be needed or specific improvements that were not included in future planning may now be needed. Planned improvements to the City of Chelan transportation system include short term needs identified in the Six-Year TIP, as well as long-term needs based on conditions expected to develop over the next 20 years.

Six-Year Transportation Program

The City of Chelan's Six-Year TIP (2017-2023) provides information on project locations, funding and schedule. The City is required to update its TIP annually, and it is adopted as part of the Transportation Element of the Transportation Plan. A copy of the current 6-Year TIP, which is available from the Public Works Department, identifies the following projects:

- Woodin Avenue Bridge Rehabilitation and Related Improvement Projects
- SR 97A and Farnham St Intersection
- No-See-Um Road Intersection
- Sanders Street Crosswalks
- South Chelan Access Study
- Columbia Street, Johnson Ave to Gibson Ave and Woodin Avenue to Gibson
- Downtown Alleys, Columbia St to Sanders St
- Lakeside Trail
- Union Valley Road Study
- SR 97A/East Woodin Avenue Corridor Study
- Boyd Road Widening, SR 150 to City Limits

Chelan-Douglas Transportation Council Regional Transportation Improvements Program

The CDTC Regional Transportation Improvement Program (2017-2020) project list is prepared in cooperation with local jurisdictions, transit operators, and WSDOT. The plan is linked to local agency Six-Year Transportation Improvement Plans, Link Transit's Transit Development Plan, and the WSDOT North Central Region's Six-Year Plan of Capital Projects. The Regional TIP is 'fiscally constrained', meaning that only the CDTC can only approve and submit projects for inclusion in the Statewide Transportation Improvement Program (STIP) if adequate funding is reasonably expected to be available. The current project list includes the following projects within the City of Chelan:

- Woodin Avenue Bridge Renovation and Repair
- SR 150 and No See Um Road Intersection Improvements

Washington State Department of Transportation Highway Improvement Program

WSDOT's Six-Year TIP includes the preliminary design and construction of the Woodin Avenue Bridge which is planned to begin in 2017. There are no other major WSDOT projects planned in the Chelan area.

FUTURE 2037 TRAFFIC CONDITIONS ANALYSIS

The GMA requires that traffic operations be evaluated on a long-range planning horizon, considering the planned transportation projects and planned growth, to determine how the transportation network can accommodate future demand.

Forecasting Methodology

In order to assess the future transportation needs of the city and the ability of the existing roadway network to accommodate planned growth, traffic volumes were estimated for the 2037 horizon year. The traffic volume projections were prepared using the current Chelan transportation model. The transportation model was created using a computerized transportation network model program.

The Chelan study area was modeled using the Emme/4 software package. Existing land use and demographic information was provided by the City of Chelan, Chelan County and the Washington State Office of Financial Management (OFM). The model was developed beginning in 2008 and was completed in its present form in early 2010. Updates to growth rates and land use were made in February, 2017.

The modeling process developed for this study involved four major steps:

- Construction of a computerized street network system of the Chelan transportation system;
- Developing a computerized land use zone system and database inventory of households and employment;
- Preparing base year model traffic volumes using trip generation factors and land use types to calibrate the model to current conditions;
- Developing future traffic volumes using projected land use and changes.

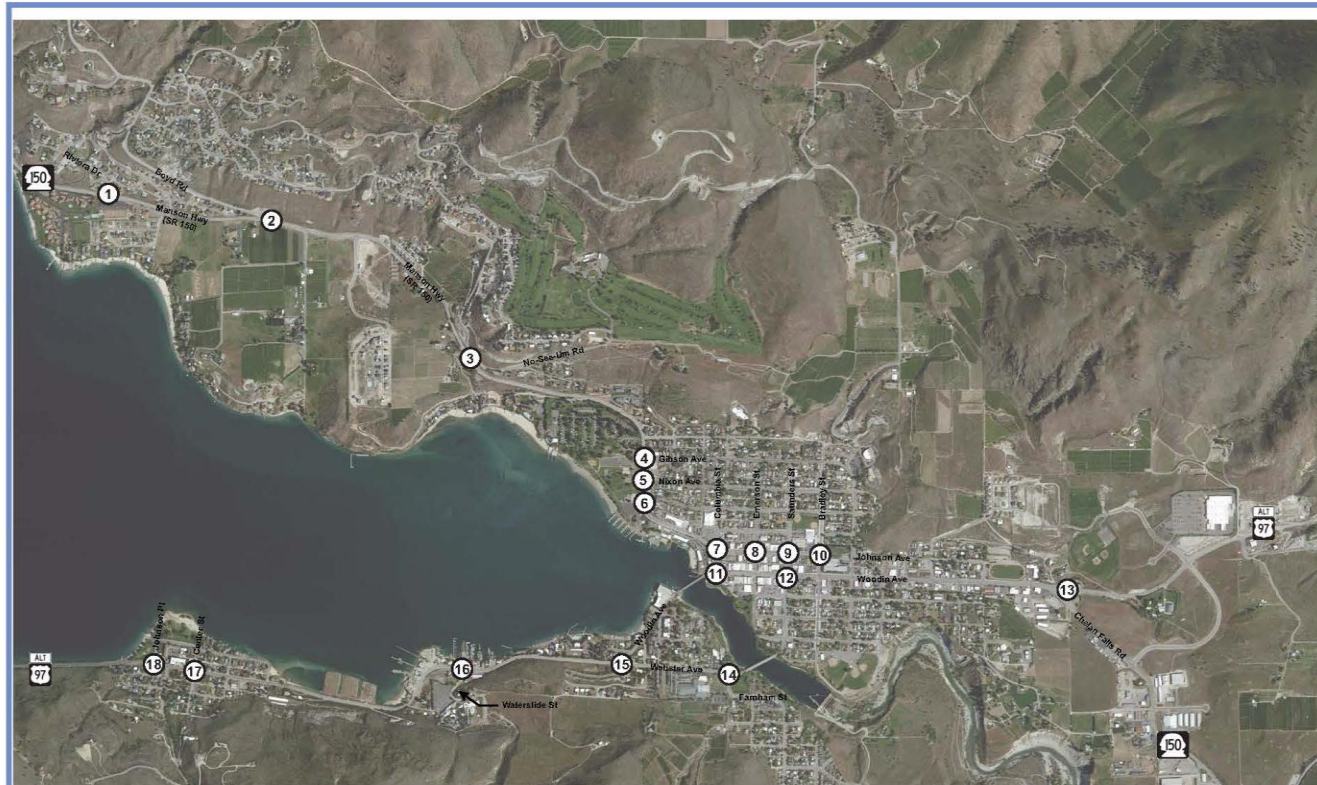
In addition to being used for preparing this transportation plan, the transportation model will continue to be a valuable tool for the City in assessing future roadway needs. The model will also be used to assess the traffic potential of larger developments that may have significant impacts to City roadways. The transportation model will continue to be refined and updated as necessary to accurately reflect existing transportation characteristics and to remain consistent with long-range land use planning efforts.

Model Post-Process Calibration

The transportation model has been calibrated to a high degree of accuracy for the system-wide roadway network. However, the accuracy of model volumes for particular roadway segments may vary based on a variety of factors. To account for the occurrence of local variation, a “post-process” calibration was applied to the model-generated traffic volumes.

The post-process calibration involved calculating the difference between the model-generated volumes for the 2017 base year and for the 2037 horizon year. This difference is considered the model volume growth increment. The model volume growth increment was then added to the actual traffic volume counts for each roadway segment. The post process calculation used to generate future year traffic volume estimates for this study is shown in **Appendix E-4**. The 2037 traffic volume projections are shown on Exhibit 3.

Exhibit 3. Projected 2037 Traffic Volumes



City of Chelan
Transportation Plan

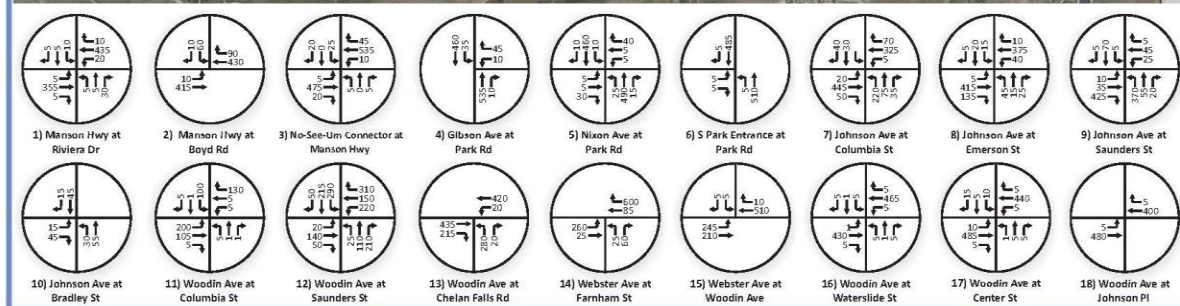


Figure X

Projected 2037 Non-Peak Season
PM Peak Hour Traffic Volumes

LEGEND

XXX → PM PEAK HOUR TRAFFIC VOLUMES



2037 Assumed Network Improvements

The list of improvements included in the Chelan 2037 baseline is shown in Exhibit 4.

Exhibit 4. 2037 Assumed Network Improvements

Facility	Improvements
Woodin Avenue Bridge	Convert bridge to one-way into downtown to allow for non-motorized uses.
SR 150/No-See-Um intersection	Re-align SR 150, No-See-Um Road and Golf Course Road intersection and construct roundabout.

Future Traffic Operations

Intersection levels of service were evaluated for 18 study intersections for 2037 operational analysis based upon the network described above. The LOS results are shown on Exhibit 5.

Exhibit 5. 2037 Conditions (with Assumed Improvements)

Intersection	Projected 2037	
	LOS (Delay)	Worst v/c
Riviera Drive/ (SR 150)	C (18.7)	0.09
Boyd Road/SR 150	B (14.7)	0.17
No-See-Um Road/SR 150	A (7.6)	0.49
W Gibson Avenue/Park Road (SR 150)	B (14.0)	0.13
W Nixon Avenue/Park Road (SR 150)	D (27.2)	0.14
Lakeshore Park Entrance/Park Road (SR 150)	B (13.3)	0.03
Columbia Street/E Johnson Avenue (SR 150)	B (14.6)	0.77
Emerson Street/E Johnson Avenue (SR 150)	E (47.9)	0.55
Sanders Street/E Johnson Avenue	D (27.3)	0.83
Bradley Street/E Johnson Avenue	A (9.2)	0.07
Columbia Street/E Woodin Avenue (SR 97A)	C (21.7)	0.34
Sanders Street/Woodin Avenue (SR 97A)	C (20.8)	0.72
Chelan Falls Road (SR 150)/Woodin Avenue (SR 97A)	F (96.3)	1.03
Farnham Street/Webster Avenue (SR 97A)	C (17.3)	0.09
W Woodin Avenue/Webster Avenue (SR 97A)	C (15.9)	0.26
Waterslide Drive/Webster Avenue (SR 97A)	C (21.2)	0.04
Center Street/Webster Avenue (SR 97A)	C (17.6)	0.10
Johnson Place/Webster Avenue (SR 97A)	A (8.2)	0.01

Summary of Future Operations

The results of the operational analysis show that with the identified improvements in the current TIP, only two intersections fall below the City's adopted LOS standards. Below is a description of each location:

- Emerson Street/E Johnson Avenue (SR 150): The level of service for this intersection is driven by the NB and SB left-turn movements. By implementing turn restrictions at Emerson Street/E Johnson Avenue (SR 150) for the NB and SB approaches, the intersection would improve to within City LOS standards. The City may elect to implement turn restrictions for safety reasons if observed conditions warrant the change.
- The Chelan Falls Road (SR 150)/Woodin Avenue (SR 97A) intersection is predicted to reach LOS F by 2037. It is recommended that this intersection be monitored as growth occurs. Due to the atypical nature of this intersection, the analysis software has a more difficult time assessing the operations and this intersection may perform better than currently predicted. Since this is the intersection of two state highways, WSDOT has primary responsibility for improvements at this location.

ALTERNATIVE MODELING

The 2009 traffic model included higher permanent growth in the City above the planning level assumptions described in the Land Use Element. It should be noted the model also tested a full range of employment and institutional uses, and seasonal resident and tourist uses. The 2017 model assumes less development than the 2009 model, accommodating year-round population similar to the trend. See Exhibit 6.

Exhibit 6. Transportation and Population

Growth Rate Scenario	AAGR	Year-Round Population 2037*	Share of 2037 County Pop
County Target 2017-2037	0.445%	4,880	5.5%
Trend: Observed-1990-2015	1.245%	5,719	6.5%
2009 Trans Model (Permitted Lots)	2.27%	6,995	7.9%

Note: average annual growth rate (AAGR)

*=Applied to County's 2017 population estimate of 4,465

The 2017 growth model also assumed less growth on the southshore and more in Downtown and East Chelan. However, comparing 2009 and 2017 transportation results, results would not significantly differ at the affected intersections according to SCJ Alliance transportation experts who prepared both the 2009 and 2017 elements. Based on this, the 2009 and 2017 models provide a bookended traffic analysis, sufficient for the studied range of growth in the Chelan Planning Area. (SEPA Checklist, May 2017)

EXHIBIT 4**14.10.020****14.10.020 Definitions.**

When used in this chapter, the following terms shall have the following meanings unless the context indicates otherwise:

“Administrator” means the planning director or his or her designee.

“Alteration” means any human-induced action that changes the existing condition of a critical area. Alterations include, but are not limited to: grading; filling; dredging; draining; channelizing; discharging pollutants except storm water; paving, construction, application of gravel; modifying for surface water management purposes; vegetation removal or any other human activity that changes the existing landforms, vegetation, hydrology, wildlife or wildlife habitat of a critical area.

“Best management practice” is a method, technique or product, or some combination thereof, that has been demonstrated to be the most effective and reliable in minimizing impacts.

“Buffer” means an area of land immediately adjacent to a critical area that is protected from development or alteration, and may be restored or enhanced, to help protect critical area functions and values. A buffer may afford limited public access and accommodate certain other specified uses.

“Building setback” means the required separation between the top of a ravine sidewall and the foundation of a building or structure, measured on a horizontal plane and perpendicular to the top of the ravine sidewall.

“Critical aquifer recharge areas” are areas where an aquifer which is an essential source of drinking water is vulnerable to contamination that would create a significant hazard to public health. An aquifer is a saturated body of rock, sand, gravel or other geologic material that transmits significant quantities of water to a well or other source of drinking water.

“Critical area study” means an evaluation of a specific development site performed by a qualified professional as a part of a permitting process in the city or its UGA.

“Critical areas” include: areas with a critical recharging effect on aquifers used for drinking water; fish and wildlife habitat conservation areas; frequently flooded areas; geologically hazardous areas; and wetlands.

“Critical areas review checklist” is a form provided by the city and completed by the applicant that provides an indication of the presence of critical areas and the critical area study information that will be required by the city.

“Development proposal” means any activity relating to the use and/or development of land requiring a permit or approval from the city, including but not limited to: commercial or residential building permit; grading or clearing permit; conditional use permit; planned development; shoreline substantial development permit; variance or conditional use permit; subdivision; short subdivision; variance; rezone; or any subsequently required permit or approval not expressly exempted by this chapter.

“Emergency” means an unanticipated event or occurrence that poses an imminent threat to public health, safety, welfare or the environment, and that requires immediate action within a time too short to allow full compliance with these regulations.

“Erosion hazard areas” are those areas that can result in hazards to public health and safety when the ground is disturbed.

“Excavation and grading” is the mechanical removal of earth material, clearing of trees, brush, shrubs or grass, including any filling or leveling of surface contours.

“Fish and wildlife habitat conservation areas” are areas reserved for management and maintenance of fish and wildlife habitats, as designated in this chapter. Such areas serve a critical role in sustaining needed habitats and species for the

functional integrity of the ecosystem, and which, if altered, may reduce the likelihood that the species will persist over the long term. These areas may include, but are not limited to, rare or vulnerable ecological systems, communities, and habitat or habitat elements including seasonal ranges, breeding habitat, winter range, and movement corridors; and areas with high relative population density or species richness. "Fish and wildlife habitat conservation areas" does not include such artificial features or constructs as irrigation delivery systems, irrigation infrastructure, irrigation canals, or drainage ditches that lie within the boundaries of, and are maintained by, a port district or an irrigation district or company.

“Frequently flooded area” means any area of special flood hazard, as designated in these regulations.

“Geologically hazardous area” means any area in the city or its UGA that, because of its susceptibility to erosion, sliding, earthquake, debris flows, or other geological events, is not suited to the siting of commercial, residential, or industrial development consistent with public health or safety concerns.

“Geotechnical assessment” means an assessment prepared by a qualified professional for geological hazards detailing the surface and subsurface conditions of a site and delineating the areas of a property subject to geologic hazards.

“Geotechnical engineer” is a person with a Washington State license in civil engineering who has at least four years of professional employment as a geotechnical engineer with experience in landslide, erosion and seismic hazards identification and mitigation.

“Geotechnical report” means a report prepared by a qualified professional for geological hazards that evaluates the site conditions and mitigating measures necessary to ensure that the risks associated with geologic hazards are eliminated on the site proposed to be altered. The geotechnical report shall be prepared by either an engineering geologist licensed by the state of Washington or a professional civil engineer licensed by the state of Washington. A civil engineer must also have four years of geotechnical experience evaluating geologically hazardous conditions and site development activities, such as landform recognition; unstable geologic units; roads; structural footings, foundations and retaining walls; swimming pools and sport courts; and other activities such as timber removal, site disturbance and mining.

“Hydrogeologic evaluation” means a systematic study of geologic and ground water resources, focusing on near-surface geologic, ground water, and pollution sensitivity, for the purpose of determining any potential risk to human health, ground water quality, and the environment. The hydrogeologic report shall be prepared by a hydrogeologist licensed by the state of Washington.

“Intermittent stream” means a stream that flows for only part of the year, including streams that flow for only hours or days after significant rainfall or during snowmelt.

“Landslide hazard areas” means areas potentially subject to landslides based on a combination of geologic, topographic and hydrologic factors. They include areas susceptible because of any combination of bedrock, soil, slope (gradient), aspect, structure, hydrology or other factors. The landslide hazard area includes areas that would be affected by landslide runout or concurrent debris flows.

“Mitigation” is an action involving avoidance, reduction or compensation for anticipated adverse impacts. The types of mitigation, from least to most intrusive, are listed in order of preference under the heading “Mitigation Sequencing” in Section 14.10.040(J)(2).

“Monitoring” is the process of collecting and evaluating data to assess the biological, hydrological or geological performance of newly created, restored, rehabilitated and/or affected critical areas.

“Potential critical area” means any area that, based on the reference materials and designations in this chapter, is reasonably likely to be a critical area.

“Qualified professional” means a person with experience and training in the pertinent scientific discipline. A qualified professional must have obtained a B.S. or B.A. or equivalent degree and two years of related work experience.

A qualified professional for fish and wildlife habitat conservation areas must have a degree in biology or a related academic field and professional experience with habitat management in the Inland Northwest.

- A qualified professional for wetlands must be a certified professional wetland scientist or a noncertified wetland scientist with a minimum of five years’ experience as a wetlands professional in the Inland Northwest, including delineating wetlands using the state or federal manuals, preparing wetlands reports, conducting functional assessments, and developing and implementing mitigation plans.
- A qualified professional for geological hazards must be an engineering geologist, geologist or engineer licensed in the state of Washington, with experience evaluating the type of geologic hazard known or suspected to occur at the subject site.
- A qualified professional for aquifer recharge areas must be a hydrogeologist, geologist or engineer licensed in the state of Washington, with experience in preparing hydrogeologic evaluations.

“Ravine” means ~~the a~~ steep-sided valley of a stream (whether perennial or intermittent) created by the wearing action of the stream and ~~including includes the sidewalls and the valley between the sidewalls~~ the valley floor and sidewalls.

“Ravine sidewall area” means that portion of a ravine that abuts and rises from the ravine valley floor. Ravine sidewalls contain slopes predominantly in excess of forty percent, although portions may be less than forty percent. The toe of a ravine sidewall is the stream valley floor. The top of a ravine sidewall is typically a distinct line where the slope abruptly levels out. Where there is no distinct break in slope, the top is where the slope diminishes to less than twenty percent. Minor natural or manmade breaks in the slope of ravine sidewalls shall not be considered as the top. Benches with slopes less than twenty percent and containing developed or developable areas shall be considered as the top.

A “ravine channel” means the area along a ravine including its channel, sidewalls, and adjacent hillside. A ravine channel has a minimum width of 200 feet, centered on the ravine stream channel. Where the top of ravine is more than 100 feet from the stream, the border of the ravine channel is 50 feet from the top of ravine. The top of ravine is defined as the abrupt break in slope of a ravine sidewall where the sidewall meets the surrounding hillside. The top of ravine also exhibits the boundary between little or no soil cover on the ravine sidewall and deeper soil profile of the surrounding hillside.

“Regulated wetland” means a wetland designated in this chapter.

“Seismic hazard area” means any area subject to severe risk of damage as a result of earthquake-induced ground shaking, slope failure, settlement, soil liquefaction, or surface faulting.

“Slope,” when used as a noun, means an inclined ground surface, the inclination of which is expressed as a ratio (percentage) of vertical distance to horizontal distance by the following formula: $y_1 - y_2 / x_1 - x_2$, where y_1 and y_2 are points on the vertical axis and x_1 and x_2 are points on the horizontal axis.

“Steep slope area” means any area in the city or its UGA in which slopes measure thirty percent or greater over a vertical distance of at least ten feet. A slope is delineated by establishing its toe and top and measured by averaging the inclination over at least ten feet of vertical distance.

“Streams” are surface water contained within a defined bed or channel, whether permanent or intermittent. This definition does not include ditches, canals, storm water runoff devices or other entirely artificial watercourses. A stream which has been altered to carry naturally occurring waters is a stream within this definition.

“Wetland(s)” or “wetland areas” means areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support (and that under normal circumstances do support) a prevalence of vegetation typically

| adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands
| do not include those artificial wetlands intentionally created from nonwetland sites, including, but not limited to, irrigation
| and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and
| landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the
| construction of a road, street, or highway. Wetlands may include those artificial wetlands intentionally created from
| nonwetland areas created to mitigate ~~the~~ conversion of wetlands. (Ord. 1397 § 7 (Exh. 6) (part), 2009; Ord. 952 § 1, 1992;
| Ord. 944 § 1 (part), 1992).

EXHIBIT 5
14.10.040

14.10.040 General provisions.

A. Applicability. All development or other alterations in or within two hundred and fifty feet of critical areas, whether public or private, unless exempted or excepted by another provision of this chapter, shall comply with the requirements and purposes of this chapter. Responsibility for the enforcement of the provisions of this chapter shall rest with the administrator.

1. For the purposes of this chapter, “development” includes proposals which require any of the following: commercial or residential building permit; grading or clearing permit; conditional use permit; planned development; shoreline substantial development permit; ~~conditional use permit~~; subdivision; short subdivision; variance; rezone or any subsequently required permit or approval not expressly exempted by this chapter.

2. Alterations include, but are not limited to, construction or exterior alteration of a structure or structures, dredging, drilling, dumping, filling, removal of vegetation or natural resources, placing of obstructions, modification of local surface streams or runoff, increase in infiltration of surface water; ~~any project of a permanent nature or changes in the use of land or preparation for the change of use of land.~~

3. This chapter shall not alter the city’s responsibility for the enforcement of the State Environmental Policy Act or the International Building Code.

B. General Exemptions. The activities listed below are exempt from the provisions of this chapter. Exempt activities shall be conducted using all reasonable methods to avoid impacts to critical areas. The decision to declare an activity exempt shall be a Type IB procedure, subject to Title 19. Exemption from this chapter shall not be considered permission to degrade a critical area or ignore risks from natural hazards. Incidental damage to, or alteration of, a critical area that is not a necessary outcome of the exempted activity shall be restored or rehabilitated at the responsible party’s expense. Applications for any development proposals submitted to the city and accepted as complete prior to the date of approval of the ordinance codified in this chapter shall also be exempt from the provisions of this chapter. Such proposals may be subject to other applicable codes of the city, state or federal government. The provisions of this chapter and any administrative rules promulgated hereunder shall not apply to the following:

1. Emergencies that threaten the public health, safety or welfare or the environment; provided, that once the immediate threat has been addressed, the actions undertaken as a result of the emergency shall be subject to and brought into full compliance with these regulations and any adverse impacts on critical areas shall be mitigated;

2. Maintenance and repair of structures and developments lawfully existing prior to the adoption of this chapter. “Maintenance” consists of usual actions necessary to prevent a decline, lapse or cessation from a lawfully established condition. “Repair” consists of the restoration of a development comparable to its original condition within two years of sustaining damage or partial destruction; provided, that the maintenance or repair activity remains consistent with the provisions of this chapter and does not increase its nonconformity. This exemption is limited to activity that does not intrude further into the critical area or its buffer and does not increase the potential impact to the critical area or to public safety, health, or welfare (including any increase in the potential of soil movement or risk of harm or damage to existing uses or development, or the public safety);

3. Normal and routine maintenance or repair of existing buildings, structures, roads, utilities, levees, or drainage or irrigation systems, provided the activity does not further alter, encroach upon, or increase impacts to critical areas or associated buffers;

4. Agricultural activities in existence on May 11, 1992. This includes the grazing of livestock; mowing of hay, grass or grain; and tilling, discing, planting, seeding, harvesting and related activities for pasture, food crops, grass seed or sod; provided, that such activities do not involve any expansion into the critical area or its buffer;

5. Site investigative work necessary for land use application submittals such as surveys, soil logs, [test pits](#), percolation tests and other related activities. In every case, critical area impacts shall be minimized and disturbed areas shall be immediately restored [to conditions that are equivalent to undisturbed conditions](#);

6. Education, scientific research, and passive recreational activities, including, but not limited to: fishing, bird watching, hiking, hunting, boating, horseback riding, skiing, swimming, canoeing, and bicycling, within critical areas and their buffers, provided the activity does not alter the function of the critical area or its buffers, or increase risk to life or property. This exemption also applies to associated facilities (e.g., benches, trash receptacles, interpretive signs) provided they are located so that they will not interfere with the function of the critical area or its buffer or create a significant disturbance to vegetation; and

7. Forest practices regulated by the state of Washington.

C. Public Agency and Utility Exception.

1. If application of this title would prohibit development or other alteration by a public agency or public utility, the agency or utility may apply for an exception pursuant to this section. To qualify for an exception the agency or utility must demonstrate that:

- a. There is no other practical alternative to the proposed development which has less impact on critical areas;
- b. The application of this title would unreasonably restrict the ability to provide utility services to the public;
- c. The proposed use does not pose a threat to the public health, safety or welfare;
- d. The proposal protects critical area functions and values to the extent feasible and provides for mitigation in accord with the provisions of this title; and
- e. The proposal is consistent with other applicable regulations and standards.

2. Where a permit is required, a request for exception shall be submitted to the city with the permit application materials. Whether or not a permit is required, the request shall be supplemented with an explanation as to how the public agency and utility exception criteria are satisfied. The administrator may require additional information or studies to supplement the exception request.

3. A public agency and utility exception shall be processed according to the provisions of Title [19](#), Administration of Development Regulations, governing a Type IB review process.

D. Reasonable Use Exception.

1. If the application of this chapter would deny all reasonable use of the subject property, development or other alteration that is consistent with the current zoning of the development site, the general purposes of this chapter, and the public interest may be allowed; provided, that the hearing examiner after a public hearing finds that:

- a. This chapter would otherwise deny any reasonable use of the property that would have been permitted prior to adoption of this chapter; and
- b. There is no other reasonable use with less impact on the critical area; and
- c. The proposal does not pose an unreasonable threat to the public health, safety or welfare, on or off the property; and

- d. The inability of the proponent to derive reasonable use of the property is not the result of actions taken after the effective date of this chapter; and
- e. Any proposed alteration of the critical area or its buffer is the minimum necessary to allow for reasonable use of the property; and
- f. No other reasonable use can be made of the property that will have a lesser adverse impact on the critical area and adjoining and neighboring lands; and
- g. Any alteration is the minimum necessary to allow reasonable use of the property.

2. Where a permit is required, a request for a reasonable use exception shall be submitted to the city with the permit application materials. Whether or not a permit is required, the request shall be supplemented with an explanation as to how the reasonable use exception criteria are satisfied. The city may require additional information or studies to supplement the reasonable use exception request.

3. Where a request for a reasonable use exception is granted, impacts to critical areas and buffers shall be mitigated consistent with the purpose and standards of this chapter to the greatest extent feasible.

4. A reasonable use exception shall be processed according to the provisions of Title 19, Administration of Development Regulations, governing a Type IB review process.

E. Reference Maps and Materials. The city shall maintain reference maps and materials that provide information on the general locations of critical areas and their functions and values. Since boundaries are generalized, the application of this chapter and the actual type, extent, and boundaries of critical areas shall be determined and governed by the designation and classification sections for each critical area. In the event of any conflict between the maps and the provisions of this chapter or the site-specific conditions, the provisions and/or site-specific conditions shall prevail. Reference materials shall include, but shall not be limited to, the following (or, where applicable, any subsequent or amended version):

- 1. City of Chelan generalized critical areas map.
- 2. Wetlands map, based on the National Wetlands Inventory (NWI) maps.
- 3. Washington State Wetlands Identification and Delineation Manual (the approved federal wetland delineation manual and applicable regional supplements, Washington Department of Ecology Publication No. 96-94, or as amended).
- 4. Washington State Wetlands Rating System for Eastern Washington (Department of Ecology Publication No. 14-06-15030, or as amended).
- 5. Wetlands in Washington State, Volumes 1 and 2 (Department of Ecology Publications No. 05-06-006 and No. 05-06-008, or as amended).
- 6. Maps of the city of Chelan prepared by the Source Water Assessment Program of the Washington State Department of Health, Division of Environmental Health, Office of Drinking Water (SWAP).
- 7. The Chelan County Soil Survey.
- 8. City of Chelan land use map and records for identification of areas in which aquifer contamination potential is high.
- 9. Fish and wildlife habitat maps, based on the Washington Department of Fish and Wildlife's current priority habitat and species data.

10. City of Chelan open space map.
11. Maps published by the ~~U.S. Geological Survey or the~~ Washington State Department of Natural Resources showing areas designated as quaternary slumps, earthflows, mud flows, lahars, or landslides.
12. Seismic Design Category Map for Residential Construction in Washington, Sheet 2.
13. The Flood Insurance Study for the City of Chelan, Washington, and the accompanying flood hazard boundary maps and flood insurance rate maps.
14. City of Chelan flood hazard areas regulations.
15. City of Chelan comprehensive plan.
16. City of Chelan shoreline master program.
17. Current applicable building codes.
18. Any approved critical areas studies, hydrogeologic evaluations, channel migration zone studies, special studies, or detailed studies.
19. Monitoring data.

F. Critical Areas Review Process.

1. Reference Materials. The city shall maintain a generalized critical areas map and other reference materials, per subsection E of this section, which may be used to locate known and potential critical areas. The city shall make the reference materials available for reference in the city offices [and on the city website](#).
2. Preliminary Evaluation. Submittal of a critical areas review checklist shall be required prior to any development or other alteration in or within two hundred and fifty feet of a known or potential critical area, whether or not a permit is required for such an alteration. The application for any development proposal for which a permit is required shall include submittal of a checklist by the applicant and completion of the checklist by city staff. Each checklist shall indicate whether any critical area(s) is located on the site. Said checklist shall be provided by the city. The first page shall be completed by the applicant and shall provide the administrator with the information necessary for the preliminary evaluation of the proposed alteration.
3. On receipt of a critical areas review checklist, the administrator shall conduct a preliminary evaluation, which shall include visiting the site and reviewing the following information:
 - a. Any pertinent information provided by the applicant;
 - b. The city's generalized critical areas map and other relevant reference materials; and
 - c. Any other pertinent information including but not limited to the information on the critical areas review checklist and (when required) a SEPA checklist.

Based on the preliminary evaluation, the administrator shall determine whether or not sufficient information is available to evaluate the proposal.

4. If the administrator determines that the information presented is not sufficient to adequately evaluate the impact on critical areas of a proposed alteration, he or she shall notify the applicant that a critical area study is required. In the event that multiple critical areas occur on a given site, each critical area shall be addressed

independently and all critical areas shall be addressed collectively for the purpose of determining development standards and appropriate mitigating measures.

5. In the case of landslide or erosion hazard areas, should the applicant question the presence of such areas on the site, the applicant may submit a geotechnical assessment prepared by a qualified professional for geological hazards. If the geotechnical assessment demonstrates, to the satisfaction of the administrator, that the proposed site is not located in any landslide or erosion hazard area, then the requirements of this chapter shall not apply. The geotechnical assessment shall include at a minimum the following:

- a. A discussion of the surface and subsurface geologic conditions of the site;
- b. A site plan of the area delineating all areas of the site subject to landslide and erosion hazards based on mapping and criteria referenced in this section. A map meeting the criteria set forth for a geotechnical report shall be included.

G. Vegetation Removal.

1. Critical areas review is required prior to removal of any vegetation, including nonnative vegetation, from a critical area or its buffer, whether or not development is proposed or a development permit is being sought. This provision applies to noxious weeds and invasive plant species, with the exception of hand removal or spot-spraying. If the administrator determines, based on a preliminary evaluation, that a critical area study is required, such removal of vegetation shall be incorporated in a mitigation plan designed to prevent erosion and facilitate establishment of a stable community of native plants. In all cases, including spot-spraying of noxious weeds and invasive plant species, any herbicide use must conform to all applicable laws, including labeling laws.

2. Unauthorized Vegetation Removal. Vegetation removal conducted without the appropriate review and approvals shall be mitigated in conformance with an approved mitigation plan meeting the standards of this chapter.

H. Critical Area Study. If the administrator determines that the site of a proposed development includes, is likely to include, or is adjacent to one or more critical areas, a critical area study may be required. When required, the expense of preparing the critical area study shall be borne by the applicant. The content, format and extent of the critical area study shall be approved by the administrator.

1. The requirement for a critical area study may be waived by the administrator if there is substantial evidence that:

- a. There will be no alteration of the critical area(s) and/or the required buffer(s); and
- b. The proposal will not impact the critical area(s) in a manner contrary to the purpose, intent and requirements of this chapter and the city's comprehensive plan; and
- c. The minimum standards of this chapter will be met.

2. No critical area study is required for proposals that are exempt from the provisions of this chapter as set forth under subsection B of this section, General Exemptions.

3. Every critical area study shall be completed by a qualified professional who is knowledgeable about the specific critical area(s) in question, and approved by the administrator.

4. At a minimum, a required critical area study shall contain the following information:

- a. Applicant's name and contact information; permits being sought; and description of the proposal;

- b. A copy of the site plan for the alteration proposal, drawn to scale and showing:
 - i. Identified critical areas, buffers, and the proposed alteration with dimensions;
 - ii. Limits of any areas to be cleared; and
 - iii. A description of the proposed stormwater management plan [and any other plans that could affect surface hydrology or groundwater infiltration](#) for the development and consideration of impacts to drainage alterations [and slope stability](#);
 - c. The names and qualifications of the persons preparing the report and documentation of any fieldwork performed on the site;
 - d. Identification and characterization of all critical areas within, or within two hundred and fifty feet of, the project area or within any proposed buffer;
 - e. An assessment of the probable cumulative impacts to critical areas resulting from the proposed development of the site;
 - f. An analysis of site development alternatives;
 - g. A description of reasonable efforts made to apply mitigation sequencing, as defined in these regulations, to avoid, minimize, and otherwise mitigate impacts to critical areas;
 - h. A mitigation plan as set forth in subsection (J)(3) of this section;
 - i. A discussion of the performance standards proposed to ensure that ecological functions of critical areas are protected and health and safety hazards associated with critical areas are precluded;
 - j. Financial guarantees proposed to ensure compliance with mitigation plan and performance standards; and
 - k. Any additional information required for specific critical areas as listed in subsequent sections of these regulations.
5. The administrator may request any other information reasonably deemed necessary to understand impacts to critical areas.

I. Development Standards.

1. Upon review of the critical area study, the administrator may require compliance with all or part of the development standards listed in this chapter. At a minimum, the administrator shall require that development mitigate any impacts that degrade the functions and values of critical areas in accordance with the mitigation provisions in subsection J of this section.
2. The administrator shall waive all or part of the development standards required by this chapter if he or she determines that the potential impact of the proposal (including impact on critical areas and impact on the public health, safety, and welfare) and the protection measures proposed have been previously reviewed pursuant to this chapter under separate application and that an adequate degree of protection has been provided.

J. Mitigation Requirements.

1. The applicant shall avoid all impacts that degrade the functions and values of critical areas. If alteration is unavoidable, all adverse impacts to critical areas and buffers resulting from the proposal shall be mitigated in accordance with an approved critical areas report and SEPA documents. The location of the mitigation site shall be consistent with best available science and may be on site or off site.

2. Mitigation Sequencing. Applicants shall use the least intrusive type of mitigation feasible, and shall demonstrate that less intrusive types of mitigation have been evaluated. The types of mitigation, from least to most intrusive, are:

- a. Avoiding the impact altogether by not taking a certain action or parts of an action;
- b. Minimizing impacts by limiting the degree or magnitude of the action and its implementation, by using appropriate technology, or by taking affirmative steps (such as project redesign, relocation, or timing) to avoid or reduce impacts;
- c. In the case of frequently flooded areas and geologically hazardous areas, minimizing or eliminating the hazard by restoring or stabilizing the hazard area through engineered methods or other methods designed by a qualified design professional;
- d. Rectifying the impact by repairing, rehabilitating, or restoring the affected environment to historic conditions or the conditions existing at the time the project was initiated;
- e. Reducing or eliminating the impact or hazard over time by preservation and maintenance operations during the life of the action;
- f. In the case of critical aquifer recharge areas, frequently flooded areas, fish and wildlife habitat conservation areas, and wetlands, compensating for the impact by replacing, enhancing, or providing substitute resources or environments; and
- g. Monitoring the impact using a planned evaluation process and taking appropriate corrective measures.

3. Mitigation Plan. When mitigation is required, the applicant shall submit for approval a mitigation plan as part of the critical area study. Mitigation plans shall be prepared by a qualified professional and shall be consistent with the relevant impacts indicated during mitigation sequencing. Mitigation measures specified in the mitigation plan shall be maintained over the life of the use and/or development. Approval of a mitigation plan shall be a Type IB procedure, subject to Title 19. The mitigation plan shall include a written report identifying:

- a. Mitigation objectives, including:
 - i. A description of the anticipated impacts to critical areas and their buffers, the type or types of mitigation proposed, and the purposes of the measures proposed, including site selection criteria; identification of compensation objectives; identification of critical area functions and values; and dates for beginning and completion of any on-site mitigation activities;
 - ii. The impacts of any proposed alteration of a critical area or buffer, including proposed mitigation activities, on the development site, other properties and the environment;
 - iii. A review of the best available science supporting the proposed mitigation and a description of the report author's experience to date in critical areas mitigation; and
 - iv. An analysis of the likelihood of success of the proposed mitigation.

- b. Measurable criteria for evaluating whether or not the objectives of the mitigation plan have been successfully attained and whether or not the requirements of these regulations have been met. For any vegetation components of mitigation, mitigation plans shall include a performance standard of 100 percent survival for the first year of growth post installation, with no less than 80 percent survival at the end of the third year and fifth year.
- c. Descriptions and specifications for any on-the-ground mitigation activities, including, but not limited to:
- i. Proposed construction sequence, timing, and duration;
 - ii. Grading and excavation details;
 - iii. Erosion and sediment control measures;
 - iv. A planting plan specifying plant species, quantities, locations, sizes, and spacing; and
 - v. Measures to protect and maintain plants until established.
- d. Where on-the-ground mitigation activities are proposed, construction and post-construction monitoring programs.
- i. The purpose of the construction monitoring program is to monitor adherence to the mitigation specifications and any other requirements of these regulations.
 - ii. The purpose of the post-construction monitoring program is to determine whether mitigation objectives are being achieved and, if not, prescribe corrective measures. The program shall include a schedule for monitoring the project over a period adequate to establish that mitigation objectives have been met, generally at least five years from completion of the mitigation project, and shall describe the methods to be used in monitoring.
- e. A list of potential corrective measures to be taken if monitoring or evaluation indicates project objectives are not being achieved.

4. Monitoring and Reporting. The mitigation project shall include a five-year monitoring plan, or other monitoring timeframe specified by local, state or federal permitting agencies, and scaled drawings of existing and proposed conditions be monitored as specified in the mitigation plan. A monitoring report shall be submitted by the project proponent to the administrator according to the schedule specified in the mitigation plan, to document monitoring outcomes and any contingency actions. Monitoring reports associated with single-family residential development may be prepared by the property owner or applicant at the end of years 1, 3 and 5, provided that the report fully addresses the performance standards and any other maintenance requirements prescribed by the mitigation plan, and provides as-built plans and comprehensive photo documentation. The City has the right to request that property owners and applicants hire a qualified professional to prepare the report if it is not adequate.

K. Surety/Bonding. If a development proposal is subject to mitigation, maintenance, or monitoring plans, the city may require an assurance device or surety, in a form acceptable to the city attorney. (Ord. 1397 § 7 (Exh. 6) (part), 2009; Ord. 952 § 2, 1992; Ord. 944 § 1 (part), 1992).

EXHIBIT 6**14.10.060****14.10.060 Designation, classification, and protection.****A. Wetlands.**

1. Designation. Wetlands in Chelan shall be designated according to the definition of wetlands in RCW ~~36.70A.030~~(21). Wetlands meeting the criteria of that definition shall be subject to these critical areas regulations.

2. Classification. Wetlands shall be classified according to the Washington State Wetlands Rating System for Eastern Washington (Department of Ecology Publication No. ~~14-06-1530~~, or as amended). Wetland rating categories shall be applied as the regulated wetland exists on the date of the adoption or revision of the rating system by the Department of Ecology. As of the date of this writing, the rating system includes the following four categories:

~~a. Category I. Generally, such wetlands are not common and make up a small percentage of the wetlands in Eastern Washington. Category I wetlands include alkali wetlands, bogs and calcareous fens, wetlands with high conservation value that are identified by scientists of the, Natural Heritage ~~wetlands~~Program/DNR, mature and old-growth forested wetlands over ¼ acre with slow-growing trees, forested wetlands with stands of aspen, and wetlands that perform many functions well, as measured by the rating system (scores between 22-27 points). Category I wetlands are those that:~~

~~i. Represent a unique or rare wetland type;~~

~~ii. Are more sensitive to disturbance than most wetlands; ~~Are sensitive to disturbance;~~~~

~~iii. Are relatively undisturbed and contain ecological attributes that are impossible to replace within a human lifetime; or~~

~~iv. Provide a ~~very~~ high level of functions.~~

~~b. Category II. Such wetlands are difficult, though not impossible, to replace. They provide high levels of some functions. Category II wetlands occur more commonly than Category I wetlands, but still need a high level of protection. Category II wetlands are:~~

~~i. Forested wetlands in the channel migration zone of rivers;~~

~~ii. Mature and old-growth forested wetlands over ¼ acre containing fast-growing trees;~~

~~iii. Vernal pools ~~present within a mosaic of other wetlands;~~ or~~

~~iv. Those wetlands that perform functions well, as measured by the rating system (scores between 19-21 points). ~~Those wetlands with a moderately high level of functions.~~~~

~~c. Category III. Such wetlands have generally been disturbed in some manner, and are often ~~smaller,~~ less diverse and/or more isolated in the landscape than Category II wetlands. They may not require as much protection as Category I and II wetlands. Category III wetlands are:~~

~~i. Vernal pools that are isolated; or~~

~~ii. Wetlands with a moderate level of functions, as measured by the rating system (scores between 16-18 points).~~

~~d. Category IV. Category IV wetlands have the lowest levels of functions, as measured by the rating system (scores fewer than 16 points), and are often heavily disturbed. These are wetlands that we should be able to replace, and in some cases improve. These wetlands do provide some important functions, and should be afforded some degree of protection.~~

3. Critical Areas Review.

a. Preliminary Evaluation.

~~i. A preliminary evaluation shall evaluate known or potential wetlands on or within three hundred feet of the site of a proposed alteration.~~

~~ii. At a minimum, the National Wetlands Inventory (NWI) maps, the city's generalized critical areas map, and any critical areas study that identifies wetlands in the vicinity of a development site shall be used in completing a critical areas checklist and in the city's review for the purpose of determining whether a critical areas study will be required.~~

~~b. Identification and Delineation. Wetlands in shoreline jurisdiction shall be delineated using the procedure outlined in the approved federal wetland delineation manual and applicable regional supplements. The methodology described in the Washington State Wetlands Identification and Delineation Manual (Washington Department of Ecology Publication No. 96-94, or as amended) shall be used to identify, classify, and delineate any known or potential wetlands identified in a preliminary evaluation. Where federal regulations require use of the U.S. Army Corps of Engineers Arid West Interim Regional Supplement (or as amended) to the 1987 Wetland Delineation Manual, delineation using the Washington State Wetlands Identification and Delineation Manual (Washington Department of Ecology Publication No. 96-94, or as amended) shall also be required.~~

~~c. In addition to the general requirements for critical area studies, the required critical area study for any wetland shall include the following:~~

~~i. An overview of the methodology used to conduct the study;~~

~~ii. As part of the identification and characterization, a written assessment and accompanying maps of the wetlands and buffers within three hundred feet of the project area, including the following information at a minimum:~~

~~(A) Wetland delineation and required buffers;~~

~~(B) Existing wetland acreage;~~

~~(C) Wetland category;~~

~~(D) Vegetative, faunal, and hydrologic characteristics;~~

~~(E) Soil and substrate conditions;~~

~~(F) Topographic elevations, at two-foot contours; and~~

~~(G) A discussion of the water sources supplying the wetland and documentation of hydrologic regime (locations of inlet and outlet features, water depths throughout the wetland, evidence of~~

recharge or discharge, evidence of water depths throughout the year such as algal layers and sediment deposits).

iii. As part of the mitigation plan, a habitat and native vegetation conservation strategy that addresses methods to protect and enhance on-site habitat and wetland functions, including the following information at a minimum:

(A) Any proposed changes in wetland acreage;

(B) Any proposed changes in vegetation and fauna;

(C) Any proposed changes in surface and subsurface hydrologic conditions including an analysis of existing and future hydrologic regime, and proposed hydrologic regime for enhanced, created, or restored mitigation areas;

(D) Location of mitigation site or sites in the watershed and relationship to existing water bodies and to associated wetlands and related wetlands that may be greater than three hundred feet from the project site;

(E) Any proposed changes in soil and substrate conditions and topographic elevations;

(F) Existing and proposed adjacent site conditions;

(G) Required wetland buffers (including any buffer reduction and mitigation proposed to increase the plant densities, remove weedy vegetation, and replant the buffers); and

(H) Ownership of mitigation site or sites.

d. An applicant should be aware that Section 404 of the Federal Clean Water Act and other federal and state statutes may apply.

e. The information provided by the study will augment the database for the Chelan area maintained by the city.

4. Development Standards.

a. General. No land surface modifications or alteration may take place and no improvement may be located in a regulated wetland except as specifically provided in this section and as provided by the exemptions described in Section [14.10.040\(B\)](#).

b. Mitigation.

i. If alteration of a regulated wetland is unavoidable, mitigation shall be adequate to ensure no net loss of wetland area and functions including lost time when the wetland does not perform the function.

ii. ~~Wetland mitigation ratios shall be consistent with the table below. Wetlands in Washington State, Volume 2: Managing and Protecting Wetlands (Department of Ecology Publication No. 05-06-008, or as amended), Appendix 8D.3, shall be the preferred guidance for establishing ratios for compensatory mitigation.~~

<u>Category and Type of Wetland</u>	<u>Creation or Re-establishment</u>	<u>Rehabilitation</u>	<u>Enhancement</u>
<u>Category I: Bog, Natural Heritage site</u>	<u>Not considered possible</u>	<u>Case by case</u>	<u>Case by case</u>
<u>Category I: Mature Forested</u>	<u>6:1</u>	<u>12:1</u>	<u>24:1</u>
<u>Category I: Based on functions</u>	<u>4:1</u>	<u>8:1</u>	<u>16:1</u>
<u>Category II</u>	<u>3:1</u>	<u>6:1</u>	<u>12:1</u>
<u>Category III</u>	<u>2:1</u>	<u>4:1</u>	<u>8:1</u>
<u>Category IV</u>	<u>1.5:1</u>	<u>3:1</u>	<u>6:1</u>

iii. Compensatory mitigation for alterations to wetlands shall be used only for impacts that cannot be avoided or minimized and shall achieve equivalent or greater biologic functions. Compensatory mitigation plans shall be consistent with Wetland Mitigation in Washington State – Part 2: Developing Mitigation Plans--Version 1, (Ecology Publication #06-06-011b, Olympia, WA, March 2006 or as revised), and Selecting Wetland Mitigation Sites Using a Watershed Approach (Eastern Washington) (Publication #10-06-07, November 2010).

iv. To more fully protect functions and values, and as an alternative to the mitigation ratios above, the administrator may allow mitigation based on the “credit/debit” method developed by the Department of Ecology in “Calculating Credits and Debits for Compensatory Mitigation in Wetlands of Eastern Washington: Final Report” (Ecology Publication #11-06-015, August 2012, or as revised).

v. Impacts to wetland buffers shall be mitigated at a 1:1 ratio. Compensatory buffer mitigation shall replace those buffer functions lost from development.

vi. The requirements of this section are in addition to the provisions of Section 14.10.040(J).

c. Essential Public Facility or Utility. The administrator may permit the placement of an essential public facility or utility in a regulated wetland. The administrator must determine that the public improvement must traverse a regulated wetland because no feasible alternative location exists. Compliance with all provisions of this chapter, including mitigation requirements, shall be required.

d. Buffer Widths. Buffers shall be established adjacent to and outside of all regulated wetlands. The following standard buffer widths shall be applied based on wetland category and habitat scoring unless a critical area study establishes, based on intensity of impacts, wetlands functions, or special characteristics as described in Appendix 8-D of Wetlands in Washington State, Volume 2: Managing and Protecting Wetlands (Department of Ecology Publication No. 05-06-008) as modified for the wetlands rating system in Department of Ecology Publication 14-06-030, 2014 Washington State Rating System for Eastern Washington Appendix 8-D, or as thereafter amended), that a greater or lesser buffer width would serve to protect the functions and values of a particular wetland:

<u>Wetland Category</u>	<u>Standard Buffer Width</u>	<u>Additional buffer width if wetland scores 3-4 habitat points</u>	<u>Additional buffer width if wetland scores 5-7 habitat points</u>	<u>Additional buffer width if wetland scores 8-9 habitat points</u>
<u>Category I: Based on total score</u>	<u>75 ft</u>	<u>Add 15 ft</u>	<u>Add 45 ft</u>	<u>Add 75 ft</u>

<u>Wetland Category</u>	<u>Standard Buffer Width</u>	<u>Additional buffer width if wetland scores 3-4 habitat points</u>	<u>Additional buffer width if wetland scores 5-7 habitat points</u>	<u>Additional buffer width if wetland scores 8-9 habitat points</u>
<u>Category I: Forested</u>	<u>75 ft</u>	<u>Add 15 ft</u>	<u>Add 45 ft</u>	<u>Add 75 ft</u>
<u>Category I: Natural Heritage Wetlands</u>	<u>100 ft</u>	<u>N/A</u>	<u>NA</u>	<u>NA</u>
<u>Category II: Based on total score</u>	<u>75 ft</u>	<u>Add 15 ft</u>	<u>Add 45 ft</u>	<u>Add 75 ft</u>
<u>Category II: Forested</u>	<u>75 ft</u>	<u>Add 15 ft</u>	<u>Add 45 ft</u>	<u>Add 75 ft</u>
<u>Category III (all)</u>	<u>60 ft</u>	<u>Add 30 ft</u>	<u>Add 60 ft</u>	<u>NA</u>
<u>Category IV (all)</u>	<u>40 ft</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>

<u>Wetland-Category</u>	<u>Buffer Width</u>		
	<u>Land use with low-impact</u>	<u>Land use with moderate-impact</u>	<u>Land use with high-impact</u>
<u>I</u>	<u>125'</u>	<u>190'</u>	<u>250'</u>
<u>II</u>	<u>100'</u>	<u>150'</u>	<u>200'</u>
<u>III</u>	<u>75'</u>	<u>110'</u>	<u>150'</u>
<u>IV</u>	<u>25'</u>	<u>40'</u>	<u>50'</u>

The standard buffer widths assume that the buffer is vegetated with a native plant community appropriate for the ecoregion. If the buffer is unvegetated, sparsely vegetated, or vegetated with invasive species that do not perform needed functions, the buffer should either be planted to create the appropriate plant community or the buffer should be widened to ensure that adequate functions of the buffer are provided. Greater buffer widths or rehabilitation of an inadequate plant community may be required where necessary to ensure development does not result in adverse impacts to wetlands.

e. Buffer Width Reduction with Enhancement~~Reduction~~. Buffers may be reduced by a maximum of twenty-five percent provided:

i. The critical area study demonstrates that the reduction will not:

(A) Adversely affect water quality;

- (B) Destroy, damage, or disrupt a significant fish or wildlife habitat area, including scenic vistas;
- (C) Adversely affect drainage and/or storm water retention capabilities;
- (D) Lead to unstable earth conditions or create erosion hazards; and
- (E) Be materially detrimental to any other property in the area of the subject property or the city as a whole.

ii. The remaining buffer is enhanced with vegetation to a condition that is comparable to a comparable undisturbed plant community in the ecoregion. Enhanced buffers shall be monitored and maintained to the same standard as on-the-ground mitigation.

f. Buffer Width Reduction at Road Crossing. The required buffer may be administratively modified where a legally established road crosses a wetland buffer. The administrator may approve a modification of the minimum required buffer width to the waterward edge of the improved road if a study submitted by the applicant and prepared by a qualified professional demonstrates that the part of the buffer on the upland side of the road sought to be reduced:

i. does not provide additional protection of the wetland; and

ii. provides insignificant biological, geological or hydrological functions relating to the waterward portion of the buffer adjacent to the wetland.

~~fg.~~ Wetlands and wetland buffers shall be retained in their natural condition, with the following exceptions:

i. The following activities may occur in wetlands or wetland buffers:

(A) Education, scientific research, and low impact recreation facilities, including unpaved walkways or trails and associated facilities (e.g., benches, trash receptacles, interpretive signs) located in the outer twenty-five percent of the buffer area; wildlife viewing structures; and fishing access areas without vehicle access; provided they are designed and approved as part of an overall site development plan;

(B) Selective pruning of trees for safety or view protection is allowed in wetland buffers. Where trees pose a significant safety hazard, they may be removed from wetland buffers. All other tree removal in wetland buffers shall be minimized through site design, and mitigated when the loss of a tree or trees results in loss of ecological function;

(C) Existing and ongoing agricultural activities (provided no expansion into undisturbed wetland areas occurs);

(D) Maintenance of existing facilities, structures, ditches, roads and utility systems; and

(E) Site investigative work necessary for land use application submittals such as surveys, soil logs, percolation tests and other related activities. In every case, critical area impacts shall be minimized and disturbed areas shall be immediately restored;

~~(F)~~ Artificial wetland construction approved as part of an overall site development plan or restoration or enhancement plan.

ii. Where wetland or wetland buffer disturbance is unavoidable during adjacent construction, restoration and revegetation with native plant materials in accordance with an approved mitigation plan will be required.

B. Critical Aquifer Recharge Areas.

1. Designation. To date there has been no site-specific delineation of critical aquifer recharge areas (CARAs) for the city or its UGA, although general maps have been prepared by the Source Water Assessment Program of the Washington State Department of Health, Division of Environmental Health, Office of Drinking Water (SWAP).

a. Until CARAs have been delineated (based on site-specific modeling), the city of Chelan designates the following lands within the city and its urban growth area as potential CARAs:

i. Areas of hydrologic susceptibility, including water bodies, surface water intake protection areas, and wellhead protection areas shown on the map prepared for Chelan County by the SWAP; wetland areas shown on the National Wetlands Inventory (NWI) map or on the city's generalized sensitive areas map; areas in which soils show permeability ratings of more than twenty inches per hour as shown in the Chelan County Soil Survey; and any other lands that have been specifically identified as critical aquifer recharge areas based on reliable scientific data; and

ii. Areas in which contamination potential is high, including landfills; agricultural activities that do not incorporate best management practices; industrial facilities with heavy chemical use; underground storage tanks; aboveground storage tanks; commercial facilities that use solvents; [hazardous waste or contaminated sites identified by Department of Ecology](#); or electroplating facilities.

b. Once CARAs have been delineated, the areas identified by the delineation shall be designated as CARAs.

2. Classification. Critical aquifer recharge areas shall be classified as follows:

a. Critical potential: Water bodies, surface water intake protection areas, and wellhead protection areas.

b. High potential: Wetlands, areas in which soils show permeability ratings of more than twenty inches per hour, areas in which contamination potential is high, and any other lands that have been specifically identified as critical recharge areas based on reliable scientific data.

3. Critical Area Review.

a. Preliminary Evaluation. In determining whether or not sufficient information is available to evaluate a proposal, the administrator shall, at a minimum, consider the map of water bodies, surface water intake protection areas, and wellhead protection areas prepared for Chelan County by the SWAP; the city's wetlands and generalized sensitive areas maps; and the Chelan County Soil Survey, as well as considering the critical areas checklist and conducting a preliminary evaluation. A critical area study shall be required whenever the administrator determines that the information available is not sufficient to evaluate the proposal.

b. Identification. All development in or within two hundred and fifty feet of any known or potential CARA, including all areas of hydrogeologic susceptibility and high contamination potential listed above, shall be subject to these critical areas regulations, including the critical areas review process and the requirement to complete a critical areas review checklist.

c. Critical Area Study. An applicant may request that the city declassify or reclassify a specific area designated as a CARA. The application must be supported by a critical area study that includes a hydrogeologic evaluation. The application to declassify or reclassify an area shall be reviewed by the administrator and a determination made regarding amendment of the map. The hydrogeologic evaluation shall include, at a minimum:

- i. Soil texture, permeability and attenuation properties including geologic setting, occurrence and movement of ground water;
- ii. Characteristics of the vadose zone (the unsaturated top layer of soil and geologic material) including permeability and attenuation properties;
- iii. Depth to ground water and/or impermeable soil layer;
- iv. Aquifer properties such as hydraulic conductivity and gradients, attenuation of contaminants;
- v. Quantities of ground water and other relevant factors; and
- vi. Potential for contamination of ground water due to the proposed action.

4. Development Standards. The following standards apply in all CARAs:

- a. If the critical area study or hydrogeologic evaluation identifies significant potential impacts to CARAs, the project applicant will be required to fully document those impacts and provide a discussion of alternatives by which the impacts could be avoided or prevented.
- b. The applicant shall provide a detailed mitigation plan for any unavoidable potential impacts. The city may require that the mitigation plan include process control and remediation as appropriate. Best management practices shall be employed to avoid introducing pollutants into the aquifer.
- c. All developments in CARAs shall be evaluated for potential to contaminate ground water resources and lake water quality. If the administrator determines that a high potential for contamination exists, he or she may require that further surface water quality controls be installed for a development prior to discharge from a site. Those controls may include wetponds, water quality swales, filtration or sedimentation ponds or other water quality measures designed to protect aquifer and lake water quality.
- d. The following uses are prohibited in all CARAs:
 - i. Mining of any type below the water table;
 - ii. Processing, storage, and disposal of radioactive substances;
 - iii. Hydrocarbon extraction;
 - iv. Commercial wood treatment facilities on permeable surfaces;
 - v. Wrecking yards;
 - vi. Landfills for hazardous waste, municipal solid waste, or special waste; and
 - vii. On-site septic systems on lots smaller than one acre without a treatment system that results in effluent nitrate-nitrogen concentrations below ten milligrams per liter.
- e. In addition, the following uses are prohibited in areas of critical potential:
 - i. Hazardous liquid transmission pipelines;
 - ii. Sand, gravel, and hard rock mining on land that is not zoned for mining as of the effective date of the ordinance codified in this chapter;

- iii. Golf courses; and
 - iv. Cemeteries.
- f. Every alteration involving hazardous substance processing or handling that is located in or within two hundred and fifty feet of a CARA shall provide containment devices adequate in size to contain on site any unauthorized release of hazardous substances from any area where those substances are stored, handled, treated, used, or produced. Containment devices shall prevent such substances from penetrating into the ground. This provision also applies to releases that may mix with storm runoff.
- g. Every alteration involving hazardous substance processing or handling which is located in or within two hundred and fifty feet of a CARA shall prepare a plan containing procedures to be followed to prevent, control, collect, and dispose of any unauthorized release of a hazardous substance.
- h. Storage Tanks.
- i. All storage tanks proposed for location in or within two hundred and fifty feet of a CARA must comply with local building code requirements and must conform to the 2003 International Fire Code requirements for secondary containment.
 - ii. Underground Tanks. All new underground tanks located in or within two hundred and fifty feet of a CARA shall be designed and constructed so as to:
 - (A) Prevent releases due to corrosion or structural failure for the operational life of the tank;
 - (B) Be protected against corrosion, constructed of noncorrosive material, steel clad with a noncorrosive material, or designed to include a secondary containment system to prevent the release or threatened release of any stored substance; and
 - (C) Use material in the construction or lining of the tank that is compatible with the substance to be stored.
 - iii. Aboveground Tanks. New aboveground storage tanks located in or within two hundred and fifty feet of a CARA must be installed, used and maintained so as to prevent the release of any hazardous substance to the ground, ground waters, or surface water.
- i. Agriculture. New agricultural activities in or within two hundred and fifty feet of a CARA shall use best management practices to prevent ground quality degradation from livestock waste. Existing agricultural activities in or within two hundred and fifty feet of a CARA shall be encouraged to use best management practices to prevent ground quality degradation from livestock waste.
- j. Sewage Disposal. All residential, commercial or industrial alterations located in or within two hundred and fifty feet of a CARA and within one hundred and fifty feet of a public sewer system shall be connected to the sewer system.
- k. Golf Courses. Golf course operations proposed in or within two hundred and fifty feet of a CARA shall be subject to a golf course maintenance plan using best management practices to protect ground water quality. The plan shall detail the proposed use of fertilizers, herbicides, pesticides, fungicides, or other maintenance agents, with projected application methods and schedules and measures to prevent pollution of ground water.
- l. Commercial Vehicle Repair and Servicing. New commercial vehicle repair and servicing in or within two hundred and fifty feet of a CARA must be conducted over impermeable pads and within a covered

structure capable of withstanding normally expected weather conditions. Chemicals used in the process of vehicle repair and servicing must be stored in a manner that protects them from weather and provides containment should leaks occur. No dry wells shall be allowed in CARAs on sites used for vehicle repair and servicing. Dry wells existing on the site prior to facility development must be abandoned using techniques approved by the Washington State Department of Ecology prior to commencement of the proposed activity. Existing commercial vehicle repair and servicing facilities shall be encouraged to comply with the provisions of this subsection.

m. The uses listed in the table below shall be conditioned in accordance with the applicable state and federal regulations as necessary to protect critical aquifer recharge areas:

Table 1: Statutes, Regulations, and Guidance Pertaining to Ground-Water-Impacting Activities

Activity	Statute – Regulation – Guidance
Aboveground Storage Tanks	WAC 173-303-640
Animal Feedlots	Chapters 173-216 and 173-220 WAC
Automobile Washers	Chapter 173-216 WAC, Best Management Practices for Vehicle and Equipment Discharges (WDOE WQ-R-95-56)
Chemical Treatment Storage and Disposal Facilities	WAC 173-303-182
Hazardous Waste Generator (Boat Repair Shops, Biological Research Facility, Dry Cleaners, Furniture Stripping, Motor Vehicle Service Garages, Photographic Processing, Printing and Publishing Shops, etc.)	Chapter 173-303 WAC
Injection Wells	Federal 40 CFR Parts 144 and 146 , Chapter 173-218 WAC
Junk Yards and Salvage Yards	Chapter 173-304 WAC, Best Management Practices to Prevent Stormwater Pollution at Vehicles Recycler Facilities (WDOE 94-146)
Oil and Gas Drilling	WAC 332-12-450 , Chapter 173-218 WAC
On-Site Sewage Systems (Large Scale)	Chapter 173-240 WAC
On-Site Sewage Systems (< 14,500 gal/day)	Chapter 246-272 WAC, Local Health Ordinances
Pesticide Storage and Use	Chapters 15.54 and 17.21 RCW
Sawmills	Chapters 173-303 and 173-304 WAC, Best Management Practices to Prevent Stormwater Pollution at Log Yards (WDOE 95-53)
Solid Waste Handling and Recycling Facilities	Chapter 173-304 WAC
Surface Mining	WAC 332-18-015
Underground Storage Tanks	Chapter 173-360 WAC
Waste Water Application to Land Surface	Chapters 173-200 and 173-216 WAC, WDOE Land Application Guidelines, Best Management Practices for Irrigated Agriculture

C. Fish and Wildlife Habitat Conservation Areas.

1. Designation. The city of Chelan designates the following lands within the city and its urban growth area as fish and wildlife habitat conservation areas:

- a. All priority habitat and species areas shown on the Washington Department of Fish and Wildlife's (WDFW) priority habitat and species maps, as amended;
- b. All areas shown as wildlife habitat on the city's generalized critical areas map; and
- c. All riparian and wildlife corridors shown on the city's open space map.

2. Classification. The city shall use the following two general classifications of fish and wildlife habitat conservation areas:

- a. Priority Habitat and Species Areas. All priority habitat and species areas shown on the WDFW priority habitat and species maps (as amended) shall be classified as priority habitat and species areas.
- b. Fish and Wildlife Habitat Conservation Areas of Local Importance. Designated fish and wildlife habitat conservation areas not shown on the WDFW priority habitat and species maps (i.e., any areas shown as wildlife habitat on the city's generalized critical areas map and any riparian and wildlife corridors shown on the city's open space map that are not priority habitat and species areas) shall be classified as fish and wildlife habitat conservation areas of local importance.

3. Critical Area Review.

a. Identification and Preliminary Evaluation.

i. At a minimum, the city's generalized critical areas map, the city's open space map, the PHS maps, and any critical areas study that identifies fish and wildlife habitat conservation areas in the vicinity of a development site shall be used to determine whether critical area review will be required for a proposed alteration, in completing a critical areas checklist, and in the city's review for the purpose of determining whether a critical areas study will be required.

ii. Because species populations and habitat systems are dynamic, agency consultation shall be required where activities are proposed within two hundred and fifty feet of a designated fish and wildlife habitat conservation area. The administrator shall consult with the WDFW and the U.S. Fish and Wildlife Service to determine the value of the site to federal or state identified endangered, threatened, sensitive, or candidate species; animal aggregations considered vulnerable by the WDFW; and those species of recreational, commercial, or tribal importance that are considered vulnerable by the WDFW. The administrator shall also consult with the WDFW to determine whether the proposed action may affect priority habitat.

iii. In reviewing proposed alterations, the city shall consider the fish and wildlife habitat conservation areas classification in establishing buffer widths, mitigation requirements, and permit conditions. Any decision regarding establishment of buffers, buffer widths, access restrictions, vegetation conservation and restoration requirements, mitigation requirements, or permit conditions outside of shoreline areas subject to the Shoreline Management Act shall be a Type IB procedure subject to Title 19. Lake Chelan and the Chelan River are shorelines subject to the Shoreline Management Act, and buffers have been assigned in the city's shoreline master program.

b. Critical Area Study. In addition to the general requirements for critical area studies, the required critical area study for any fish and wildlife habitat conservation areas shall include the following:

- i. An evaluation of the presence or absence of regulated species. Consultation with the Washington State Department of Fish and Wildlife and review of the priority habitats and species map for the development site and the area within two hundred and fifty feet of the site shall be required in developing the evaluation.
 - ii. A description of the nature and extent of the association of regulated species with the habitat conservation area and any critical ecological processes (such as feeding, breeding, resting, nesting and dispersal) occurring within the study area.
 - iii. A description of regulated species habitat requirements, seasonal range dynamics and movement corridor requirements, and relative tolerance of human activities and the cumulative effects of the previous development or future development in the region.
 - iv. An analysis of habitat quality, based on relative species diversity and species richness, in the study area.
 - v. An evaluation of the proposed alteration for its influence on the above wildlife factors and on the measures that are recommended to mitigate the potential degradation of animal and plant populations, reproduction rates, and overall habitat quality over the long term.
 - vi. Mitigation and management recommendations, including the width of any buffer required to protect habitat and species and any requirements for restoration of the buffer. Any relevant WDFW priority habitat and species management recommendations shall be consulted in developing the mitigation and management recommendations and identifying habitat and species protection measures.
- c. The information provided by a critical area study will augment the database for the Chelan area maintained by the city.

4. Development Standards. In addition to the general provisions of this chapter and the requirements of the underlying zone, the following minimum standards shall apply to development activities within and adjacent to the specified fish and wildlife habitat conservation areas.

- a. The proposed alteration shall be evaluated for its influence on regulated fish and wildlife habitat and species and for its ability to mitigate the potential degradation of animal and plant populations, reproduction rates, and overall habitat quality over the long term.
- b. The following standards shall apply in all fish and wildlife habitat conservation areas:
 - i. All projects shall comply with the applicable federal, state and local regulations regarding protection of species and habitats identified upon a site.
 - ii. Outside of shoreline areas subject to the Shoreline Management Act, the administrator shall require the establishment of a buffer when, based on a critical area study, such a buffer is needed to protect the functions and values of a fish and wildlife habitat conservation area. Such buffers shall remain undisturbed or, where native vegetation has already been disturbed, shall be restored. Buffer widths shall reflect the classification and sensitivity of the habitat and the intensity of activity proposed, and shall be consistent with best available science.
 - iii. Within shoreline areas subject to the Shoreline Management Act, buffer widths have been assigned in the city's shoreline master program (SMP). Such areas shall be subject to all relevant provisions of the city's SMP. Lake Chelan and the Chelan River are shorelines subject to the Shoreline Management Act.

- iv. Selective pruning of trees for safety is allowed in fish and wildlife habitat conservation area buffers. Where trees pose a significant safety hazard, they may be removed from such buffers. All other tree removal in such buffers shall be minimized through site design, and mitigated when the loss of a tree or trees results in loss of ecological function.
 - v. Selective pruning of trees for view protection may be allowed in fish and wildlife habitat conservation area buffers, subject to mitigation and enhancement based on an approved critical area study.
 - vi. Any approved alteration or development in a fish and wildlife habitat conservation area or its buffer shall be required to minimize impacts to native vegetation, including the composition and structure of the native plant community. Where disturbance is unavoidable, the applicant shall restore the area in accordance with the mitigation plan in the critical area study. New plantings shall be maintained in good growing condition and kept free of invasive weeds until well established.
 - vii. Subdivision of lands within fish and wildlife habitat conservation areas shall be subject to the following:
 - (A) All division of land shall be accomplished by planned development when a threatened or endangered species is verified to be present.
 - (B) All division of land shall be accomplished by planned development when twenty-five percent or more of the site falls within one or more designated fish and wildlife conservation areas.
 - viii. Projects shall be encouraged to participate in habitat preservation projects, such as the WDFW's Backyard Wildlife Sanctuary Program.
- c. The following additional standards shall apply in priority habitat and species areas and their buffers:
- i. Any uses and activities allowed within priority habitat and species areas shall be limited to those that will not adversely affect or degrade the habitat and threaten critical ecological processes identified in the critical area study. Buildings, roads, agriculture and other uses requiring large land areas shall not be permitted within priority habitat and species areas. Where feasible, corridors of critical habitat that maintain connections between high-quality habitat units shall be preserved.
 - ii. No development approval shall be granted unless mitigation of adverse effects will be provided that will ensure continuation of baseline populations for all priority habitats and priority species.
 - iii. Retention of native vegetation shall be encouraged. Native vegetation shall not be removed except in accordance with an approved critical area study. In such cases clearing shall be limited to those areas necessary and disturbed areas shall be replanted with site-appropriate native vegetation.
 - iv. Access to priority habitat and species areas or their buffers may be restricted in accordance with the findings of a critical area study, mitigation plan, PHS management recommendations or other best available science. Access restrictions may include fencing and signs, as needed to ensure protection of habitat functions and values. Restrictions may be seasonal.
- d. Provided that adequate regional populations are maintained, development may be allowed in fish and wildlife habitat conservation areas of local importance when only species and habitats of local importance will suffer population declines or interruption of migration routes or reproduction habits; provided, that endemic species are preserved.

D. Geologically Hazardous Areas. The GMA addresses five kinds of geologically hazardous areas: erosion hazard areas, landslide hazard areas, mine hazard areas, seismic hazard areas, and volcanic hazard areas. There are no known mine hazard areas or volcanic hazard areas in the city of Chelan or its UGA.

1. Designation and Classification. The city of Chelan designates the following lands within the city and its urban growth area as geologically hazardous areas, and classifies them as shown below:

a. Erosion hazard areas, as follows:

i. Steep slope areas, as defined in this chapter.

ii. Areas containing soils that have been identified in the Soil Survey of Chelan County, Washington, as “highly erodible land” and “potentially highly erodible land.”

iii. Ravines, as defined in this chapter.

b. Landslide hazard areas, as defined in this chapter. For the purpose of determining whether a critical areas study will be required, the following areas shall be considered potential landslide hazard areas, subject to the critical areas review process in Section [14.10.040\(F\)](#):

i. Areas designated as quaternary slumps, earthflows, mud flows, lahars, or landslides on maps published by the [U.S. Geological Survey or the Washington State Department of Natural Resources](#) and those areas downslope of these areas that could be affected by landslide runout or debris torrents.

ii. Any area with a combination of all of the following:

(A) Slopes greater than fifteen percent; and

(B) Hillsides intersecting geologic contacts with a relatively permeable sediment overlying relatively impermeable sediment or bedrock; and

(C) Springs or ground water seepage.

iii. Any area potentially unstable as a result of rapid stream incision, stream bank erosion, channel migration, or undercutting by wave action.

iv. Slopes that are parallel or sub-parallel to planes of weakness in subsurface materials such as bedding planes, joint systems and fault planes.

v. Areas with slope gradients of forty percent or greater not composed of consolidated rock. These will be of at least ten feet of vertical relief.

c. Seismic Hazard Areas. Those areas in seismic design category D₀ on the Seismic Design Category Map for Residential Construction in Washington, Sheet 2.

2. Critical Area Review.

a. Preliminary Evaluation.

i. Erosion Hazard Areas. In determining whether a critical area study is required for development in a known or potential erosion hazard area, the administrator shall, at a minimum, consider the generalized sensitive areas map and any geotechnical assessment, geotechnical report, hydrogeologic

evaluation, channel migration zone study, or other special or detailed study that may identify such areas.

ii. Landslide Hazard Areas. In determining whether a critical area study is required for development in a known or potential landslide hazard area, the administrator shall consider the generalized sensitive areas; relevant maps published by ~~the U.S. Geological Survey or~~ the Washington State Department of Natural Resources showing areas designated as quaternary slumps, earthflows, mud flows, lahars, or landslides; and any geotechnical assessment, geotechnical report, hydrogeologic evaluation, channel migration zone study, or other special or detailed study that may identify such areas.

iii. Seismic Hazard Areas. Until a site-specific map of seismic hazard areas has been adopted, the Seismic Design Category Map for Residential Construction in Washington, Sheet 2 shall be used to make a preliminary identification of such areas for the purposes of determining the need for a critical area study.

b. Critical Area Study. A required critical area study for geologically hazardous areas shall include a geotechnical report, prepared by a qualified professional, adequate to assess any risks of property damage, death, or injury resulting from development of the hazard area and establish mitigation measures. Said geotechnical report shall, at a minimum:

i. Provide a map at a scale of one inch equals two hundred feet showing:

(A) Contour lines at five-foot intervals; and

(B) The location of slopes between fifteen and twenty-nine percent, and slopes of thirty percent or greater; and

(C) Figures for area coverage of each slope category on the site.

ii. Describe site history, including any prior grading, site structures, soil instability, or slope failure.

iii. Determine the soil characteristics and geologic, topographic, soil moisture, groundwater, and hydrologic conditions of the site that might be expected to create a significant hazard due to any geologic hazard and show the location of such hazardous areas. Specifically, include:

(A) Slope stability studies and opinion of slope stability;

(B) Erosion vulnerability of site;

(C) Suitability of on-site soil for fill;

(D) A summary of all subsurface exploration data, including subsurface soil profile, exploration logs, laboratory or in situ test results, and ground water information and an interpretation and analysis of the subsurface data; and

(E) Building limitations.

iv. Evaluate the proposed alteration's influence on the safety and stability of structures and any other risks of property damage, death, or injury resulting from development of the hazard area. Factors such as landscape irrigation, ponds or artificial stream channels, storm water generation and the effect of street conveyance and utility placement should be included in the review of potential landslide hazard areas.

v. Specify appropriate mitigation measures, including design, development, and construction measures that will be taken to eliminate or minimize identified risks. Specify any recommended setbacks and/or buffers. Include specific engineering recommendations for design and any geotechnical special provisions. Specifically, include:

(A) Proposed angles of cut and fill slopes and site grading requirements;

(B) Structural foundation requirements and estimated foundation settlements;

(C) Soil compaction criteria;

(D) Proposed surface and subsurface drainage; and

(E) Lateral earth pressures.

vi. Include a soil erosion control plan that minimizes erosion from all disturbed areas with preventive measures described in the City of Chelan Surface Water Design Manual (Chapter 5). Said measures may include silt fences, sedimentation ponds or other measures approved by the administrator. Revegetation shall include ~~hydroseeding or other~~ permanent revegetation measures. Permanent vegetation shall be established within one growing season.

c. If an applicant can demonstrate, through submittal of a geotechnical assessment or best available science, that no landslide or erosion hazards exist on site, and that the proposed development would not increase the potential for landslide or erosion hazards downslope of the site, the requirement for a geotechnical report may be waived by the administrator.

d. Where a geotechnical report has been prepared and approved by the city within the last five years for a specific site, and where the proposed activity and surrounding site conditions are unchanged, said report may be utilized and a new report may not be required. The applicant shall submit a geotechnical assessment detailing any changed environmental conditions associated with the site.

e. In the case of development of an individual lot within a subdivision for which a valid geotechnical report has been prepared and approved by the city within the last five years, and where the only changes in surrounding site conditions are development and mitigation as specified in the report, said report may be utilized and a new report may not be required. The applicant shall submit a geotechnical assessment detailing any changed environmental conditions associated with the site and development affecting the site (e.g., roads, retaining walls, drainage structures, adjacent lots) and shall describe the performance of any mitigation actions at the subdivision.

f. Geologically hazardous areas may be present at the site that cannot readily be identified based upon the criteria of subsection D 1. of this section. Geologically hazardous areas of unknown risk include areas where data is not available to determine the presence or absence of a geological hazard. The administrator may require a geologic site assessment and/or geotechnical report to determine the actual presence or absence of a geologically hazardous area.

3. Development Standards.

a. Any development or other alteration that would pose a foreseeable risk to the public, public or private resources and facilities, or the natural environment is prohibited.

b. Erosion Hazard Areas.

- i. In order to prevent or mitigate potential hazards to life, property or the natural environment, development in or adjacent to erosion hazard areas shall be discouraged.
- ii. ~~No~~ public or private development will be permitted in erosion hazard areas where mitigation approved by the city and adequate to protect members of the public and public and private resources and facilities from injury, loss of life, property damage or financial losses due to erosion, landslide, seismic events or steep slope failure is ~~not~~ feasible.
- iii. Excavation and grading shall be minimized in all erosion and steep slope areas and shall comply in full with ~~Chapter 70 "Excavation and Grading" of the Uniform Building Code 1988 and as amended. adopted building code in CMC Chapter 15.04~~
- iv. Ravines and Ravine Sidewalls.
- (A) Development in ravines and ravine channels shall be limited to erosion or sedimentation control features and roadway crossings that provide for adequate drainage and that have been approved by the public works director of the city.
- (B) Proposed alterations that are adjacent to ravine sidewalls shall maintain a building setback from the top of the ravine of no less than ~~twenty five~~ fifty feet. All drainage within the setback shall be directed 100 feet away from the ravine sidewall, or if not feasible, to the ravine stream using closed pipe and energy dissipation structure. ~~This section shall not apply to existing piped streams, nor to lands already developed as of the effective date of these regulations. Lands already developed shall manage the ravine setback based on recommendations of a qualified professional to the satisfaction of the Administrator.~~
- (C) A ~~twenty five~~ fifty-foot undisturbed buffer of native vegetation shall be established from the top, toe, and sides of all ravine sidewalls and bluffs.
- (D) The administrator may approve a reduction in the width of the required buffer, to a minimum width of ~~ten~~ 25 feet, when an approved critical area study demonstrates all of the following:
- (1) The development proposal will result in minimal risk of soil instability; and
 - (2) Special mitigation measures regarding design, construction, and maintenance can reasonably be employed to minimize adverse environmental impacts to soil, slopes, and natural vegetation associated with the proposal; and
 - (3) The proposal represents minimal disruption of existing native vegetation.
- (E) The administrator may require increased buffers if an approved critical area study indicates such increases are necessary to mitigate geologic hazards, or as otherwise necessary to protect the public health, safety, and welfare.
- v. Development may occur in steep slope areas only after the following standards have been met:
- (A) Development must be located to minimize disturbance and removal of vegetation and also to protect the most sensitive areas (including areas of erosive soils, areas at risk of erosion by wind or water, and areas of dense vegetation) and retain open space. The use of continuous greenbelt areas shall be encouraged; and

(B) Structures must be clustered where possible to reduce disturbance and maintain natural topographic character. Common access driveways shall be considered as a means of reducing construction disturbances; and

(C) Where possible, structures must conform to the natural contour of the slope and foundations must be tiered to conform to existing topography of the site.

vi. Unless a grading plan prepared by a licensed civil engineer is provided and approved by the administrator, disturbance of a development site shall generally not exceed the following for the slope categories indicated:

Table 2: Maximum Amount of Slope That May Be Disturbed

Slope Category	Factor
Slopes 30 – 40% (60% of the site or more)	0.60
Slopes 40% + (also see landslide hazard area)	0.30

The overall amount of disturbance allowed on development sites which have any combination of the above slope categories shall be determined by the following formula:

[Square footage of the area within the slope category x slope factor] = Total amount of allowable disturbance for that slope classification.

The total amount of allowable disturbance for the site is the sum of all the allowable disturbance totals for each slope category.

c. Landslide Hazard Areas. Hillsides containing or within two hundred and fifty feet of landslide hazard areas shall be altered only when the administrator concludes, based on environmental information provided by a qualified professional, that:

- i. There will be no increase in surface water discharge, subsurface water, or sedimentation to adjacent properties; and
- ii. There will be no decrease in slope stability on adjacent properties; and
- iii. Either:

(A) There is no hazard as proven-indicated by professional review evidence of no-potential landslide activity in the recent past in the vicinity of the proposed development and a quantitative analysis of slope stability indicates no significant risk to the proposed development or to the health or safety of humans or the environment of the subject property or adjacent properties; or

(B) The landslide hazard area can be modified or the proposed development can be designed so that the landslide hazard is eliminated or mitigated so that the site is as safe as a site without a landslide hazard; or

(C) The proposal is so minor as not to pose a threat.

d. Seismic Hazard Areas. All development activities in seismic hazard areas shall conform to the applicable building code.

E. Frequently Flooded Areas.

1. Designation. The city of Chelan designates the following lands within the city and its urban growth area (UGA) as frequently flooded areas:

- a. All areas of special flood hazard indicated in the Flood Insurance Study for the City of Chelan, Washington, and the accompanying flood insurance rate maps, as revised or amended; and
- b. Any areas of special flood hazard indicated in the Flood Insurance Study for Chelan County, Washington, and the accompanying flood insurance rate maps, as revised or amended, that are within the city or its UGA; and
- c. All additional areas of special flood hazard identified by any special or detailed study.

2. Identification. Critical area review shall be required prior to development in any area that appears to be a frequently flooded area to determine whether the proposed development is within an area of special flood hazard. The critical area review shall be conducted using applicable existing flood insurance studies, flood hazard boundary maps, flood insurance rate maps, special or detailed studies, and information prepared by the Federal Emergency Management Agency.

3. Development Standards. All development must comply in full with the city's flood hazard areas provisions, Chapter [15.10](#), as those provisions may be amended. (Ord. 1397 § 7 (Exh. 6) (part), 2009; Ord. 952 §§ 3 – 6, 1992; Ord. 944 § 1 (part), 1992).

EXHIBIT 7**15.04.020 Adoption of codes.****15.04.020 Adoption of codes.**

The following codes and regulations, one copy of which is on file with the city clerk for public inspection, are adopted by this reference as if set forth in full, subject to the amendments, additions or deletions set forth in this title. The term “WAC” means the Washington Administrative Code.

A. The 2015 International Building Code published by the International Code Council, Inc., with amendments as set forth in Chapter 51-50 WAC as the same exist now or may hereafter be amended, including Appendix E, “Supplementary Accessibility Requirements,” and the 2009 ICC/ANSI A117.1 Accessible and Usable Buildings and Facilities.

1. The following additional appendices are specifically adopted for local use within the city of Chelan: Appendix H, “Signs,” except that Chapter 17.58, Sign Code, shall have precedence where there are conflicting requirements; Appendix J, “Grading,” is adopted as the city of Chelan’s grading ordinance. Additionally, the City shall apply provisions of CMC 15.12, Excavations, Dust, and Dangerous Conditions.

B. The 2015 International Residential Code published by the International Code Council, Inc., with amendments as set forth in Chapter 51-51 WAC as the same exist now or may hereafter be amended, including adoption of Appendices F, “Passive Radon Gas Controls” (Chelan County is specified as low potential for radon gas, and therefore Appendix F is not adopted locally within the city of Chelan), and Q, “Dwelling Unit Fire Sprinklers” (installation reference only, not mandatory installation of fire sprinklers); Chapter 11 and Chapters 25 through 43 are not adopted.

1. The following additional appendices are specifically adopted for local use within the city of Chelan: Appendix A, “Sizing and Capacities of Gas Piping”; Appendix B, “Sizing of Venting Systems Servicing Appliances with Draft Hoods”; Appendix C, “Exit Terminals of Mechanical Draft and Direct-Vent Venting Systems”; and Appendix J, “Existing Buildings and Structures.”

C. The 2015 International Mechanical Code published by the International Code Council, Inc., with amendments as set forth in Chapter 51-52 WAC, as the same exists now or may be hereafter amended, including adoption of the 2015 International Fuel and Gas Code, the 2014 Liquefied Petroleum Gas Code (NFPA 58 – Storage and Handling of Liquefied Petroleum Gases), and ANSI Z223.1/2014 National Fuel Gas Code (NFPA 54 – for LP gas installation only).

D. The 2015 International Fire Code published by the International Code Council, Inc., with amendments as set forth in Chapter 51-54A WAC as the same exist now or may hereafter be amended, including Appendix N, “2015 Wildland and Urban Interface Code” (~~Appendix N is not proposed for adoption locally~~) as amended in Chapter 15.06, and those standards of the National Fire Protection Association specifically referenced in the International Fire Code; provided, that notwithstanding any wording in this code, participants in religious ceremonies shall not be precluded from carrying hand-held candles.

1. The following additional appendices are specifically adopted for local use within the city of Chelan: Appendix B, “Fire-Flow Requirements for Buildings”; Appendix C, “Fire-Hydrant Locations and Distribution”; Appendix D, “Fire-Apparatus Access Roads”; Appendix E, “Hazard Categories”; Appendix F, “Hazard Ranking”; and Appendix G, “Cryogenic Fluids Weight and Volume Equivalents.”

E. The 2015 Uniform Plumbing Code/Standards published by the International Association of Plumbing and Mechanical Officials, including Appendix A, “Recommended Rules for Sizing the Water Supply System,” Appendix B, “Explanatory Notes on Combination Wasted and Vent Systems,” and Appendix I, “Installation Standard for PEX Tubing Systems for Hot and Cold Water Distribution”; with amendments as set forth in Chapter 51-56 WAC, pursuant to Chapters 19.27 and 70.92 RCW; with the following additions, deletions, and exceptions: provided, that Chapters 12 and 14 are not adopted; provided

further, that those requirements relating to venting and combustion air of fuel fired appliance as found in Chapter 5 and those portions of the UPC addressing building sewers are not adopted as the same exists now or may be hereafter amended.

F. The 2015 International Property Maintenance Code published by the International Code Council, Inc., be and is hereby adopted for local use as the property maintenance code within the city of Chelan, in the state of Washington, for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures as herein provided; providing for all the regulations, provisions, penalties, conditions and terms of said property maintenance code are hereby referred to, adopted, and made a part hereof, as if fully set out in this chapter, as the same exists now or may be hereafter amended. The following appendices are specifically adopted: Appendix A, "Boarding Standard."

G. The 2015 International Energy Conservation Code published by the International Code Council, Inc., as set forth in Chapters 51-11C and 51-11R WAC, and Appendix Chapters, as the same exists now or may be hereafter amended. Hereinafter referred to as the "2015 Washington State Energy Code."

H. The 2015 International Existing Building Code published by the International Code Council, Inc., with amendments as set forth in Chapter 51-50 WAC as adopted with the IBC, as the same exists now or may be hereafter amended.

I. The 2015 International Swimming Pool and Spa Code published by the International Code Council, Inc., as adopted within the IBC, with amendments set forth in Chapter 51-50 WAC, per IBC, Section 3109, the remainder of Section 3109 is not adopted (and is removed via an ICC errata). All other "Water Recreation Facilities" as defined in RCW 70.90.110 are regulated under Chapters 246-260 and 246-262 WAC, as the same exists now or may be hereafter amended.

1. The following local exception is specifically adopted for local use within the city of Chelan: the height of the required barrier or fence around a pool shall be as modified by Section 17.20.020(I), "accessory uses," which requires a minimum of a five-foot-high fence or barrier, whichever would be the more restrictive. (Ord. 1511 § 2, 2016; Ord. 1453 § 1, 2013; Ord. 1408 § 1, 2010; Ord. 1353 § 1, 2008; Ord. 1341 § 1, 2007; Ord. 1285 § 1, 2004; Ord. 1106 § 1, 1998; Ord. 1015 § 1, 1995; Ord. 995 § 1, 1994; Ord. 949 § 1, 1992; Ord. 926 §§ 1, 2, 3, 1991; Ord. 883 § 1, 1989; Ord. 758 § 1, 1985; Ord. 689 § 2, 1982; Ord. 664 §§ 1, 2, 3, 1980; Ord. 540 § 1, 1976; Ord. 539 § 1, 1976; Ord. 538 § 1, 1976; Ord. 488 § 2, 1974).

EXHIBIT 8**15.04.040****15.04.040 Amendments to the ~~2012-2015~~ International Codes.**

A. Work Exempt from a Permit. Portions of Sections 105.2 of the International Building Code and International Residential Code, relating to work exempt from a building permit, are amended as follows:

1. International Building Code. Section 105.2(6) of the International Building Code is amended to read as follows:

6. Platforms, decks, sidewalks, and driveways not more than 30 inches (762 mm) above adjacent grade and not over any basement or story below and which are not part of an accessible route.

2. International Residential Code. Section 105.2(5) of the International Residential Code is amended to read as follows:

5. Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade and not over any basement or story below.

10. Platforms and Decks not exceeding 200 square feet (18.58 m²) in area, that are not more than 30 inches (762 mm) above grade at any point, are not attached to a swelling and do not serve the exit door required by Section R311.4.

3. International Building Code. A new subsection 105.2(14) shall be added to the International Building Code, to read as follows:

14. Re-roofing in accordance with Section 1510 of the International Building Code, except where any portion of the roof decking is removed or an additional layer of roof sheathing is added.

4. International Residential Code. A new subsection 105.2(11) shall be added to the International Residential Code, to read as follows:

11. Re-roofing in accordance with Section R907 of the International Residential Code, except where any portion of the roof decking is removed or an additional layer of roof sheathing is added.

B. Permit Application. Sections 105.3 of the International Building Code and International Residential Code, relating to the application for a building permit, are amended by the addition thereto of the following subsections to read as follows:

8. All applications shall comply with RCW 19.27.095(2) and Chelan Municipal Code Title 19, as they now exist or as they may hereafter be amended.

9. Include as much information as required to provide an accurate Environmental Assessment as may be required pursuant to Chelan Municipal Code Title 14 as it now exists and as it may hereafter be amended.

(Ord. 1453 § 2, 2013; Ord. 1408 § 2, 2010; Ord. 1353 § 3, 2008; Ord. 1341 § 3, 2007; Ord. 1285 § 3, 2004; Ord. 1106 § 3, 1998; Ord. 1015 § 4, 1995; Ord. 883 § 5, 1989; Ord. 488 § 4, 1974).

EXHIBIT 9
15.12.030

15.12.030 Referral of applications.

All applications for grading permits shall be referred to the city planning ~~commission and building department~~. The city planning ~~commission and building department~~ director shall determine if the proposed grading will adversely affect the character of the site for present lawful uses or with the future development of the site and adjacent properties for building or other purposes as indicated in the city of Chelan zoning ordinance or in the comprehensive plan for the city of Chelan. A civil engineer licensed to practice in the state of Washington appointed by the council shall determine the effect of the intended grading upon public and private property. The ~~city planning commission and the~~ appointed civil engineer shall report their findings to the authorized administrator of this chapter. (Ord. 325 A § 7, 1963).

EXHIBIT 10
15.12.040

15.12.040 Granting of permits.

After the ~~planning commission~~planning and building director and the appointed civil engineer have submitted their reports to the authorized administrator of this chapter, the authorized administrator shall ascertain whether such grading work complies with the other provisions of this chapter. If the application and plans so comply, the authorized administrator shall issue to said applicant a grading permit. A grading permit shall be valid for a period not to exceed one year. Upon approval of the application and issuance of the grading permit no work shall be done that is not provided for in the permit. The authorized administrator of this chapter is authorized to inspect the premises at any time to determine if the work is in accordance with the permit application and plans. (Ord. 325 A § 8, 1963).

EXHIBIT 11
16.24.010**16.24.010 Purpose.**

The purpose of a binding site plan subdivision is to provide an alternative method of land division as provided for in RCW 58.17.035 for the sale or lease of commercial and industrial properties ~~and~~, for mobile home and recreational vehicle parks, or for condominiums consistent with RCW 58.17.040 and chapter 64.34 RCW. The overall process for approving a binding site plan is a two-step process in which the general scope and design of a proposed division of land is first approved according to a general binding site plan, and the specific scope and design of lots within the general binding site plan is later approved according to a specific binding site plan. Applications for general binding site plans and specific binding site plans shall be reviewed and approved as Type IVA and Type IIB project permit applications, respectively, in accordance with the development regulations. (Ord. 1397 § 8 (Exh. 7) (part), 2009).

EXHIBIT 12

16.36.020

16.36.020 Fill and grade.

Proposed fill and grading shall be minimized through best use of topography, careful location of streets and building sites and as specified in Title 14, Environmental Regulations and Chapter CMC 17.59 Hillside Development and Design Standards. A fill and grade permit may not be issued for developments under review of the land division code until preliminary plat approval has been provided. (Ord. 1397 § 8 (Exh. 7) (part), 2009).

EXHIBIT 13**17.04.040****17.04.040 District classifications.**

In keeping with the provisions of Section VII of Chapter 44, Laws of Washington, 1935, as amended, the specific purpose of this title is to classify all territory within the corporate limits of the city into the following districts:

~~A. A—Agricultural District. This district classification is intended to be applied in areas which are or will become devoted to agricultural pursuits. The regulations of this district are intended not only to protect the agriculture industry of the city, but also to limit urban development in these areas until the pressures of natural growth will bring about their most beneficial development.~~

~~BA. R-1L – Single-Family Residential District. The R-L district is intended to preserve existing housing stock and provide residential development opportunities for predominantly single-family detached dwelling units. The R-L designation promotes standards that preserve the natural landscape of hillsides and ravines and other critical areas, reduce the risk of geologic and fire hazards, and conserve designated public views. This designation is intended to be applied in areas suitable and desirable for residential use, which are or will become developed by single-family dwellings. Lands should be adequately served at the time of development with roads, utility services and other public facilities commensurate with anticipated population and dwelling unit densities. This district classification is intended to be applied in areas suitable and desirable for residential use, which are or will become developed by one family dwellings. The regulations of this district will supply the necessary protection for such development. Uses are limited to residential uses and, under specific conditions, public service uses which are necessary to serve residential areas.~~

~~CB. R-M – Multi-Family Residential District. The purpose of the R-M district is to provide for a mix of residential uses at a broad range of dwelling unit densities that appeal to a variety of income categories and lifestyles. R-M recognizes existing multifamily neighborhoods and offers opportunities for new housing. R-M is applied where access, topography, and adjacent land uses create conditions appropriate for a variety of attached and detached unit types, or where there is existing multi-family development. Such lands should be adequately served at the time of development with roads, utility services and other public facilities commensurate with anticipated population and dwelling unit densities. This district classification is intended to be applied in areas suitable and desirable for residential use which are, or will become, developed by one, two, three and multi family dwellings. Uses are limited to those which are residential in character, including motels under strict regulations and, under specific conditions, public service uses which are necessary to serve residential areas.~~

~~D. C-L—Low Density Commercial District. This district classification is intended to be applied to provide for mall shopping areas outside the central business district with low structures, off street parking and attractive appearance to cater to neighborhood convenience needs without being detrimental to adjoining residential properties.~~

~~E. C-H—High Density Commercial District. This district classification is intended to be applied to provide areas of complete retail facilities necessary for community service and convenience in which high density development is encouraged for the convenience of the walking shopper, where off street parking is provided, but not required as an accessory use to the individual retail structure.~~

~~FC. C-HS – Highway Service Commercial District. The C-HS district provides necessary commercial services to the traveling public and heavy commercial uses not oriented to walk-in convenience shopping. C-HS provides opportunities for vertical or horizontal mixed use housing opportunities which help to make a more vibrant commercial district. The C-HS designation is intended to be applied to lands along principal arterials outside the Downtown Master Plan area with a character of highway-oriented commercial uses. This district classification is intended to be applied to provide areas outside the central business district for necessary services to the traveling public and heavy commercial uses not oriented to walk-in convenience shopping.~~

~~GD. C-W – Waterfront Commercial District. This designation provides areas on lakefront property for heavy waterfront commercial uses. This district is applied to properties along the Lake Chelan shoreline that function as a working waterfront with water-oriented commercial uses. This district classification is intended to be applied to provide areas on lakefront~~

~~property for heavy waterfront commercial uses, such as boat fueling and servicing, industrial docks, and other uses incidental to commercial water transportation.~~

~~**HE.** W-I – Warehousing and Industrial District. The W-I district provides appropriately located areas for various warehouse and industrial uses that enhance the city’s economic base, and provide jobs for residents of the area, while at the same time ensuring a high quality of life free from excessive dust, noise, odors, smoke, heavy traffic congestion, and air and water pollution. The W-I district is applied in areas suitable for warehouse and industrial uses which are or will be developed by industries that are not detrimental to agriculture or recreation in the Lake Chelan area and that are located outside the Downtown Master Plan area. W-I is applied to larger land holdings that are topographically level, with arterial transportation access, and where such developments can be designed in a compatible manner. Primary uses include agricultural production, manufacturing enterprises, warehousing, industrial establishments, and compatible commercial services. Secondary uses include workforce housing that is accessory to principal uses and conditionally allowed live-work developments. This district classification is intended to be applied in areas suitable for industrial use which are or will be developed by industries not detrimental to agriculture or recreation in the Lake Chelan area. The regulations of this district will supply the necessary open level space needed for such development.~~

~~**HF.** T-A – Tourist Accommodations District. The purpose of the T-A district is to promote lodging, resort, leisure, and hospitality uses that serve the traveling and recreation-oriented public. This designation is intended to be applied in areas near or adjacent to Lake Chelan or other natural or recreational resources which are uniquely suited for motels, hotels, lodges and similar uses in keeping with the importance of the recreation industry to the city. This district classification is intended to be applied in areas near or adjacent to Lake Chelan which are uniquely suited for motels, hotels, lodges and similar uses in keeping with the importance of the recreation industry to the city. Recognizing the limited amount of land available for such development, uses are limited in this district to those which provide tourist residency or are recreational in nature.~~

~~**HG.** P-DD – Planned Development District. The purpose of this zoning overlay district is to: encourage a variety of mixture of housing types; compatible mixed uses; imaginative site and building design; usable open space for the enjoyment of the occupants and the general public; retention of significant features of the natural environment, including waterways and views; efficiency in the layout of streets and utility networks and other improvements; and “complete streets” that incorporate pedestrian, bicycling, and transit options, as set forth in Section 17.52.010 of this code. The overlay requires that the proposed development result in a significantly higher quality of design, generate more of a public benefit, and be more environmentally sensitive than would have been the case with the use of standard zoning and other development regulations, while ensuring substantial compliance with the goals and policies of the Chelan comprehensive plan.~~

~~**HH.** Zone APA – Chelan Municipal Airport District. The Airport (A) district allows for a variety of mixed airport type uses for the airport property including: providing the leasing of lots at the airport for hangers, helipads and possibly some light manufacturing, assembly or for business uses. Airport designation regulations discourage the siting of incompatible uses adjacent to the airport. This zone applies to the property within the boundary of the Chelan Municipal Airport.~~

~~**HI.** SUD – Special Use District. The SUD district is designed to: 1) support and enhance agricultural operations and their essential pastoral setting, 2) allow low impact tourist commercial and educational uses at a scale that is complementary to agricultural pursuits, and 3) provide an opportunity for lower density residential housing. Densities allowed serve as a transition from the rural area to the urban area and reinforce an urban separator character. The SUD permits clustering and planned residential developments to conserve valuable resource and environmentally sensitive lands such as agricultural lands, steep slopes, streams and ravines, and others, while allowing for appropriate development. Where clustering is allowed, structures are concentrated on a portion of the site with the majority area conserved for resource or open space uses. SUD includes standards that minimize farm/non-farm development conflicts, and ensures building heights and forms are visually compatible with surrounding uses. This designation is to allow the transition in an orderly fashion from agriculture uses to mixed uses of commercial planned unit development and residential homes while protecting ongoing agricultural practices. The commercial use that would be allowed must comply with the requisites of the planned unit development section of this title.~~

~~**HJ.** P – Public Lands and Facilities. The PLF district promotes both passive and active recreation, and provides suitable locations for public facilities. The district applies to lands and facilities under public ownership and use or private institutions. The PLF is not applicable to commercial amusement parks and other such activities. Secondarily, the zone conditionally allows special needs and affordable housing. This designation is intended to provide areas for municipal use, related structures and facilities. The designation is also intended to allow for passive and active recreational opportunities. This~~

~~designation is not intended to allow private commercial amusement enterprises, except traditional nine and eighteen hole golf courses.~~

~~NK~~. DT – Downtown Planning Area. This designation applies to property within the downtown planning area, and intends to implement the goals, objectives, and policies of the Chelan downtown master plan. (Ord. 1410 § 5, 2010; Ord. 1114 § 4, 1998; Ord. 983 § 2, 1994; Ord. 469 § 1, 1974; Ord. 314 § 2 (2), 1962).

EXHIBIT 14
17.04.070

17.04.070 Exceptions to front yard setback requirements.

A. If there are dwellings on both abutting or adjoining lots with front yard setback distances of less than the required depth for the district, the front yard setback distance for the lot need not exceed the average front yard setback distance of the abutting dwellings.

B. If there is a dwelling on one abutting or adjoining lot with a front yard setback distance of less than the required depth for the district, the front yard setback distance for the lot need not exceed the average between the front yard setback distance with less than the required depth and the front yard setback distance required in the district.

C. The front yard may be reduced to twenty feet from the street right-of-way ~~or fifty feet from the street centerline, whichever distance is greater,~~ when the slope of the front fifty feet of the lot, measured from the flowline of curb (or the ditch bottom) at the midpoint of the proposed building frontage ~~when the natural slope of the front fifty feet of the lot~~ equals or exceeds one foot of fall in seven feet of distance from the property line.

D. The front yard may be reduced to fifteen feet from the street right-of-way ~~or forty-five feet from the street centerline, whichever distance is greater,~~ when the slope of the front fifty feet of the lot, measured from the flowline of curb (or the ditch bottom) at the midpoint of the proposed building frontage ~~when the natural slope of the front fifty feet of the lot~~ equals or exceeds one foot of fall in four feet of distance from the front property line.

E. The front yard may be reduced to twelve feet from the street right-of-way ~~or forty-two feet from the street centerline, whichever distance is greater,~~ when the slope of the front fifty feet of the lot, measured from the flowline of curb (or the ditch bottom) at the midpoint of the proposed building frontage ~~when the natural slope of the front fifty feet of the lot~~ equals or exceeds two feet of fall in five feet of distance from the front property line.

F. The front yard may be reduced to ten feet from the street right-of-way ~~or forty feet from the street centerline, whichever distance is greater,~~ when the slope of the front fifty feet of the lot, measured from the flowline of curb (or the ditch bottom) at the midpoint of the proposed building frontage ~~when the natural slope of the front fifty feet of the lot~~ equals or exceeds one foot of fall in two feet of distance from the front property line.

G. If the front yard requirement is to be reduced under the conditions specified in this section, all driveways and entrances to garages and carports shall be parallel or nearly parallel to the street to avoid backing of vehicles directly onto the street and to allow vehicles to be completely outside the structure before entering the street. (Ord. 563 § 1, 1977; Ord. 333 § 3 (part), 1965; Ord. 314 § 15 (B)(2), 1962)

EXHIBIT 15
17.04.075 (G)

G. Heating, ventilation, and air conditioning (HVAC) equipment and liquid propane gas (LPG) tanks less than one-hundred-twenty-five-gallon capacity are prohibited from the front setback area and shall not be permitted within a required side setback area unless the equipment is at least five feet ~~from~~from the side property line. HVAC equipment shall be allowed up to two feet from one side property line if enclosed by a fence or vegetative plantings that, at maturity, will provide noise attenuation as solely determined by the city building official. Propane tanks of the capacity of one hundred twenty-five gallons or more are prohibited from the front setback area and shall be allowed in a required rear yard and side yard in compliance with setback requirements provided in the city's current International Fire Code as set forth in Title 15 of this code. (Ord. 1328 § 4 (part), 2006; Ord. 1165 § 1, 2000; Ord. 1151 § 1, 1999).

EXHIBIT 16
17.04.110 (A)

Amendment - Zoning - General Provisions - Movement of single-family dwelling, two-family dwelling or multi-family dwelling

17.04.110 Movement of single-family dwelling, two-family dwelling or multi-family dwelling.

A. District permitted:

1. R-~~L~~, R-M, T-A, or C-HS ~~or C-W~~ district.

EXHIBIT 17

17.12.020(B)

17.12.020(B) Zoning – Administration, Construction, Enforcement-Boundaries

B. Where such boundaries are indicated as approximately following lot lines the lot lines shall ~~he~~be construed to be such boundaries.

EXHIBIT 18
17.13.040(A)

17.13.040 Districts where emergency housing and transitional housing are permitted.

A. Single-Family Residential (R-~~L~~) District.

1. An owner-occupied single-family dwelling used for emergency housing or transitional housing may house up to six transitional persons (adults and children) not related to the owner as conditionally permitted. Dwellings may not be used for emergency housing or transitional housing when not owner occupied, with the following exception: accessory dwelling units may be used for emergency housing or transitional housing when the main dwelling is owner-occupied and the emergency housing or transitional housing is overseen by the owner. Emergency housing or transitional housing is not permitted in dwellings other than single-family dwellings and associated accessory dwelling units;

2. Recreational vehicles and park models shall not be used for emergency housing or transitional housing in R-~~L~~ districts, except by conditional use permit, and then only on property owned by nonprofit organizations, public housing authorities, establishments of religion, or other organizations formed to promote public welfare. No more than two such units may be permitted for any one such property, and no such unit may be permitted on vacant property;

EXHIBIT 19

17.14.020(B)

B. Regulating Map.

1. The regulating map (Figure 2) designates the locations for five downtown land use districts, indicates applicable height limits, and designates the locations of four different street types.

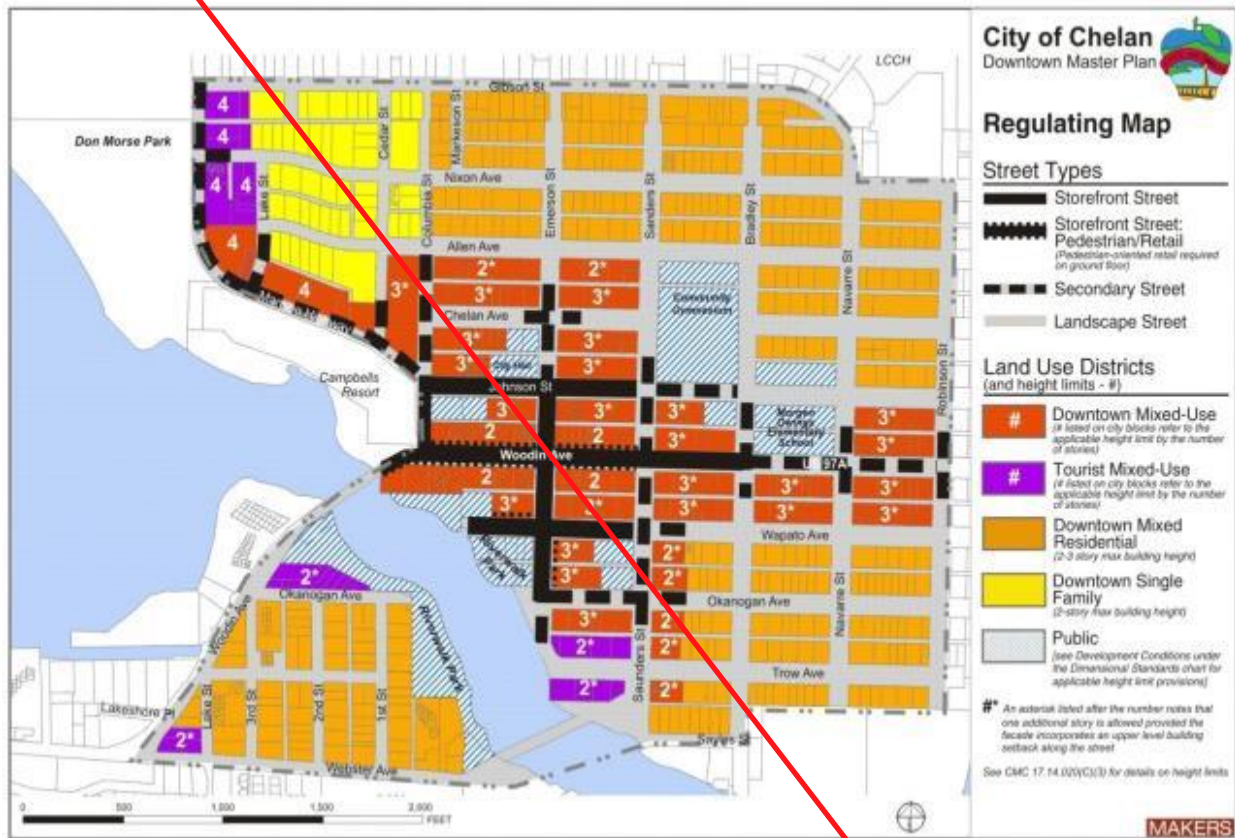


Figure 2. Regulating Map.

2. DMR Properties Not Included in Regulating Map. The DMR designated lands on the Official Zoning Map and not included on the Regulating Map shall be regulated consistent with the DMR district regulations in this chapter.

EXHIBIT 20
17.14.020(C)

C. Overlay District Uses and Dimensional Standards.

1. Land Use Districts Defined.

- a. Downtown Mixed-Use (DMU). The purpose of the DMU district is to provide for a pedestrian-oriented mix of commercial, mixed-uses, and residential uses.
- b. Tourist Mixed-Use (TMU). The purpose of the TMU district is to provide for residential uses and tourist-oriented uses in a pedestrian-friendly setting.
- c. Downtown Mixed Residential (DMR). The purpose of the DMR district is to provide for a mix of residential uses that build on the established historical development patterns within the downtown area.
- d. Downtown Single-Family (DSF). The purpose of the DSF district is to maintain the established single-family character of these areas.
- e. Public. The purpose of the public district is to provide for public uses within the downtown planning area.

2. Permitted Uses.

a. Interpretation of Permitted Use Table (Table 1).

- i. If no symbol appears in the box at the intersection of the column and the row, the use is not allowed in that district, except for certain temporary uses.
- ii. If the letter “P” appears in the box at the intersection of the column and the row, the use is allowed in that district subject to the review procedures specified in Title 19 and the general requirements of the code.
- iii. If the letter “C” appears in the box at the intersection of the column and the row, the use is allowed subject to the conditional use review procedures specified in Title 19, the conditional use standards in Chapter 17.56, and the general requirements of the code.
- iv. If a number appears in the box at the intersection of the column and the row, the use is subject to the specific conditions indicated in the development condition with the corresponding number immediately following the land use table.
- v. The director shall determine whether a proposed land use not specifically listed in a land use table is allowed in a district. The director’s determination shall be based on whether or not permitting the proposed use in a particular district is consistent with the purposes of this title and the district’s purpose as set forth above, by considering the following factors:
 - (A) The physical characteristics of the use and its supporting structures, including but not limited to scale, traffic and other impacts, and hours of operation;
 - (B) Whether or not the use complements or is compatible with other uses permitted in the district; and
 - (C) The use is similar to a permitted use, as listed in the use table.

b. Permitted Use Table.

Table 1. Permitted use table.

	Land Use Districts				
	DMU	TMU	DMR	DSF	Public
RESIDENTIAL USES					
Dwelling, single-family_	<u>P(16)</u>	P	P	P	
Dwelling, two-family (Duplex)		P	P	P ₅	
Dwelling, three-family (Triplex)		P	P		
Cottage housing			P		
Townhouse	P ₇	P	P		
Dwelling, multi-family	P ₇	P	P		
Fractional ownership condominiums and seasonal rentals	P ₇	P			
Accessory dwelling unit (ADU)	P ₇	P	P	P	
Senior assisted living facility or nursing home	P ₇	P	P		
Family day care homes ₁	P ₇	P	P	P	
Mini day care centers ₃	P ₇	P	P	P	
Day care centers	P ₇	P	P ₃	P ₃	
Home occupation	P	P	P _{2, 3}	P _{2, 3}	
Bed and breakfast	P ₇	P	C ₃	C ₃	
Hotel/motel, condotel, and other transient accommodations	P	P			
COMMERCIAL USES					
Retail, small scale (< 2,000 sf building footprint)	P ₁₀	P ₁₀			P ₆
Retail, medium scale (2,000 – 20,000 sf building footprint)	P _{10, 13}				
Retail, large scale (20,001 – 50,000 sf building footprint)	C				
Retail, regional (> 50,000 sf floor area)					
Restaurants, bars, <u>tasting rooms</u> , and brewpubs ₃	P ₁₀	P ₁₀			P ₆
Professional office	P ₈	P			
Real estate office	P ₁₄	P			
Banks	P				
Personal service establishments	P	P ₁₁			P ₆
General services establishments	P				
Gasoline station and auto service ₃	P ₇				
Mini-storage and warehouse facility					

	Land Use Districts				
	DMU	TMU	DMR	DSF	Public
Commercial use providing drive-through service	P ₁₅	P			
General industrial ₄	P _{7, 12}				
Heavy industrial					
Marijuana retail outlet	C	C			
SPECIAL USES					
Parks and playgrounds including park buildings	C	C	C	C	P
Community recreational facility	C	C	C	C	P
Conference center	P ₈				
Private sports club	P ₈	P			
Government office/structure ₃	P	C	C	C	P
Medical clinic/office, sanitarium <u>medical facilities</u>	P ₇		C		
Hospital ₃	C		C		C
Mortuary	P ₇		C		
Veterinary clinic or hospital ₃	P ₇				
Church ₃	P	C	C	C	P
Places of public or private assembly (including theaters)	P				P
School	C ₇	C	C	C	P
Museum	P	P			P
Boat launching facilities, marinas and similar facilities	P	P			P
Parking lot or structure	P ₇	P	P ₃		P
Public utility facility ₉	C	C	C	C	C

Table 1 development conditions:

- (1) Family day care homes, subject to licensing requirements of the Washington State Department of Social and Health Services and fire code requirements as set forth in Chapter 212-54 WAC.
- (2) Home occupations that involve no customers or other business-related visitors to the home business, no signs or other outward appearance that a business exists in the home, no delivery trucks, and no more than one individual residing within the home who is active in the home occupation business; provided, that if the director is given satisfactory proof of a physical disability of the individual wishing to engage in a home business or occupation, a volunteer or employee may assist in the home occupation. In addition, the home occupation must comply with the conditions for home occupation set forth in Section 17.56.060 and the fees for a home occupation permit as established by resolution of the city council must be paid.
- (3) Subject use is permitted under applicable conditions set forth in Chapter 17.56.
- (4) General industrial uses are permitted provided there are no anticipated external impacts and limited truck traffic as determined by the director.
- (5) Two-family dwelling units are allowed in the DSF district on corner lots provided there is no more than one dwelling unit entry, driveway, and garage facing each street.
- (6) Commercial leases and concessions as authorized by the public entity that is the owner of the land.
- (7) Except for lobbies or similar entrances, the subject use is prohibited within thirty feet of the sidewalk on the ground floor of designated storefront streets.

- (8) Except for lobbies or similar entrances, the subject use is prohibited within thirty feet of the sidewalk on the ground floor of “pedestrian/retail” designated storefront streets.
- (9) Specified conditions with respect to emissions of light, glare, smoke, odor, dust, particulate matters, and vibrations, community design, and hours of operation may be prescribed to ensure compatibility with surrounding uses and other applicable state and federal standards. Conditions may include required use/building enclosures, compatible architectural design, setbacks, and landscaping/screening techniques.
- (10) Restaurants, bars, and liquor stores shall not be located on sites directly across from the DMR or the DSF districts.
- (11) Subject use is limited to two thousand square feet in building footprint.
- (12) Subject use is limited to five thousand square feet in building footprint.
- (13) Single use retail uses adjacent to Woodin Avenue, where designated as a pedestrian/retail storefront street per Figure 2, are limited to a ten-thousand-square-foot building footprint.
- (14) Real estate offices shall be limited to two hundred fifty lineal feet of street frontage along the portion of Woodin Avenue that is designated as pedestrian/retail storefront street per Figure 2.
- (15) Commercial uses providing drive-through service are permitted under the following conditions:
- (a) Subject use is not permitted on a designated pedestrian/retail storefront street per Figure 2.
 - (b) Proposal utilizes an existing building (constructed as of November 23, 2010).
 - (c) No new driveways are proposed.
 - (d) The use and proposed design minimizes pedestrian and vehicular safety impacts as determined by the city.

(16) Existing legal single-family dwellings are permitted uses. They may expand cumulatively up to 25% until such time as the building converts to a non-single family use.

c. Accessory Uses and Structures.

i. Attached or freestanding private garage, carport or combination thereof not to exceed fifty percent of the floor area of principal residential structures, including basement area; provided, that all single-family residences, regardless of size, shall be allowed a minimum size private garage or carport of nine hundred sixty square feet. A garage larger than the standards set out herein shall be allowed as a conditional use. For other standards related to garages associated with residential uses, see Section 17.14.030 for multi-family structures and Section 17.14.050 for single-family, duplexes, triplexes, accessory dwelling units, and townhouses.

ii. Other accessory buildings collectively shall be no greater than twenty-five percent of the floor area of principal residential structures, excluding the basement area, not to exceed six hundred square feet; provided, that regardless of size of the principal structure, other accessory buildings collectively may be at least three hundred square feet.

iii. Not more than one each of a house trailer or truck, or two boats, may be stored in the rear yard area of any one zoning lot.

iv. Fences.

(A) Front yard and between a street and any building: forty-two inches maximum height. On corner lots, fences shall be limited to thirty-six inches in height for a distance of fifteen feet from the intersection of the property lines abutting the street and to forty-two inches for the remainder of the front yard facing on those streets.

Where two adjoining properties have front yards of differing depths, any fence built along the side yard between the two properties shall not exceed a height of forty-two inches adjacent to the front yard of either dwelling.

Front yard fence height may be increased to a maximum of four feet in those instances where a “family day care home, mini day care center and day care centers” have been established in accordance with the provisions of Section 17.56.080;

(B) Side yard: six feet maximum height;

(C) Rear yard: six feet maximum height; and

(D) Where there is a difference in grade between two adjoining properties, the base line for the fence height shall be the median of the difference between the grades of the two properties.

v. Covered Patios.

(A) A freestanding covered patio must meet the standards of this section. If the covered patio is attached to a dwelling, it is to be considered as a part of that dwelling;

(B) Height limit: ten feet; provided, however, that a fireplace flue may extend beyond the maximum height limit to a height of not over thirteen feet; and

(C) Area of limit must not exceed provisions of Section 17.16.020.

vi. Swimming Pools. All swimming pools must be located behind the front yard setback line and the yard or area around them must be enclosed by a fence of not less than five feet in height. At least a five-foot setback from all side and rear property lines must be maintained.

vii. Temporary Construction Buildings, Travel Trailers, and Recreational Vehicles. Temporary structures or vehicles for storage of tools and equipment, or for supervisory offices, may be permitted for construction projects; provided, that such structures/vehicles are:

(A) Allowed only during periods of active construction;

(B) The owner shall obtain a permit from the city after the purchasing of a building permit. The permit shall be prominently displayed on such vehicle so as to be visible on the abutting street;

(C) All such vehicles shall have operable self-contained sanitary facilities or be connected to the city sewer system; and

(D) Removed within thirty days of project completion or cessation of work.

3. Dimensional Standards. If a subscript number appears in the box at the intersection of the column and the row, developments are subject to the development condition with the corresponding number immediately following the dimensional standard table.

Table 2. Dimensional standards table.

	Land Use Districts				
	DMU	TMU	DMR	DSF	Public
DEVELOPMENT INTENSITY					
Minimum lot area	1	1	1	6,000 sf	NA
Minimum lot width at building line	1	1	1	60'	NA
Minimum lot depth	1	1	1	90'	NA
Maximum building height	2 – 4 stories ₂	2 – 4 stories ₂	2 – 3 stories ₃	2 stories ₄	2 – 4 stories ₅
Maximum land coverage for all buildings	NA	NA	NA	30%	NA
BUILDING PLACEMENT					
Front yard ₆	0 – 15' min.	0 – 15' min.	15' min. ₇	25' min. ₇	8

	Land Use Districts				
	DMU	TMU	DMR	DSF	Public
Side yard	0 – 5' min. ¹³	0 – 5' min. ¹³	0' min. ⁹ 5' min. ¹²	5' min.	10
Rear yard	0' min.	0' min.	20' min. ¹¹	20' min. ¹¹	10

Table 2 development conditions:

- (1) Applicants shall successfully demonstrate to the city how lot sizes and shapes are sufficient to accommodate permitted uses.
- (2) See Table 3 and Figure 3 for the maximum number of stories for applicable city blocks in the DMU and TMU districts. The table below sets forth the maximum building height in feet per the maximum designated number of stories, plus any special conditions that apply.
- (3) The maximum building height in the DMR district is two stories or thirty-five feet, whichever is less, except that a third floor is allowed under the following conditions:
 - i. The third floor shall be set back horizontally from the front facade by at least five feet, regardless of the facade setback. Covered porches that extend at least six feet in front of the facade and cover an area at least forty-eight square feet shall qualify as the front facade for the purposes of this standard; and
 - ii. The maximum width of the third floor visible from the street shall be sixty feet; or
 - iii. The third floor must be a partial floor under a gable roof (see Figure 4 for clarification).
- (4) The maximum height in the DSF district shall be two stories or thirty feet, whichever is less.
- (5) The height limit in the public district shall be the same as the adjacent land use district. Where the site is adjacent to more than one land use district, the height limit of the district closest to the proposed building shall apply.
- (6) See subsection D of this section, Site Orientation Standards, for front yard setback standards.
- (7) Covered porches may project into the front yard by up to six feet.
- (8) Front yard setback requirements in the public district shall be the same as the district located across the street. Where the public district occupies land on both sides of the street, front yard setback provisions of the nearest other land use district shall apply as determined by the director.
- (9) No internal side yard setbacks are required for two- or three-family dwellings, townhouses or multi-family dwellings, or for subdivisions where zero lot line homes are proposed. See Figure 5 for examples.
- (10) For public district sites adjacent to DMU district properties, there is no minimum side or rear yard setback requirement. For public district sites adjacent to all other districts, the minimum side and rear yards shall be the same as those in the adjacent district.
- (11) For lots with alleys, garages, detached accessory dwelling units, and other accessory buildings may be placed up to alley easement or property line.
- (12) One foot of additional setback is required for each foot of building height over twenty-five feet. See Figure 6 for an example.
- (13) No setbacks are required for window-less fire walls, otherwise the minimum building setback is five feet.

Table 3. Maximum building height in the DMU and TMU districts.

Maximum no. of stories as indicated in Figure 3	Maximum height in feet	Special conditions/exceptions
2	25'	A 3rd floor is not permitted. For additions to existing buildings (as of November 9, 2010), the maximum height is 30 feet. Existing buildings over 30 feet in height may be rebuilt to existing height in the event of fire or natural disaster provided documentation on building height is provided, as determined by the director.
2*	35'	A 3rd floor is permitted under the following conditions: a) The upper floor or floors shall be set back horizontally from

Maximum no. of stories as indicated in Figure 3	Maximum height in feet	Special conditions/exceptions
		the facade by at least 5 feet, regardless of the facade setback. Covered porches that extend at least 6 feet in front of the facade and cover an area at least 48 square feet shall qualify as the front facade for the purposes of this standard; or b) The 3rd floor must be a partial floor, as defined, under a gabled or hipped roof. See Figure 3 for clarification.
3	40'	A 4th floor is not permitted.
3*	45'	A 4th floor is permitted under the following conditions: a) The 4th floor shall be set back horizontally from the facade by at least 5 feet, regardless of the facade setback; or b) The 4th floor must be a partial floor, as defined, under a gabled or hipped roof.
4	50' 45'	A 5th floor is not permitted.
<u>All blocks</u>	<u>Heights 3 stories or 33' and above</u>	<u>The developer shall prepare an axonometric or other three-dimensional drawing or model illustrating the massing of the proposed project and the surrounding area (within 500 feet of the site), to examine how the proposed development fits within the existing and planned context of surrounding development and complies with the Downtown design standards. The illustration or model shall depict the exterior massing of the shell of the building and not detailed engineering models of the structure or interior.</u> <u>As a result of the application review or model, the Administrator may condition the development to modify bulk, building spacing, or height to protect public views.</u>



Figure 3. Downtown building height limits per district and block by the number of stories.

Design Options Allowing for a Third Floor in the DMR District

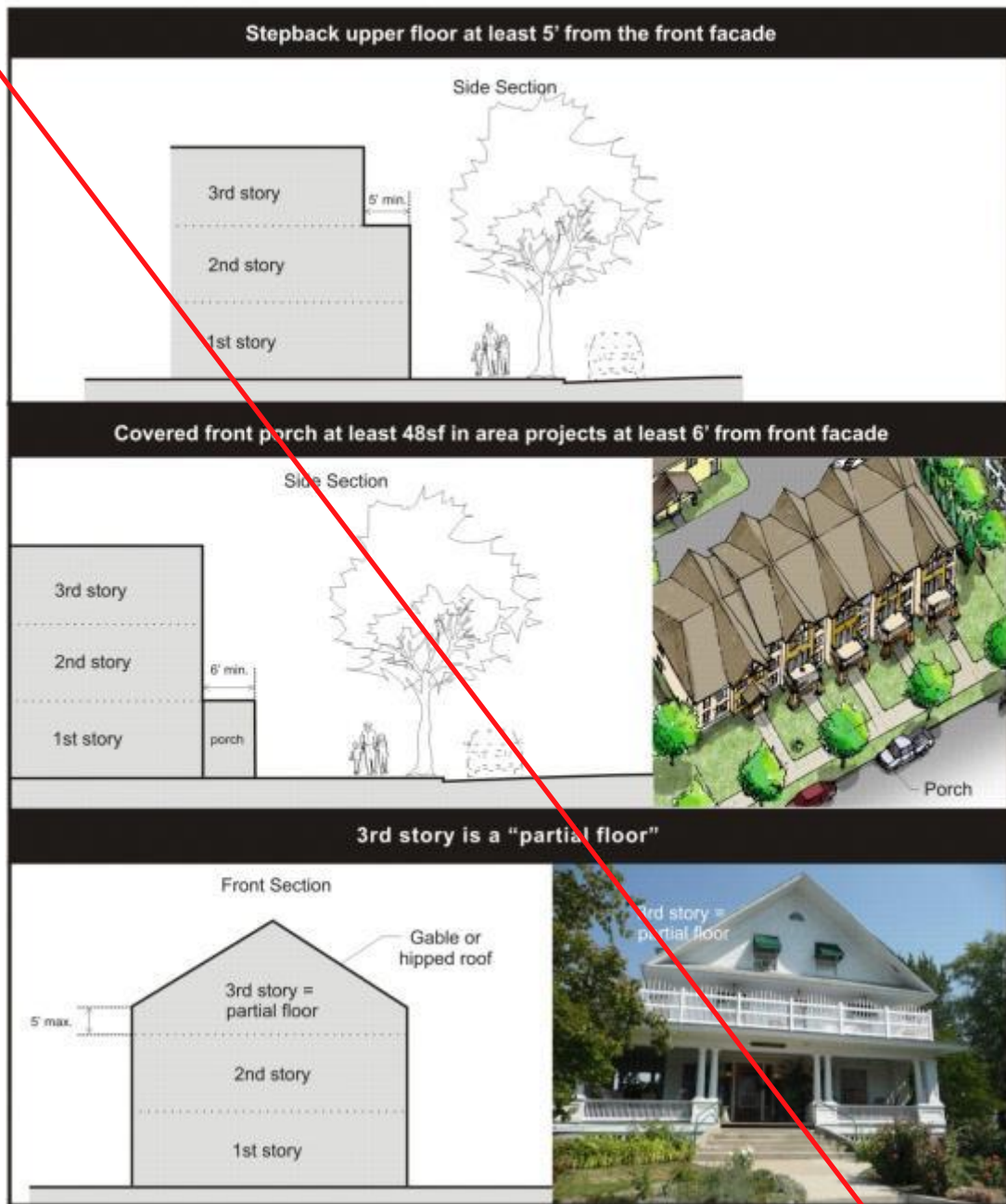


Figure 4. Design options providing for a third floor in the DMR district.

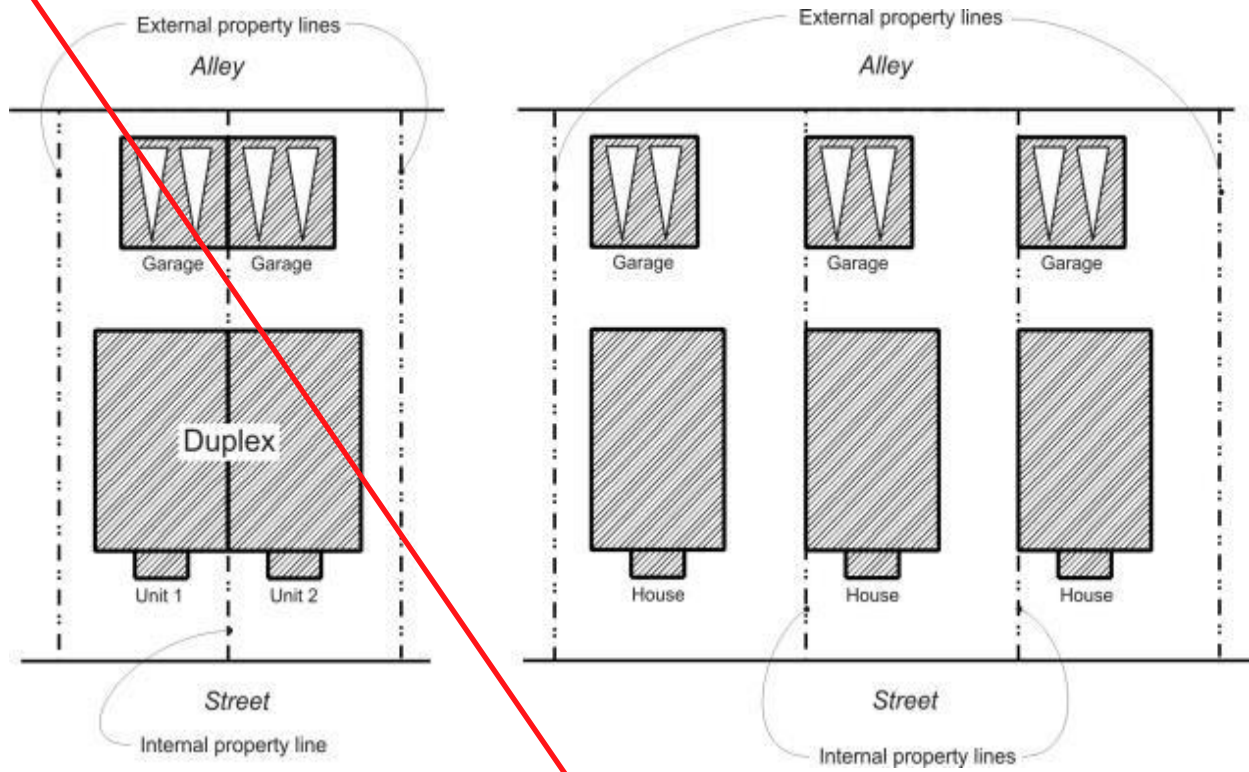


Figure 5. Examples where no internal side yard setbacks are required for duplexes (left example) and zero lot line homes (right example).

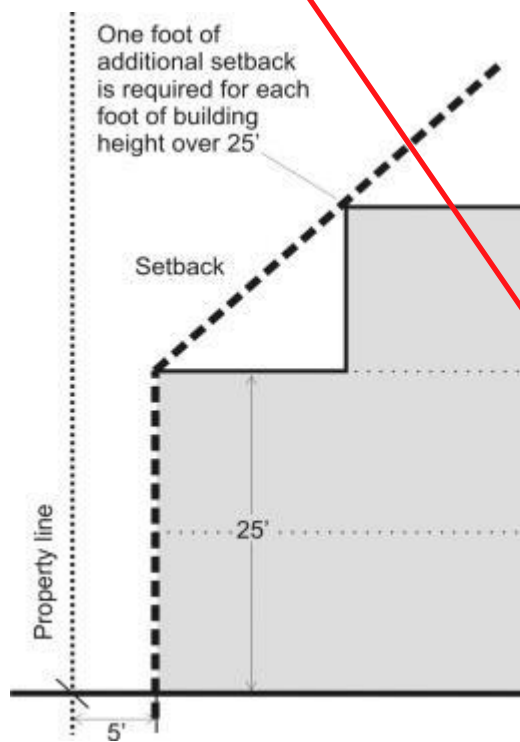


Figure 6. Side yard setbacks in the DMR district.

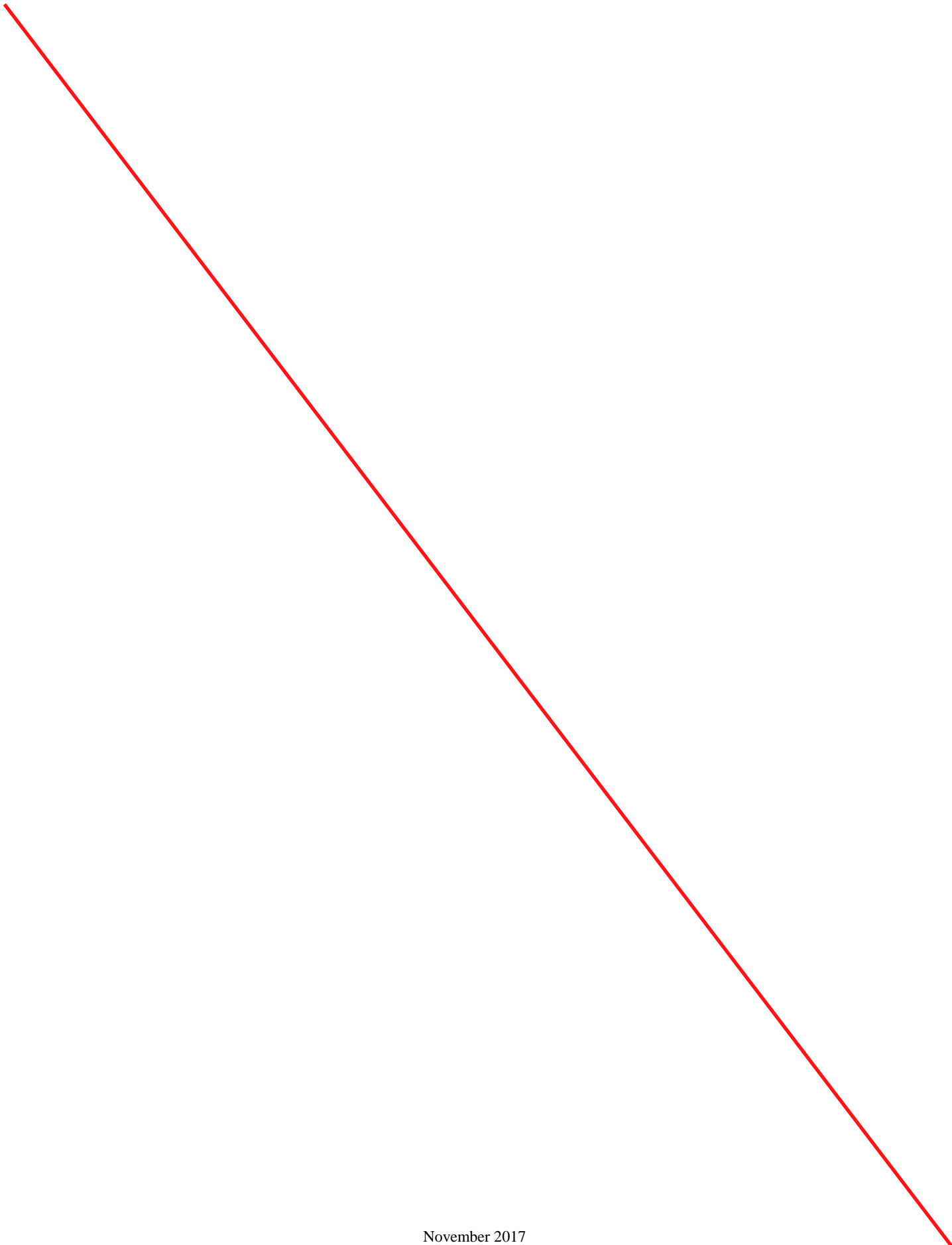


EXHIBIT 21
17.18.010

17.18.010 Purpose.

A. This zone relates to the property within the boundary of the Chelan Municipal Airport and abutting lands within the city limits and Chelan urban growth area (UGA) designated for future airport or airport related uses.

B. The primary purposes of the ~~Chelan Municipal~~-Airport District are:

1. To assure that the property comprising the Chelan Municipal Airport will continue to be used in a manner that is compatible with a general aviation airport and aircraft operations.

2. To establish a framework within which both commercial and recreational aviation and aviation-related activities can prosper.

3. To discourage the siting of incompatible uses within the Airport District.

C. This chapter provides for both aviation-related and compatible commercial and light industrial development within the airport zone.

D. Development standards are established to assure the orderly and appropriate use of airport property. These standards identify and protect the operating spaces necessary for aircraft. They also set regulations for commercial and light industrial/manufacturing development that may occur on airport property.

E. This chapter is adopted pursuant to Chapter 14.12 RCW, the "Airport Zoning Act," Federal Air Regulation Part 77 "Objects Affecting Navigable Airspace" and Federal Aviation Administration Advisory Circular 150/5300-13 "Airport Design," as now exist or as may be hereafter amended. (Ord. 1075 § 1 (part), 1997).

EXHIBIT 22
17.18.020

17.18.020 Permitted uses.

A. Aviation uses, including, but not limited to the following types of activities, provided they comply with the development standards of this chapter:

1. Runways, taxiways, navigational equipment, aircraft parking areas and other facilities and features normally associated with a general aviation airport.
2. Aircraft sales, repair, rebuild, maintenance service and storage and the facilities essential for or important to their operation.
3. Schools related to aircraft and flight operations and the facilities essential for or important to their operation.
4. Hangars intended for the storage of aircraft.
5. Fixed base operations providing aviation and aircraft services to the general public.
6. Storage of aviation fuel, oil and other fluids commonly used in aircraft.
7. Air terminal facilities including those used for both cargo and passengers.
8. Uses directly dependent upon airport services such as aircraft assembly.

B. Medical uses associated with a general aviation airport, including but not limited to the following types of activities, provided they comply with the development standards of this chapter.

1. Structures used to provide first aid and/or medical stabilization necessary prior to air evacuation. (FAA Advisory Circular 150/5210-2A “Airport Emergency Medical Facilities and Services”).
2. Facilities necessary for the staging of helicopter and fixed-wing air-ambulance aircraft including those necessary for ambulances and other emergency vehicles.

C. Special event as defined in and pursuant to the provisions of Chapter 5.50 of the Chelan Municipal Code, as the same exists now or may hereafter be amended. (Ord. 1245 § 1, 2002; Ord. 1075 § 1 (part), 1997).

D. Private industrial and commercial uses that are consistent with the Airport Layout Plan and not conflicting with the long-term use of the Airport for aviation related uses.

EXHIBIT 23
17.18.040

17.18.040 Conditional uses.

A. Agricultural aircraft mixing/loading sites, defined as a site (location) anywhere within the boundary of Chelan Municipal Airport at which more than three hundred gallons of liquid pesticide (formulated product) or three thousand pounds of dry pesticide or at which a total of one thousand five hundred pounds of pesticides as active ingredients are being mixed, repackaged or transferred from one container to another within a calendar year. In addition to those that may be included in the conditions of approval, the following conditions must be met:

1. All operational area activities occurring at a permanent mixing/loading site shall take place on or within an operational area containment facility.
2. The operational area containment facility shall be constructed of concrete or other material with similar permeability. If synthetic materials are used in construction, they shall be chemically compatible with the products mixed and loaded at the site. A written confirmation of compatibility from the manufacturer shall be kept on file at the site or the nearest location from which the site is administered.
3. The facility shall be constructed with sufficient surface area, using curbs or other means, to prevent any discharge from leaving the containment area.
4. The containment facility shall be of adequate size and design to contain one hundred twenty-five percent of the capacity of the largest storage container, or application equipment used at the facility up to a maximum of one thousand five hundred gallons.
5. The operational area containment facility shall slope to a liquid-tight collection point or sump that allows spilled or deposited materials to be easily recovered. An above-ground tank may be used in conjunction with the containment facility to meet the capacity requirement. If an above-ground tank or tanks are used for temporary storage, the tank(s) shall be located within operational area or secondary containment. The tank shall be clearly and conspicuously labeled "pesticide rinsate" followed by the major category of pesticide such as insecticide, herbicide, fungicide.
6. Any pump used for recovering material from the operational area containment facility shall be manually activated.
7. The operational area containment facility shall not have a discharge outlet or valve. Operational area containment facilities may be interconnected.
8. Mixing/loading sites shall be enclosed by a fence with locking gate. Fences shall be constructed of nonflammable materials and shall not exceed ten feet in height.
9. Mixing/loading sites shall have an outdoor night security lighting system approved by the Chelan building department.
10. Water acquisition and holdings systems must meet the specifications of the city of Chelan.
11. Agricultural chemical mixing/loading sites shall comply with all applicable sections of the Washington State Department of Agriculture's Rules Relating to Secondary and Operational Containment for Bulk Pesticides and Fertilizer Storage Facilities, Chapters 16-229 and 16-201 WAC, as now exist or as may be hereafter amended.

B. Public and semi-public buildings, structures and uses essential to the welfare of the city of Chelan such as fire stations, pump stations and water storage. (Ord. 1075 § 1 (part), 1997).

C. The following private, non-aviation, commercial and industrial uses if the size and nature of the proposed uses are determined by the Administrator to be compatible with the Airport Layout Plan and not conflicting with the long-term use of the Airport for aviation related uses:

1. Wholesale trade, warehouses, communication, transportation, and utilities;
2. Agricultural processing facility, and agriculturally related industry;

3. Retail trade serving industrial uses.

4. Research facilities;

5. Other uses in the W-I zone similar to those allowed above as determined by the Administrator and consistent with development and use standards in 17.18.050.

EXHIBIT 24
17.18.050

17.18.050 Development and use standards.

A. Nonconforming Uses. Nothing contained herein shall require any change or alteration of a lawfully constructed or established structure or use, or use authorized under an existing lease, in existence upon these regulations as specified in the nonconforming provisions of this title.

B. General Provisions.

1. All uses shall be compatible with the continued operation of the airport. No uses shall be allowed which:
 - a. Release into the air any substances which would impair visibility or otherwise interfere with the operation of aircraft.
 - b. Produce light emissions, either direct or indirect (reflective), which would interfere with pilot vision including the reduction of night vision capability of pilots while on the ground.
 - c. Produce emissions which would interfere with aircraft communications systems or navigational equipment.
2. No uses shall cause or produce objectionable effects which would impose a hazard or nuisance to adjacent properties by reason of smoke, soot, dust, radiation, odor, noise, vibration, heat, glare, toxic fumes or other conditions that would adversely affect the public health, safety and general welfare.
3. No uses which require the manufacturing or warehousing of materials which are explosive, flammable, toxic, corrosive, or otherwise exhibit hazardous characteristics shall be permitted except for the storage of aircraft fuel, oil, hydraulic fluid, paint and materials intended for aerial application for agricultural purposes provided those materials are warehoused, loaded and unloaded according to the requirements of this chapter and other applicable regulations and laws.
4. Except as provided herein, no structure or any portion thereof on the premises of a permitted use shall be used for a residential dwelling. Exceptions to this section include:
 - a. Airport manager's residence.
 - b. Structures necessary to temporarily shelter individuals responding to an emergency as identified and authorized by the city of Chelan or other governmental entity.
 - c. Primitive camping for those bringing aircraft to the airport. This shall not include any utility hookups. Campers shall camp at the plane parking site or in designated areas.

C. Noise. Noise originating from aircraft in flight and that which is directly related to flight operations shall be expected to impact people in surrounding districts and is generally exempt from noise standards. Noise from aviation testing and maintenance that is not related to imminent flight shall be restricted to certain hours, locations or other effective conditions by the Chelan airport board upon finding that the noise causes unreasonable impacts.

D. Lighting.

1. Structural lighting, with the exception of airport navigational lighting, shall not project directly into any residential district.
2. Sign and building exterior lighting shall not project directly into the runway, taxiway or airport approach surfaces to the extent that it is a hazard or a distraction to aircraft.
3. Lighting of vehicle and aircraft parking areas shall not create a nuisance to adjacent zones nor shall it pose a hazard to other vehicular traffic.

4. Airport lighting used to illuminate runways, taxiways, airplane parking areas and to provide visual guidance for landing aircraft shall comply with the Chelan Municipal Airport development plan, as now exists or as may be hereafter amended, a copy of which is on file at City Hall.

E. Height Restrictions. The height restrictions shall be in accordance with Federal Air Regulations Part 77 “Objects Affecting Navigable Airspace” and Federal Aviation Administration Advisory Circular 150/5300-13 “Airport Design.”

F. Setbacks.

1. Front: Five feet.
2. Side: Ten feet, five feet where bordered by taxiway or roadway greater than twenty feet in width.
3. Rear: No requirement.

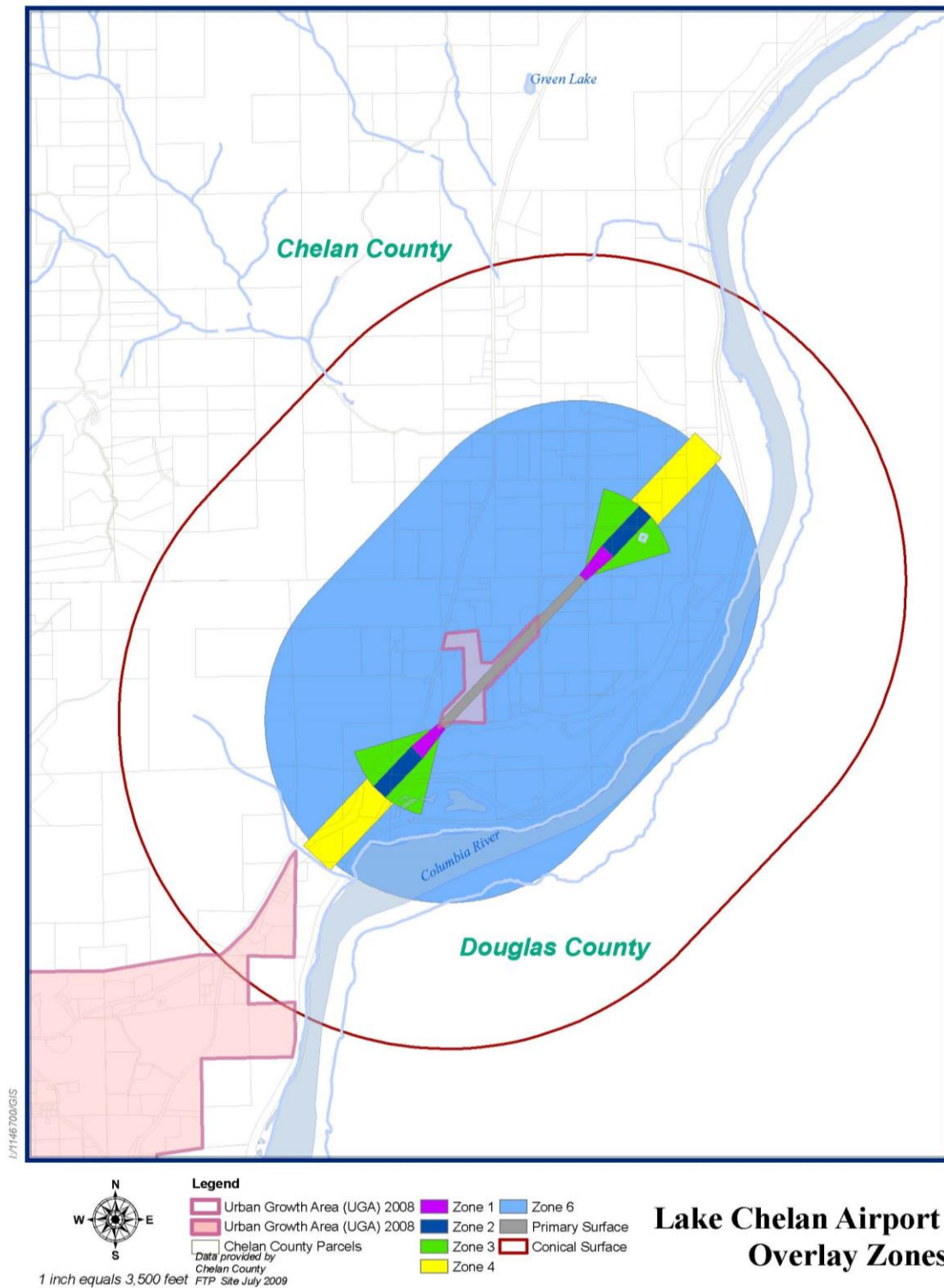
G. Building Design.

1. Color: Earth tone colors.
2. Doors: No sliding doors with supports that extend beyond exterior walls of building.
3. Floors: All buildings must have concrete floors.
4. Height: Thirty-five feet.
5. Construction: All buildings must be built out of metal. (Ord. 1075 § 1 (part), 1997).

H. Airport Land Use Compatibility.

1. The City shall manage the compatibility of land uses in the city limits and Urban Growth Area according to zones illustrated on Figure 17.18.050.H.1. For each zone, compatible land uses are identified in subsections 2 et seq.

Figure 17.18.050.H.1 I. Lake Chelan Airport Overlay Zones



2. No use shall be made of the land within Runway Protection Zone 1, Inner Safety Zone 2, Inner Turning Zone 3.

Outer Safety Zone 4 or Sideline Safety Zone 5 that promotes areas of standing water one-half acre or larger in size.

3. No use, building or structure shall be permitted within Runway Protection Zone 1, Inner Safety Zone 2, Inner Turning Zone 3, Outer Safety Zone 4 or Sideline Safety Zone 5 that promotes large concentrations or bulk storage of hazardous or flammable materials.

4. Land uses that promote large assemblies of people such as multifamily housing, hospitals, churches, schools, etc., shall be prohibited within Runway Protection Zone 1, Inner Safety Zone 2, Inner Turning Zone 3, Outer Safety Zone 4, Sideline Safety Zone 5, and Zone 6.

5. Other uses or activities determined to be incompatible with aviation and aviation safety as determined by the Administrator shall be prohibited.

6. Nonresidential Land Usage Intensity Standards: Nonresidential land uses shall not exceed the following intensity levels:

a. Zone 1: 5 people per gross acre

b. Zones 2 and 3: 25 people per acre

c. Zone 4: 60 people per acre

d. Zones 5 and 6: 150 people per acre

6. A note shall be recorded with the county auditor for each lot when subdivision, short subdivision, binding site plan, building permit or other development activity is located within the horizontal surface. Additionally, the note shall specifically state when the properties are located within the approach surfaces of airport runways. The statement shall essentially read as follows:

a. The subject property is located within a Lake Chelan Airport Overlay Zone in which a variety of aviation activities occur. Such activities may include but are not limited to noise, vibration, chemicals, odors, hours of operation and other associated activities.

EXHIBIT 25
17.20.010

17.20.010 Permitted uses.

Permitted uses are as follows:

- A. One-family dwellings, but not to exceed one dwelling on any one lot; provided, that the lot abuts on a public street or private road;
- B. Temporary construction offices within the tract or subdivision on which buildings are being erected and only for the duration of active construction;
- C. Crop and tree farming, truck farming, and nurseries; provided no retail sales rooms or other retail buildings are maintained on the premises and provided further that the raising or keeping of livestock or poultry would not be permitted except as allowed in 17.04.065;
- D. Travel trailers and recreational vehicles for occupied overnight parking are permitted for a six-month period during construction, provided the owner has a permit therefor. The owner may obtain a permit by paying the city a fee of five dollars after the purchasing of a building permit. All such vehicles shall have operable self-contained sanitary facilities or be connected to the city sewer system. The permit shall be prominently displayed on such vehicle so as to be visible on the abutting street;
- E. Family day care homes, subject to licensing requirements of the Washington State Department of Social and Health Services and Fire Code requirements as set forth in Chapter 212-54 WAC;
- F. Home occupations that involve no customers or other business-related visitors to the home business, no signs or other outward appearance that a business exists in the home, no delivery trucks, and no more than one individual residing within the home who is active in the home occupation business; provided, that if the planning director is given satisfactory proof of a physical disability of the individual wishing to engage in a home business or occupation, a volunteer or employee may assist in the home occupation. In addition, the home occupation must comply with the conditions for home occupation set forth in Section 17.56.060 and the fees for a home occupation permit as established by resolution of the city council must be paid. (Ord. 1363 § 1, 2008; Ord. 1283 § 7, 2004; Ord. 1205 § 3, 2001; Ord. 1061 § 27, 1997; Ord. 712 § 3 (part), 1983; Ord. 667 § 2, 1980; Ord. 415 § 4, 1970; Ord. 333 § 3 (part), 1965; Ord. 314 § 6A, 1962).

EXHIBIT 26
17.20.020

17.20.020 Accessory uses.

Accessory uses are as follows:

A. Attached or freestanding private garage, carport or combination thereof not to exceed fifty percent of the floor area of the principal structure, including basement area; provided, that all single-family residences, regardless of size, shall be allowed a minimum size private garage or carport of nine hundred sixty square feet. A garage larger than the standards set out herein shall be allowed as a conditional use under the conditions set forth under Section 17.20.030. Detached garages or carports must be no closer to the front property line than the principal structure on a lot.

B. Other accessory buildings collectively shall be twenty-five percent of the floor area of the principal structure, excluding the basement area, not to exceed six hundred square feet, provided that, regardless of size of the principal structure, other accessory buildings collectively may be at least three hundred square feet;

C. The renting of rooms to not more than two boarders or lodgers;

D. Agricultural uses with the exception of the keeping of livestock per CMC 17.04.065;

E. Not more than one each of a house trailer or truck, or two boats, may be stored in the rear yard area of any one zoning lot;

F. *Repealed by Ord. 1022*;

G. Fences:

1. Front yard: Forty-two inches maximum height. On corner lots, fences shall be limited to thirty-six inches in height for a distance of fifteen feet from the intersection of the property lines abutting the street and to forty-two inches for the remainder of the front yard facing on those streets.

Where two adjoining properties have front yards of differing depths, any fence built along the side yard between the two properties shall not exceed a height of forty-two inches adjacent to the front yard of either dwelling.

Front yard fence height may be increased to a maximum of four feet in those instances where a “family day care home, mini day care center and day care centers” have been established in accordance with the provisions of Section 17.56.080,

2. Side yard: Six feet maximum height,

3. Rear yard: Six feet maximum height,

4. Where there is a difference in grade between two adjoining properties, the base line for the fence height shall be the median of the difference between the grades of the two properties;

H. Covered patios:

1. A freestanding covered patio must meet the standards of this section. If the covered patio is attached to a dwelling, it is to be considered as a part of that dwelling,

2. Height limit: Ten feet; provided however, that a fireplace flue may extend beyond the maximum height limit to a height of not over thirteen feet,

3. Area of limit must not exceed provision of Section 17.16.020;

I. Swimming pools:

1. All swimming pools must be located behind the front yard setback line and the yard or area around them must be enclosed by a fence of not less than five feet in height. At least a five-foot setback from all side and rear property lines must be maintained;

J. Cold storage warehouse, but only for produce grown on the premises, may be permitted accessory to the agricultural use of land;

K. Tenant residences; provided that they are located behind the minimum setback distances prescribed for the district, may be permitted accessory to the agricultural use of land. (Ord. 1099 § 1, 1998; Ord. 1071 § 3, 1997; Ord. 1022 § 3, 1995; Ord. 897 § 2, 1990; Ord. 886 § 3, 1989; Ord. 333 § 3 (part), 1965; Ord. 314 § 6B, 1962).

EXHIBIT 27
17.20.030 (L)

L. Community waterfront parks or recreation facilities. (Ord. 1502 § 3 (part), 2015; Ord. 1491 § 7 (Exh. H) (part), 2015; Ord. 1205 § 4, 2001; Ord. 1099 § 2, 1998; Ord. 1058 § 2, 1996; Ord. 1041 § 1, 1996; Ord. 742 § 1, 1984; Ord. 712 § 3 (part), 1983; Ord. 625 § 1 (part), 1979; Ord. 415 § 5, 1970; Ord. 314 § 6C, 1962).

EXHIBIT 28
17.20.040

17.20.040 Dimensional standards.

Dimensional standards are as follows:

A. Minimum lot area and maximum density:

1. Minimum Lot Area:

a. Eight thousand five hundred (8,500) square feet;

b. Six thousand (6,000) square feet if clustered consistent with CMC 16.36.130, Clustering Standards or if dedicated for affordable housing consistent with subsection 2b;

2. Maximum Gross Density:

a. Standard Density: The maximum gross density of a property shall not exceed four (4) dwelling units per acre except as allowed in 2b.

b. Density Bonus: A twenty percent density bonus may be allowed where affordable housing is provided at a rate of 1 affordable unit for every four market rate units. Units designated as affordable shall be designated for households earning one hundred ten (110%) percent or less of the County area median income. Affordable units shall be subject to minimum 50-year deed restrictions to ensure long-term use and affordability. All deed restrictions are subject to review and approval by the Administrator and City Attorney and shall be recorded with the Chelan County Auditor. Such deed restriction shall be recorded prior to issuance of a certificate of occupancy for the subject property. Prior to the end of the 50-year deed restriction period, the City may approve a removal of the deed restriction provided there is a payment in lieu of continuing affordability.

B. Minimum width of lot at building line:

1. On lots eight thousand five hundred (8,500) square feet in size or greater: seventy (70) feet;

2. On lots six thousand (6,000) square feet up to eight thousand four hundred ninety-nine (8,499) square feet in size: Sixty (60) feet;

C. Minimum lot depth: Ninety feet;

D. Maximum building height: Thirty feet;

E. Maximum land coverage:

1. On lots eight thousand five hundred (8,500) square feet in size or greater: Thirty (30) percent for all buildings;

2. On lots six thousand (6,000) square feet up to eight thousand four hundred ninety-nine (8,499) square feet in size: Thirty-five (35) percent for all buildings.

F. Minimum setback distances, except as specifically provided in this chapter or Chapter 17.56 for a particular use, are as follows:

1. Front yard: Twenty-five feet;

2. Rear yard: Twenty feet;

3. Side yard: Five feet;

4. Detached accessory buildings adjacent to alleys shall maintain a minimum of a five-foot side and rear yard setback; and

5. Corner lot buildings: Buildings on corner lots shall observe the minimum front yard setback on one side and a fifteen-foot setback on the second front yard except that in the case of a garage or carport the setback shall be at least twenty feet. (Ord. 1071 § 4, 1997; Ord. 935 § 4, 1992; Ord. 741 § 1, 1984; Ord. 665 § 1, 1980; Ord. 632 § 1, 1979; Ord. 314 § 6D, 1962).

G. Hillside developments: See Chapter 17.59 CMC Hillside Development and Design Standards.

EXHIBIT 29
17.24.010

17.24.010 Permitted uses.

Permitted uses are as follows:

- A. Any use permitted in the R-~~1~~L Residential District;
- B. Two-family, three-family and multi-family dwellings;
- C. Townhouses (a type of multi-family dwelling). (Ord. 1355 § 3 Exh. 1 (part), 2008; Ord. 314 § 7A, 1962).

EXHIBIT 30
17.24.020

17.24.020 Accessory uses.

Accessory uses are as follows:

A. Single-family dwellings located in the R-M District shall be subject to the same conditions as in the R-~~L~~ District set forth in Section 17.20.020A, B and C;

B. Attached or freestanding private garages, carports or combination thereof not to exceed fifty percent of the floor area of the principal structure, including basement area; provided, that all single-family residences, regardless of size, shall be allowed a minimum size private garage or carport of nine hundred sixty square feet. A garage larger than the standards set out herein shall be allowed as a conditional use under the conditions set forth under Section 17.24.030. Detached garages or carports must be no closer to the front property line than the principal structure on a lot.

C. Accessory uses other than private garages and carports for multi-family dwellings shall be restricted to one hundred square feet per dwelling unit;

D. The renting of rooms to not more than five boarders or lodgers;

E. Agricultural uses with the exception of the keeping of livestock;

F. Not more than one each of a truck of gross vehicle weight of twelve thousand pounds or greater, or a house trailer, or two boats, may be stored in the rear yard area of any one zoning lot;

G. *Repealed by Ord. 1022;*

H. Fences: Fences subject to the same conditions as in the R-~~L~~ Residential District as set forth in Section 17.20.020(G);

I. Swimming pools: Swimming pools subject to the same conditions as in the R-~~L~~ Residential District as set forth in Section 17.20.020(I);

J. Cold storage warehouse, but only for produce grown on the premises may be permitted accessory to the agricultural use of land;

K. Tenant residences; provided that they are located behind the minimum setback distances prescribed for the district, may be permitted accessory to the agricultural use of land. (Ord. 1136 § 1, 1999; Ord. 1071 § 5, 1997; Ord. 1022 § 4, 1995; Ord. 940 § 1, 1992; Ord. 897 § 3, 1990; Ord. 314 § 7B, 1962).

~~L. Low intensity agricultural tourism uses pursuant to Chapter 17.47 CMC.~~

EXHIBIT 31
17.24.030

17.24.030 Conditional uses.

Conditional uses are as follows:

- A. All conditional uses allowed in the R-~~4~~L Residential District subject to the same conditions which they must meet in that district;
- B. Clinics, hospitals and ~~sanitariums~~medical facilities, including those for drug and alcohol treatment, under conditions set forth in Chapter 17.56;
- C. Schools and studios for group instructions under conditions set forth in Chapter 17.56;
- D. *Repealed by Ord. 1328*;
- E. Trailer plazas, under conditions set forth in Chapter 17.56;
- F. Places of private or public assembly under conditions set forth in Chapter 17.56;
- G. Public or commercial parking lots under conditions set forth in Chapter 17.56;
- H. Parks and playgrounds, including park buildings;
- I. Historical site or structure under conditions set forth in Section 17.56.200;
- J. Bed and breakfast, under conditions set forth in Section 17.56.230;
- K. Garage and carport sizes larger than fifty percent of the floor area of the principal structure, including basement area; provided, that any detached garage or carport must be no closer to the front property line than the principal structure on a lot;
- L. Professional offices. (Ord. 1328 § 4 (part), 2006; Ord. 1283 § 4, 2004; Ord. 1136 § 2, 1999; Ord. 800 § 2, 1987; Ord. 774 § 1, 1986; Ord. 625 § 1 (part), 1979; Ord. 314 § 7C, 1962).
- M. Moderate intensity or high intensity agricultural tourism uses pursuant to Chapter 17.47 CMC.

EXHIBIT 32
17.24.040

17.24.040 Dimensional standards.

Dimensional standards are as follows:

A. Minimum lot area ~~and maximum density~~:

1. Minimum Lot Area:

a. Five thousand (5,000) square feet ~~for single family detached dwellings; and~~

~~or b.~~ one thousand five hundred square feet per all other forms of dwelling unit, whichever is the greater, provided that there shall be a minimum parcel area of 8,500 square feet and maximum gross density shall not be exceeded;

2. Maximum Gross Density: The maximum gross density of a property shall not exceed eighteen (18) dwelling units per acre.

B. Minimum width of lot at building line:

1. Townhouses, seventeen feet;
2. All other uses, ~~fifty~~-forty feet;

C. Minimum lot depth:

1. Townhouses: Sixty (60) feet;
2. All other uses, Eighty (80) feet;

D. Maximum building height:

1. Townhouses:

a. Thirty feet, except as provided in subsection (D)(1)(b) of this section;

b. The incentives listed below apply to townhouses. Where an increase in building height is granted as an incentive, the building shall comply with dimensional standards applicable to the increased building height. Incentives may not be used to increase the height of a building above forty feet;

i. Underground parking will be encouraged, with a five-foot increase in maximum building height allowed as an incentive;

ii. Where access to off-street parking is from a street, access from a flanking street will be encouraged, with a five-foot increase in maximum building height allowed as an incentive. (Note that alley access is required, where possible as provided in Section 9 of the City of Chelan Development Standards; where alley access is provided, this incentive will not be applicable.);

2. All other uses, ~~fifty~~-forty (40) feet, with the following exception:

a. where the building site abuts an existing single-family residence, side step backs or an alternative design approved by the planning director shall be required for any building taller than thirty feet. Where an alternative to side step backs is used, it shall achieve the purpose of the side step backs as stated in this title, that is, to increase privacy and allow more natural light and air to reach the adjacent single-family dwelling;

b. An applicant may seek a maximum height of fifty feet consistent with CMC 17.04.200.

E. Maximum land coverage: Forty percent for all buildings, except townhouses shall not exceed sixty (60) percent;

F. Minimum setback distances, except as specifically provided in this chapter or Chapter 17.56 for a particular use, are as follows:

1. Front yard: Twenty feet;
2. Rear yard: Twenty feet, plus one additional foot for each two feet by which the building height exceeds thirty feet;
3. Side yard: Five feet, plus one additional foot for each two feet by which the building height exceeds thirty feet;
4. In the case of townhouses, the side-yard setback shall be waived at the property line between two townhouses sharing a common wall;
5. Detached accessory buildings adjacent to alleys shall maintain a minimum of a five-foot side and five-foot rear yard setback; and
6. Corner lot buildings: Buildings on corner lots shall observe the minimum front yard setback on one side and a fifteen-foot setback on the second front yard except that in the case of a garage or carport the setback shall be at least twenty feet;

G. Building Width. Buildings wider than seventy feet and taller than thirty feet shall use roofline modulation or an alternative design approved by the planning director on each building face that exceeds seventy feet in width. Where an alternative to roofline modulation is used, it shall achieve the purpose of roofline modulation as stated in this title. (Ord. 1355 § 3 Exh. 1 (part), 2008; Ord. 935 § 5, 1992; Ord. 741 § 2, 1984; Ord. 665 § 2, 1980; Ord. 632 § 2, 1979; Ord. 333 §§ 1 and 2, 1965; Ord. 314 § 7D, 1962).

H. Hillside developments: See Chapter 17.59 CMC Hillside Development and Design Standards.

EXHIBIT 33
17.36.010

17.36.010 Permitted uses.

Permitted uses are as follows:

A. Any use permitted in the R-~~4L~~ Residential District, R-M Residential District, ~~C-L Commercial District~~, or T-A Tourist Accommodation District. Single- and multi-family dwellings, including townhouses, shall be subject to the relevant provisions of Chapter 17.24;

B. Public and commercial automobile parking lots and garages and appertaining uses;

C. Mortuaries;

D. Advertising signs; provided, that they meet the setback requirements of this district;

E. Veterinary hospitals;

F. Automobile sales lots, repairs, bus and truck terminals;

G. Machinery and farm equipment sales and services, tire recapping and similar businesses;

H. Lumberyards, basic construction materials, fuel, livestock feeds and similar uses;

I. Boat building and sales;

J. Plumbing, heating or electrical shops;

K. ~~Trailer plazas; provided they meet the following standards~~ Manufactured home parks subject to CMC 17.54.:

~~1. There shall be provided one off street parking space per each trailer unit and one off street parking space for guest parking for each three trailer units provided within the trailer plaza. All parking spaces shall be established in accordance with the minimum standards provided in Chapter 17.56,~~

~~2. There shall be a minimum of two hundred cubic feet of storage space per trailer unit located either in community accessory buildings accessible to all trailer court tenants or in individual accessory buildings at each trailer space,~~

~~3. Minimum distances as follows:~~

~~a. Ten feet between trailer structures,~~

~~b. Ten feet between trailer structures and trailer court community buildings,~~

~~c. Ten feet between trailer structures and/or community buildings and streets or private roads,~~

~~4. No accessory building shall be constructed as a permanent part of a trailer nor shall any other structure or device other than a cloth awning or a similar temporary device that can be carried with the trailer be permitted to be attached thereto,~~

~~5. The following dimensional requirements to supplement the other dimensional requirements of this zone:~~

~~a. Minimum lot area: Twenty thousand square feet,~~

~~b. Population density: A minimum of two thousand square feet of ground area per trailer unit required;~~

L. Restaurants, and dDrive-in restaurants;

M. Liquor stores, taverns, cocktail lounges, and nightclubs;

N. Radio and TV studios;

O. Transient businesses;

P. Grocery stores;

Q. Clinic (Ord. 1411 § 3 (Exh. A), 2010; Ord. 1355 § 3 Exh. 1 (part), 2008; Ord. 1118 § 1, 1998; Ord. 1061 § 28, 1997; Ord. 837 § 2, 1988; Ord. 724 § 3, 1983; Ord. 314 § 10A, 1962).

R. Barber or beauty shops;

S. Office, business or professional;

T. Bakery, candy store, or confectionery store, provided all products which are produced are sold only at retail on the premises;

U. Shoe sales or repair;

V. Radio, television and small appliance sales and service, provided all storage is contained within the structure;

W. Photographic and musical studio, sales and service;

X. Tailor and upholstery shop;

Y. Bank or other financial institution;

Z. Apparel;

AA. Parking lot;

AB. Locksmith;

AC. Newspaper, printing or lithography establishment;

AD. Florist;

AE. Self-service laundry;

AF. Arts and crafts;

AG. Family day care homes, subject to licensing requirements of the Washington State Department of Social and Health Services and fire code requirements as set forth in Chapter 212-54 WAC;

AH. Radio and TV studios;

AI. Private educational institutions;

AJ. Special event as defined in and pursuant to the provisions of Chapter 5.50 of the Chelan Municipal Code, as the same exists now or may hereafter be amended.

EXHIBIT 34
17.36.030**17.36.030 Conditional uses.**

Conditional uses are as follows:

- A. Clinics, hospitals and ~~sanitariums~~ medical facilities under conditions set forth in Chapter 17.56;
- B. Telephone exchanges, electric substations and similar uses of public service corporations; provided such buildings or installations conform to or harmonize with the surrounding area;
- C. Municipal buildings under conditions set forth in Chapter 17.56;
- D. Parks and playgrounds, including park buildings;
- E. Historical site or structure under conditions set forth in Section 17.56.200;
- F. Gasoline service stations under conditions set forth in Section 17.56.220;
- G. Day care centers under conditions set forth in Chapter 17.56;
- H. Bed and breakfast, under conditions set forth in Section 17.56.230;
- I. Churches, under conditions set forth in Section 17.56.110;
- J. Marijuana retail outlets. (Ord. 1474 § 4, 2014; Ord. 1176 § 1, 2000; Ord. 800 § 5, 1987; Ord. 763 § 1, 1985; Ord. 730 § 3, 1984; Ord. 625 § 1 (part), 1979; Ord. 314 § 10C, 1962).
- K. Mortuary;
- L. Clinics, medical and dental; convalescent home and nursing home;
- M. Public utility provided all equipment storage on the site is within an enclosed structure;
- N Mobile home park;
- O Mini-storage within enclosed structure;
- P. Museum;
- Q. Antique shop;
- R. Mini day care centers, and day care centers within churches and other semipublic buildings, under conditions set forth in Chapter 17.56;
- S. Veterinary hospitals, under conditions set forth in Section 17.56.260.

EXHIBIT 35
17.36.040

17.36.040 Dimensional standards and development requirements.

Minimum dimensional standards and development requirements are as follows:

A. Maximum gross density and minimum lot area:

1. Maximum gross density: 8.7 du/acre; and

2. Minimum lot area: Five thousand square feet;

B. Minimum width of lot at building line: Fifty feet;

C. Minimum lot depth: One hundred feet;

D. Maximum lot coverage: Sixty-five percent;

E. Maximum height of buildings: ~~Fifty-Forty~~ feet; provided that an applicant may seek a maximum height of fifty feet consistent with CMC 17.04.200.

F. Minimum setback distances:

Front yard: Zero feet,

Rear yard: Five feet,

Side yard: Zero feet.

Buildings on corner lots shall provide at least one rear yard setback.

G. Any nonresidential development of property directly abutting property used for residential purposes or abutting an alley the other side of which abuts property used for residential purposes shall include the placement of a view-obscuring hedge or fence between the property being developed and the residential use property for the length of the interface between the nonresidential and residential uses. (Ord. 957 § 1, 1992; Ord. 665 § 5, 1980; Ord. 314 § 10D, 1962).

EXHIBIT 36
17.40.010

17.40.010 Permitted uses.

Permitted uses are as follows:

A. Residential Uses:

1. Mixed-use developments that include water-dependent and water-oriented commercial uses together with single-family or multi-family uses while promoting public access for significant numbers of the public and/or providing an ecological restoration resulting in a public benefit.

2. Existing legal residential developments as of the date of this subsection are permitted; Any use permitted in the R-1 Residential District, the R-M Residential District, and the C-L Commercial District;

B. Boat building;

C. Service stations with appertaining uses, provided that no vehicle shall be repaired, painted, rented, built or sold upon or from the premises;

D. Commercial or public water transportation facilities, which may include a protected aboveground tank as an accessory use, subject to the conditions set forth in Section 17.40.020D;

E. Industrial docks with appertaining machinery, which may include a protected aboveground tank as an accessory use, subject to the conditions set forth in Section 17.40.020D; provided, that no product is manufactured on the premises;

F. Boat servicing and fueling facilities which may include a protected aboveground tank as an accessory use, subject to the conditions set forth in Section 17.40.020D;

G. Radio and TV studios;

H. Transient businesses;

I. Marina facilities, which may include a protected aboveground tank as an accessory use, subject to the conditions set forth in Section 17.40.020D;

J. Adult entertainment facilities subject to the provisions of Section 17.04.125;

K. Boat sales, including the display and sale of not more than three motor vehicles at any time as an accessory use to the principal permitted use of boat sales under the following minimum conditions:

1. The display and sale of motor vehicles is permitted only when operated as an accessory use to the principal permitted use of the premises when that principal use is boat sales;
2. No more than three motor vehicles shall be displayed for sale on the subject premises at any time;
3. All motor vehicles for sale shall be maintained in an operable condition at all times that such motor vehicles are located on the subject premises;
4. Motor vehicles for sale shall be licensed and registered with the state at all times that such motor vehicles are located on the subject premises;
5. Motor vehicles and motor vehicle parts shall not be stored, painted, repaired, dismantled, built, restored, or modified in any way on the subject premises;
6. The renting and leasing of motor vehicles is not permitted;

7. The motor vehicle sales activities shall be owned and operated by the owner of the boat sales business located on the subject premises and shall not be delegated or otherwise conveyed to other individuals or entities; and

8. Termination of the boat sales activities located on the subject premises shall terminate any motor vehicle sales business operated on the premises. (Ord. 1204 §§ 1, 2, 2001; Ord. 1189 § 4, 2000; Ord. 1104 § 2, 1998; Ord. 911 § 1, 1991; Ord. 837 § 3, 1988; Ord. 724 § 4, 1983; Ord. 355 § 2, 1966; Ord. 314 § 11A, 1962).

L. Parks and playgrounds, including park buildings.

M. Temporary construction offices within the tract or subdivision on which buildings are being erected and only for the duration of active construction;

N. Family day care homes, subject to licensing requirements of the Washington State Department of Social and Health Services and Fire Code requirements as set forth in Chapter 212-54 WAC;

O. Home occupations that involve no customers or other business-related visitors to the home business, no signs or other outward appearance that a business exists in the home, no delivery trucks, and no more than one individual residing within the home who is active in the home occupation business; provided, that if the planning director is given satisfactory proof of a physical disability of the individual wishing to engage in a home business or occupation, a volunteer or employee may assist in the home occupation. In addition, the home occupation must comply with the conditions for home occupation set forth in Section 17.56.060 and the fees for a home occupation permit as established by resolution of the city council must be paid.

P. Restaurants, exclusive of drive-ins;

Q. Office, business or professional;

R. Bakery, candy store, or confectionery store, provided all products which are produced are sold only at retail on the premises;

S. Special event as defined in and pursuant to the provisions of Chapter 5.50 of the Chelan Municipal Code, as the same exists now or may hereafter be amended;

T. When located outside of shoreline jurisdiction, or if considered part of a water-oriented development:

i. Barber or beauty shops;

ii. Shoe sales or repair;

iii. Radio, television and small appliance sales and service, provided all storage is contained within the structure;

iv. Photographic and musical studio, sales and service;

v. Tailor and upholstery shop;

vi. Bank or other financial institution;

vii. Apparel;

viii. Parking lot;

ix. Locksmith;

x. Newspaper, printing or lithography establishment;

xi. Florist;

xii. Self-service laundry;

xiii. Arts and crafts; and

xiv. Private educational institutions.

EXHIBIT 37
17.40.040

17.40.040 Dimensional standards.

Dimensional standards are as follows:

A. Minimum lot area: Five thousand square feet;

B. Minimum width of lot at building line: Fifty feet;

C. Minimum lot depth: One hundred feet;

D. Maximum lot coverage: Sixty-five percent;

E. Maximum height of buildings: ~~Thirty~~Twenty-five feet; provided that an applicant may seek a maximum height of thirty-five feet consistent with CMC 17.04.200.

F. Minimum setback distances:

Front yard: Twenty-five feet,

Rear yard: Zero feet,

Side yard: Five feet.

Buildings on corner lots shall observe the minimum front yard setback on both streets and shall provide at least one rear yard setback. (Ord. 665 § 6, 1980; Ord. 314 § 11D, 1962).

EXHIBIT 38
17.44.010

17.44.010 Permitted uses.

Permitted uses are as follows:

A. ~~Retail Sales and Wholesaling~~—Manufacturing, assembling, storing, repairing, fabricating or other handling of products and equipment conducted entirely within a building or solid fence six feet high. The operation of which use is normally such that at no time will such use cause:

1. Dissemination of dust, smoke, visible gas, or noxious gases, fumes, noise, vibrations, or odors beyond the boundaries of the site in which such use is conducted;
2. Hazard of fire, explosion, or other physical damage to any adjacent buildings or plant growth;

B.

1. Dwelling units ~~only to accommodate for~~ watchmen, or caretakers on the premises;

2. Existing legal single-family dwellings are permitted uses. They may expand cumulatively up to 25% until such time as the building converts to a non-single family use.

C. Telephone exchanges, electric substations and similar uses of public service corporations;

D. Off-site hazardous waste facilities; provided, that such facilities meet the siting criteria adopted in Chapter 70.105 RCW;

E. Distilleries and wineries;

F. Small-scale craft beverage production, provided small-scale craft beverage production uses not defined in the Chelan Municipal Code may be subject to limits on production and the nature and size of accessory uses to ensure that the impacts of the use remain moderate. (Ord. 1477 § 5 (Exh. E) (part), 2014; Ord. 1474 § 6, 2014; Ord. 1411 § 3 (Exh. B) (part), 2010; Ord. 1283 § 5(A), 2004; Ord. 1164 § 1, 2000; Ord. 868 § 6, 1989; Ord. 314 § 12A, 1962).

G. Wholesale trade.

H. Retail trade serving industrial uses.

I. Agricultural processing facility, agriculturally related industry, and agricultural support services.

J. The following uses when located on W-I zoned properties in the heavy commercial subarea:

1. Heavy Commercial Subarea: Lots fronting SR-150 and less than 2 acres in size as of effective date of this subsection.

2. Allowed uses in Heavy Commercial Subarea:

a. Appliance repair and rental;

b. Building materials, hardware, garden and farm supplies;

c. Contractor's storage yards;

d. Fuel/chemical distribution and bulk storage;

e. Lumber, basic construction materials, fuels and feeds sales;

f. Machinery and equipment sales and service;

g. Motor vehicle and boat sales and repairs;

h. Personal and professional services;

i. Printers, publishers, newspapers;

j. Agriculturally support services;

k. Commercial uses determined by the Planning Director to be like the permitted uses that are oriented towards serving other commercial businesses.

EXHIBIT 39
17.44.020

17.44.020 Accessory uses.

Accessory uses are as follows:

A. *Repealed by Ord. 1022;*

B. On-site hazardous waste facilities;

C. Fences permitted under the same conditions as listed in Section 17.32.020(D);

D. Low and moderate impact agricultural tourism uses, subject to standards in Chapter 17.47-~~1~~ (Ord. 1477 § 5 (Exh. E) (part), 2014: Ord. 1411 § 3 (Exh. B) (part), 2010: Ord. 1022 § 8, 1995; Ord. 886 § 7, 1989; Ord. 868 § 7, 1989; Ord. 314 § 12B, 1962).

E. Retail and wholesale sales of goods or products manufactured on site, or utilized in manufacturing, repairing, or servicing activities which are permitted in the zone;

F. Temporary and permanent worker housing subject to standards in 17.44.040.D.

EXHIBIT 40
17.44.030

17.44.030 Conditional uses.

Conditional uses are as follows:

- A. Sanitary landfill provided such use shall meet all of the requirements of the State Board of Public Health;
- B. Municipal buildings under conditions set forth in Chapter 17.56;
- C. Historical site or structure under conditions set out in Section 17.56.200;
- D. Gasoline service stations under conditions set forth in Section 17.56.220;
- E. Single-family, agricultural uses (includes “truck farms”), nurseries, and vineyards ~~and wineries~~;
- F. High impact agricultural tourism uses, subject to standards in Chapter 17.47; ~~and~~
- G. Campground or recreational vehicle parks; ~~:-~~ (Ord. 1491 § 5 (Exh. C) (part), 2015: Ord. 1477 § 5 (Exh. E) (part), 2014: Ord. 1411 § 3 (Exh. B) (part), 2010: Ord. 1283 § 5(B), 2004: Ord. 730 § 4, 1984; Ord. 625 § 1 (part), 1979; Ord. 314 § 12C, 1962).
- H. Parks and playgrounds, including park buildings, and
- I. Live-work developments subject to a master site plan and development standards in Section 17.44.040.E.

EXHIBIT 41
17.44.030

17.44.040 Dimensional standards.

Dimensional standards are as follows:

A. Minimum lot area: ten thousand square feet;

B. Minimum width of lot at building line: sixty-five feet. (Ord. 1477 § 5 (Exh. E) (part), 2014; Ord. 1411 § 3 (Exh. B) (part), 2010; Ord. 314 § 12D, 1962).

C. Standards for multifamily housing in Apple Blossom Center: See PDD approval and Development Agreement. Density shall not exceed 18 units per acre. Where the Development Agreement is silent, the City may apply R-M standards to address dimensional and other performance standards.

D. Standards for accessory workforce housing:

1. Maximum gross density: 8.7 du/acre; and

2. Development Area. Minimum development area shall be at least 10,000 square feet.

3. Development Standards. Building height, coverage, setbacks shall be consistent with R-M zone at CMC 17.24.040.

4. Rents. Rents charged for any on-site residential unit produced to house temporary or permanent workers may not exceed 30% of the employee's gross wages;

5. Maintenance. All employee units shall be regularly maintained, and kept in a safe, sanitary, livable, and rentable condition.

6. Minimum Size. No employee-housing unit shall be less than 300 square feet.

7. The housing shall accommodate employees of the primary industrial use, whether those employees work onsite or offsite. An applicant may request that up to fifty percent (50%) of the units be available to for rental by employees of other businesses, and such a limit shall be specified in deed restrictions subject to review and approval by the Administrator and City Attorney and shall be recorded with the Chelan County Auditor.

8. Deed Restrictions. All employee-housing units shall be subject to minimum 50-year deed restrictions to ensure long-term use and affordability to employees. All deed restrictions are subject to review and approval by the Administrator and City Attorney and shall be recorded with the Chelan County Auditor. Such deed restriction shall be recorded prior to issuance of a certificate of occupancy for the subject property. Prior to the end of the 50-year deed restriction period, the City may approve a removal of the deed restriction provided there is a payment in lieu of continuing affordability.

E. Standards for live/work:

1. Proposals for live-work shall include a conceptual plan addressing the following:

a. a project narrative demonstrating consistency with guiding principles and other provisions of the CMC; and

b. a scaled master conceptual site plan, identifying critical areas, proposed areas of development, proposed recreation and open space, conceptual grading and drainage, parking, roads, and access;

c. illustrations, architectural sketches, photos or drawings to assist in understanding and visualizing the design and use of the completed proposed development; and

d. illustration and calculation of general height, bulk, number of dwelling units and square footage of employment and residential-employment buildings.

e. Intended phasing.

2. Live-work plans shall meet guiding principles:

- a. The site should be cohesively designed, mixed-use employment and residential villages designed to promote opportunities for entrepreneurial activities and new economy jobs, “missing middle” housing ownership and rental units, working lands such as agriculture, and recreation opportunities.
- b. Residential only development should be designed for townhouses, multiplex, or cottage style units. The share of the property designed for residential only use should equal about 25 percent of the site area.
- c. Work-Live development should be designed to accommodate both business and residential uses in the same area. The resident owners or employee of the business shall be responsible for the business activity performed. The share of the property designed for work-live only use should equal about 25 percent of the site area.
- d. Business-Agriculture development that advances wineries and distilleries, agricultural processing facility, agriculturally related industry, agricultural support services or agri-tourism uses. The share of the property designed for business-agriculture use should equal a minimum of 25 percent of the site area and may equal up to 50 percent of the site area.
- e. Business uses include light industrial, office, retail, and commercial uses. The share of the property designed for business only use should equal about 25 percent of the site area. The share allowed may be less if Business-Agriculture uses are greater.
- f. The conceptual plan should encourage use of open space such as by grape growers, orchardists, or other producers to use open space areas for agricultural activities as well as recreational trails open to the public.
- g. Encourage future development to incorporate sustainable design principles in the design, construction and operation of the facilities.
- h. Phasing may be allowed provided each phase is consistent with the overall conceptual site plan.

3. Development Area.

- a. Minimum development area shall be at least 10,000 square feet. Density shall not exceed 8.7 units per gross acre.
- b. Building height, coverage, setbacks shall be consistent with R-M zone at CMC 17.24.040.

4. The business activity conducted shall be subject to a valid business license associated with the premises.

5. The most restrictive fire-rating requirements shall apply if multiple occupancies occupy same space.

6. Common areas may include: plazas, trails, recreation, loading areas, storage yards, main entrance, restrooms, and other shared rooms.

7. A goal is to integrate light industrial, commercial, and residential uses. The conceptual plan and site development shall evaluate and mitigate through design and placement of activities that may conflict with equipment/pedestrian or other travel, odors, noise, and vibration.

8. The conceptual site plan shall be reviewed and recorded as a binding site plan consistent with Chapter 16.24 CMC.

EXHIBIT 42
17.46.030

17.46.030 Conditional uses.

Conditional uses are as follows:

A. Places of public or private assembly;

B. Home occupations not meeting the permitted use criteria set forth in Section 17.20.010(F) under conditions set forth in Section 17.56.060;

C. Parks;

D. Community waterfront parks or recreation facilities;

E. Bed and breakfast, pursuant to Section 17.56.230;

F. Accessory dwelling unit;

G. High intensity agricultural tourism uses, subject to standards in Chapter 17.47; and

H. Campground or recreational vehicle parks. (Ord. 1491 § 5 (Exh. D) (part), 2015; Ord. 1477 § 5 (Exh. D) (part), 2014; Ord. 1474 § 7, 2014; Ord. 1377 § 4 (App. B) (part), 2009; Ord. 1257 § 4, 2002; Ord. 1114 § 6 (part), 1998).

I. Parks and playgrounds, including park buildings.

EXHIBIT 43
17.46.040

17.46.040 Dimensional standards.

Dimensional standards are as follows:

A. Minimum lot size and ~~m~~Maximum gross density ~~of six residential units per net acre~~;

1. Minimum lot size: twelve thousand (12,000) square feet, except where clustered consistent with open space standard 17.46.040.B.1 and cluster subdivision standards in Section 16.36.130, the minimum lot size can be eight thousand five hundred (8,500) square feet.

2. Maximum gross density:

a. SUD zones at the Chelan northwest gateway of the city limits (SR 150 west of Crystal Drive) and southwest gateway of the city limits (SR 97 west of S Millard Street):

i. one (1) dwelling unit per five (5) acres if development is not clustered subject to building placement standards of 17.04.190.C2c; or

ii. one (1) dwelling unit per one (1) acre where the development is clustered consistent with open space standards of 17.46.040.B.1 and cluster subdivision standards CMC 16.36.130. A density bonus may be allowed per subsection 2.c.

b. SUD zone at Lord Acres (centered in vicinity of SR 150 and Dietrich Road):

i. one (1) dwelling unit per five (5) acres if development is not clustered; or

ii. three (3) dwelling units per one (1) acre where the development is clustered consistent with open space standard 17.46.040.B.2 and cluster subdivision standards in subsection 16.36.130. A density bonus may be allowed per subsection 2.c.

c. SUD Density Bonus: A twenty percent density bonus may be allowed where affordable housing is provided at a rate of 1 affordable unit for every four market rate units. Units designated as affordable shall be designated for households earning one hundred ten (110%) percent or less of the County area median income. Affordable units shall be subject to minimum 50-year deed restrictions to ensure long-term use and affordability. All deed restrictions are subject to review and approval by the Administrator and City Attorney and shall be recorded with the Chelan County Auditor. Such deed restriction shall be recorded prior to issuance of a certificate of occupancy for the subject property. Prior to the end of the 50-year deed restriction period, the City may approve a removal of the deed restriction provided there is a payment in lieu of continuing affordability.

B. Minimum ~~residential~~ open space:

1. SUD zone at Gateways: minimum 60 percent of land retained in agricultural and open space use.

2. SUD zone at Lord Acres (centered in vicinity of SR 150 and Dietrich Road): twenty percent. Density bonus allowed to equal additional percentages of open space. Example: Twenty-five percent open space equates to a five percent density bonus;

C. Minimum lot width at the building line:

1. 8,500 square foot lot: fifty (50) feet;

2. 12,000 square foot lot: eighty (80) feet;

3. 1 acre or greater: one hundred (100) feet.

D. Maximum lot coverage:

1. less than or equal to 8,500 square foot lot: thirty-five (35) percent;
2. greater than 8,500 or equal to 12,000 square feet: thirty (30) percent
3. greater than 12,000 square feet or equal to 1 acre: fifteen (15) percent
4. greater than 1 acre or equal to 5-acres: five (5) percent

E. Maximum height:

1. Within public view corridor: twenty-five feet;
2. Outside of public view corridor: thirty-five feet;

F. Minimum Setback Distances.

1. Front Yard.

a. Residential: twenty feet. Setback averaging may be allowed within a new development as appropriate to the project and the site:

- i. Contingent on city review and approval of detailed site plan.
- ii. The minimum setback in any averaged development must be ten feet.
- iii. An average setback of twenty feet must be achieved.

b. New agricultural tourism and small-scale craft beverage production structures: twenty-five feet;

2. Side Yard.

- a. Residential: five feet,
- b. New agricultural tourism and small-scale craft beverage production structures: ten feet;

3. Rear Yard.

- a. Residential: fifteen feet; ten feet adjoining open space.
- b. New agricultural tourism and small-scale craft beverage production structures: twenty feet;

G. Buffers between Noncompatible Uses.

1. Buffers to include physical spacing and visual screening will be required between adjacent, noncompatible uses. Fences shall be placed on the dividing property line. Plantings shall be placed on property owned and maintained by the property owner(s); the distance from the property line shall be adequate to allow for the anticipated size of the mature plant.

2. Buffers shall be created for all new development including residential, with the following exceptions:

- a. An individual single-family residence shall not be required to place a buffer on any lot line abutting or facing another single-family residence.
- b. Buffering requirements for agricultural tourism uses shall be determined by the administrator based on the nature and anticipated impacts of the new use.

3. Buffers are specifically required in the following instances:

- a. For all new nonagricultural development, including agricultural tourism uses, adjacent to any residential or agricultural use;
 - b. For new agricultural development adjacent to any nonagricultural use.
4. New development adjacent to existing, unlike development (as defined above), shall provide visual and trespass-inhibiting screening to include the following:
- a. A minimum six-foot, sight-obscuring, trespass-resistant fence.
 - b. Plantings to include a minimum single row of evergreen shrubs or trees which will achieve a height of no less than six feet at maturity; spaced at appropriate intervals to provide a solid screen at maturity. (Plantings should be drought-tolerant and hardy to winter conditions typical to the area. Nuisance shrubs and trees, or those with root systems likely to damage fencing or adjacent lawn or properties, are prohibited.) In case of tree/crop farming, the planning director may consider the use as the buffer.
 - c. A minimum planting width of ten feet.
 - d. A planting plan prepared and stamped by a landscape architect registered in the state of Washington. The plan must identify plantings that will achieve the visual screening, trespass inhibiting, and long-term sustainability goals of this section. (The planting plan must be submitted prior to project approval, and must comply with all other planting requirements of this code.)
 - e. An irrigation system sufficient to serve the entire planting strip. (An irrigation plan must be submitted prior to project approval.)
5. Maintenance of landscaped buffers shall be the responsibility of the property developer or future owner(s) of subject property. The long-term maintenance plan must be submitted with the landscape plan and approved by the responsible city official. A note on the deed will specify a responsibility for the long-term maintenance of the buffer to run with the land.
- a. All plantings must be weeded and maintained regularly;
 - b. Diseased or dying shrubs or trees must be replaced with similar plants projected to achieve the desired screening effect;
 - c. Fences must be maintained in good order at all times. (Ord. 1477 § 5 (Exh. D) (part), 2014; Ord. 1377 § 4 (App. B) (part), 2009; Ord. 1114 § 6 (part), 1998).

[H. Hillside developments: See Chapter 17.59 CMC Hillside Development and Design Standards.](#)

EXHIBIT 44
17.47.060

17.47.060 High intensity uses.

The following conditional uses are subject to the general standards in this chapter and to Chapter 17.56 CMC:

A. Wineries, whether located on a site where agriculture is the primary use of the property or not. Wineries permitted under this section may include production building space in excess of ten thousand square feet.

B. Sales of regional agricultural products (including value-added products from one or more producers) involving facilities over one thousand five hundred square feet of floor area. At least seventy-five percent of the merchandise offered for sale shall be regional agricultural products as defined in the CMC. Up to twenty-five percent of the merchandise may be ancillary products.

C. Home stay establishments offering up to ~~seven~~twenty (20) guest units to overnight guests per day, subject to the following:

1. Requirements (~~a~~b) through (e), (g), and (h) for moderate intensity home stay establishments listed in Section 17.47.050(B)(4).
2. Minimum parcel size is four acres. Property area per home stay unit shall be approximately 0.5 acre per unit provided that buildings may be clustered centrally on the subject property.
3. The maximum number of overnight guests per day shall be no more than four times the number of guest units.

D. Short-term events up to twenty-one days per year, such as catered functions, wedding services, concerts for which an admission fee is charged, and wine, beer, or harvest festivals, subject to the standards in Section 17.47.070. (Ord. 1477 § 5 (Exh. C) (part), 2014).

E. Off-site tasting rooms as defined in the Chelan Municipal Code (CMC).

EXHIBIT 45
17.48.010

17.48.010 Permitted uses.

Permitted uses are as follows:

- A. Single-family, two-family, three-family and multi-family dwellings, including townhouses, ~~subject to the relevant provisions of Chapter 17.24;~~
- B. Motels, hotels, lodges and similar resort accommodation operations;
- C. Restaurants, exclusive of drive-ins;
- D. Barber or beauty shops;
- E. Travel agencies and tourist bureaus;
- F. Souvenir and gift shops;
- G. Bookstores and newsstands;
- H. Boat launching facilities, marinas and similar facilities;
- I. Professional offices;
- J. Special event as defined in and pursuant to the provisions of Chapter 5.50 of the Chelan Municipal Code, as the same exists now or may hereafter be amended. (Ord. 1355 § 3 Exh. 1 (part), 2008; Ord. 1245 § 3, 2002; Ord. 1114 § 3, 1998; Ord. 670 § 1, 1980; Ord. 338 § 2 (part), 1965; Ord. 314 § 13A, 1962).
- K. Per CMC 17.47, low intensity, moderate intensity, and high intensity agri-tourism uses are allowed in the T-A Overlay.

EXHIBIT 46**17.48.030****17.48.030 Conditional uses.**

Conditional uses are as follows:

- A. Municipal buildings and facilities;
- B. Places of public or private assembly;
- C. Campgrounds or recreational vehicle parks;
- D. Recreation and amusement facilities;
- E. Restaurants with cocktail lounges exclusive of taverns and bars, but not within one hundred fifty feet of any residential zone;
- F. Self-service laundry;
- G. Drive-ins;
- H. Bed and breakfast, under conditions set forth in Section 17.56.230;
- I. Restaurants with brewpubs as an accessory use where the brewpub activity does not utilize more than forty-nine percent of the structure, excluding office space and shared storage. Restaurants with brewpubs are subject to conditions set forth in Section 17.56.270;
- J. Marijuana producers;~~and~~
- K. Community waterfront parks;~~,-parks and playgrounds, including park buildings; and~~ (Ord. 1491 §§ 5, 7 (Exh. E) (part), 2015; Ord. 1474 § 8, 2014; Ord. 1120 § 1, 1998; Ord. 800 § 6, 1987; Ord. 670 § 3, 1980; Ord. 625 § 1 (part), 1979; Ord. 338 § 2 (part), 1965; Ord. 314 § 13C, 1962).
- L. Resort Plans in T-A Overlay.

EXHIBIT 47
17.48.040

17.48.040 T-A Dimensional standards excluding T-A Overlay.

Dimensional standards are as follows for the T-A zone except in the T-A Overlay, which is guided by 17.48.060:

A. Maximum density and minimum lot area:

1. Maximum gross density: 8.7 du/acre for single-family detached dwellings and eighteen (18) dwelling units per acre for all other forms of dwellings; and
2. Minimum lot area: Five thousand (5,000) square feet for single-family detached dwellings;
3. One thousand five hundred square feet per all other forms of dwelling unit, provided that there shall be a minimum parcel area of 10,000 square feet and maximum density shall not be exceeded;
4. Provided that single-family residential may have a density bonus of 0.25 units per acre, for a total of 8.95 gross dwelling units per acre if providing affordable housing. To earn the bonus, a minimum of 10 percent of dwellings shall consist of housing affordable to households earning 110 percent or less of the area median income, or consisting of workforce housing guaranteed for such purposes for the long-term subject to minimum 50-year deed restrictions to ensure long-term use and affordability. Such deed restrictions shall be in a form approved by the Administrator and City Attorney and recorded with the Chelan County Auditor prior to issuance of a certificate of occupancy for the subject property. Prior to the end of the 50-year deed restriction period, the City may approve a removal of the deed restriction provided there is a payment in lieu of continuing affordability.

B. Minimum lot width at the building line: Fifty feet;

C. Maximum lot coverage: Seventy-five percent for non-residential development and sixty (60) percent for residential development;

D. Maximum height: ~~Fifty-Forty~~ feet; provided that an applicant may seek a maximum height of fifty feet consistent with CMC 17.04.200.

E. Minimum setback distance:

1. All structures shall be set back at least twenty-five feet from the front property line. The setback for commercial structures may be reduced to ten feet upon compliance with the following:
 - a. A minimum landscaped buffer of at least ten feet in width is located between the building and the property line.
 - b. An agreement in a form acceptable to the city guaranteeing the property owner will maintain the landscaped buffer is executed by the property owner and filed with the city.
 - c. The landscaped buffer shall be designed so as not to impair site distance requirements and other traffic safety concerns of the city.
 - d. A detailed site plan shall be submitted to the city administrator for review and approval prior to the issuance of a building permit.
 - e. The property owner shall improve the city right-of-way adjacent to the property, which may include the construction of a sidewalk conforming to city standards if required by the city administrator or the execution of a waiver of protest for a local improvement district to construct street and sidewalk improvements.
2. Side yard minimum: Five feet.

3. Rear yard minimum: Twenty feet. (Ord. 935 § 2, 1992; Ord. 670 § 4, 1980; Ord. 338 § 2 (part), 1965; Ord. 314 § 13D, 1962).

F. Hillside developments: See Chapter 17.59 CMC Hillside Development and Design Standards.

EXHIBIT 48
17.50

Chapter 17.50

ZONE PLF – PUBLIC LANDS AND FACILITIES DISTRICT

Sections:

- 17.50.010 Permitted uses.
- 17.50.020 Accessory uses.
- 17.50.030 Conditional uses.
- 17.50.040 Dimensional standards.

17.50.010 Permitted uses.

Permitted uses are as follows:

- A. Public parks;
- B. Public or private traditional nine or eighteen hole golf courses;
- C. Public or private educational institutions or educational centers for advanced studies and research in an academic field of learning;
- D. Public museums, art galleries, community center, or governmental buildings;
- E. Churches, convents, or monasteries;
- F. Public marinas and accessory uses necessary to the operation of a marina;
- G. Commercial leases and concessions as authorized by the public entity that is the owner of the land;
- H. Special event as defined in and pursuant to the provisions of Chapter 5.50 of the Chelan Municipal Code, as the same exists now or may hereafter be amended. (Ord. 1245 § 4, 2002; Ord. 1193 § 1, 2000; Ord. 1114 § 7 (part), 1998).

17.50.020 Accessory uses.

Accessory uses are as follows:

- A. Restaurant;
- B. Fences: Fences may be constructed in compliance with Section 17.20.020G. (Ord. 1114 § 7 (part), 1998).

EXHIBIT 49
17.50.030

17.50.030 Conditional uses.

Conditional uses are as follows:

- A. Public utility structures that are not an accessory use to a permitted use;
- B. Hospital;
- C. Private recreational vehicle parks;
- D. Recreational campgrounds;

E. Residential development directed to households with incomes less than 110% of the area median income or directed to special needs, including but not limited to, elderly or disabled. - (Ord. 1114 § 7 (part), 1998).

EXHIBIT 50**17.50.040****17.50.040 Dimensional standards.**

Dimensional standards are as follows:

A. Building Height. The building height shall not exceed a height of thirty-five feet;

B. Lot Coverage. Buildings/structures shall not occupy more than thirty-five percent of the buildable lot area;

C. Setbacks – Abutting Residential. For a parcel zoned P public lands and facilities district abutting any property zoned residential, including property zoned: A agricultural district; R-~~L~~ Single-Family Residential District; or R-M Multi-Family Residential District, the setbacks shall be:

1. Front yard: twenty-five feet;
2. Side yard: five feet;
3. Rear yard: twenty feet;

D. Setbacks – Other. For a parcel zoned P public lands and facilities district abutting only property zoned commercial, property zoned P public lands and facilities district, or city right-of-way, the setbacks shall be:

1. Front yard: zero feet;
2. Side yard: zero feet;
3. Rear yard: five feet. (Ord. 1193 § 2, 2000: Ord. 1114 § 7 (part), 1998).

E. Hillside developments: See Chapter 17.59 CMC Hillside Development and Design Standards.

F. Residential development:

1. Shall be subject to height, coverage, setbacks, and other applicable development standards of the R-M zone, Chapter 17.24 CMC.

2. Shall be subject to deed restrictions to ensure long-term use by special needs populations households earning less than 110% of the area median income. All deed restrictions are subject to review and approval by the Administrator and City Attorney and shall be recorded with the Chelan County Auditor. Such deed restriction shall be recorded prior to issuance of a certificate of occupancy for the subject property. If units are provided to meet affordable housing needs, the term of affordability shall be 50 years. Prior to the end of the 50-year deed restriction period, the City may approve a removal of the deed restriction provided there is a payment in lieu of continuing affordability.

EXHIBIT 51
17.52

Chapter 17.52
ZONE P-D~~D~~ – PLANNED
DEVELOPMENT DISTRICT¹

Sections:

- 17.52.010 Purpose.
- 17.52.020 Zoning district – Reversion.
- 17.52.030 Initiation of project – Application – Fee.
- 17.52.040 Phased development.
- 17.52.050 Combined applications.
- 17.52.060 Application – Supporting documentation.
- 17.52.070 Preliminary development plan – Staff recommendations to hearing examiner.
- 17.52.080 Preliminary development plan – Review by hearing examiner.
- 17.52.090 Project densities.
- 17.52.100 Preliminary development plan – Council review.
- 17.52.110 Minor changes to preliminary development plan.
- 17.52.120 Final development plan – Filing requirements.
- 17.52.130 Common open space requirements.
- 17.52.140 Retention and maintenance of common open space.
- 17.52.150 Final development plan – Failure to file – Termination.
- 17.52.160 Final development plan – Extension of time for filing.
- 17.52.170 Final development plan – Staff recommendations to city council – Public meeting.
- 17.52.180 Repealed.
- 17.52.190 Final development plan – City council decision.
- 17.52.200 Repealed.
- 17.52.210 Final development plan – Bond required.
- 17.52.220 Final development plan – Effect.
- 17.52.230 Undergrounding of utilities.
- 17.52.240 Zoning map revision.
- 17.52.250 Building permits.
- 17.52.260 Subdivision/binding site plan requirements.
- 17.52.270 Sale of lots.
- 17.52.280 Lots subject to final development plan.
- 17.52.290 Plan modifications and amendments.
- 17.52.300 Repealed.
- 17.52.310 Repealed.
- 17.52.320 Applicability of provisions.
- 17.52.330 Repealed.
- 17.52.340 Reconstruction of buildings or improvements.

17.52.010 Purpose.

The planned development district (“PDD”) is a separate zoning classification that is intended to allow new development which is consistent with the comprehensive plan but would not be permitted in other zoning districts due to limitations in the dimensional standards, permitted uses or accessory uses. More specifically, the purposes of this chapter are to:

- A. Permit flexibility in development design and/or combination of uses that will result in more efficient and desirable uses of land;

- B. Encourage creativity in design to produce a development that would be better than possible under one of the other zoning classifications;
- C. Facilitate development adaptations to meet anticipated market demands and/or better utilize sites with special features such as environmentally sensitive areas or unusual shape or size;
- D. Increase the amount of open space, preserve scenic view corridors and protect natural areas including environmentally sensitive areas;
- E. Produce innovative developments that implement the policies, spirit and intent of the comprehensive plan, shoreline management plan, zoning code, subdivision code, standards ordinance and other applicable city land use regulations. (Ord. 983 § 1 (part), 1994).

EXHIBIT 52
17.52.020

17.52.020 Zoning district – Reversion.

A PDD, approved in accordance with the procedures of this chapter, shall be ~~a separate~~considered a zoning district overlay and the uses within the PDD shall be limited to those which are specifically approved in that PDD development plan including recreational and open spaces, and shall be consistent with the base zone. PDDs may specifically permit all proposed uses and developments which can be shown to be in conformance with the policies of the comprehensive plan and the uses allowed in the base zone. PDDs are permitted at any location in the city subject to the provisions of this chapter. Approval of a PDD shall modify and supersede all regulations of the underlying zoning district. If an approved PDD ceases to exist for whatever reason, the area covered by such PDD shall revert back to its previous city zoning district classification without the PDD overlay, provided that areas zoned PDD at the time of annexation into the city shall be zoned R-L single-family residential and the uses within such area shall be limited to those uses then allowed in the original zoning district or the R-L single-family residential zone as applicable. (Ord. 983 § 1 (part), 1994).

EXHIBIT 53
17.52.050

17.52.050 Combined applications.

A. A Preliminary PDD may be concurrently processed with a Comprehensive Plan Future Land Use Plan/Zoning district map amendment.

B. Except where processed with as part of a Comprehensive Plan Future Land Use Plan/Zoning district map amendment, The a preliminary development plan and final development plan may be combined and processed together through the review process as a final development plan.

BC. In addition, the applicant may file a concurrent subdivision or binding site plan application meeting the applicable requirements of Title 16 of the Chelan Municipal Code which shall be processed concurrently with the PDD application.

ED. In case of conflict between the time limits set forth in this chapter and in other provisions of the Chelan Municipal Code or applicable state law, those provisions requiring public notice to be given the furthest in advance of the pending action shall prevail over conflicting provisions specifying that notice shall be given within a shorter time prior to the action. (Ord. 1247 § 1, 2002; Ord. 983 § 1 (part), 1994).

EXHIBIT 54
17.52.060

17.52.060 Application – Supporting documentation.

An application for a PDD shall be accompanied by a project narrative and a conceptual master site plan that allows for analysis of overall project concepts and phasing as well as review of how the major project elements work together to implement City goals and policies. Master plan review allows for consideration and mitigation of cumulative impacts from large-scale development and allows for coordination with City capital improvement planning. Master plan review should occur at an early stage in the development of a project, when the scale, intensity and layout of a project are known. Specific application materials include the following:

A. A legal description and site location map of the property showing the location of the site and its relationship to surrounding areas, including existing streets, driveways, major physiographic features such as lakes, streams, shorelines, schools, parks and other prominent features;

B. A conceptual master site plan showing compatibility of development within the master plan area, and compatibility of anticipated uses in areas adjacent to and abutting the master plan area. The conceptual features shall be illustrated on a scaled map or maps of the site at a scale not smaller than one hundred feet equals one inch, or other scale approved by the city planning department. Unless waived in writing by the city planning department as inapplicable or unnecessary to the understanding of the preliminary PDD, the conceptual master site plan shall showing show at a minimum the following items:

1. Site boundaries;
2. Streets abounding or abutting the site;
3. Existing topographic contours at intervals of not more than five feet, together with all proposed conceptual grading, drainage, and landscaping, lighting and fencing plans;
4. Special features, including all existing environmentally sensitive areas as defined in Title 14 of the Chelan Municipal Code accompanied with a text describing conditions or features which cannot be accurately displayed on maps or drawings;
5. Existing buildings and indication of future use or disposition;
6. Proposed land uses and densities;
7. Proposed development areas including building footprints, including dimensions, conceptual elevations or illustrative photos of similar development, identification of types, the number of dwelling units in each residential type and the number of square feet in each commercial type;
8. Proposed location, dimension and design of off-street parking facilities showing points of ingress to and egress from the site;
9. Proposed pedestrian and vehicular circulation pattern and proposed types of circulation facilities;
10. Proposed location and dimension of all common open spaces;
11. Proposed location of utilities including water, sewer, storm drainage, solid waste collection, power and communications;
12. Proposed public dedications, including proposed streets and associated improvements and parks and open spaces;
13. Preliminary description of plans for covenants, uses and continuous maintenance provisions for the project;

14. Any other specific information requested by the city planning department or any other applicable provisions of the Chelan Municipal Code.

C. A preliminary development plan consisting of a written statement for development setting out detailed information concerning the following subjects as they may be involved in the development, including, but not limited to the following items:

1. Market analysis of proposed use;
2. Proposed ownership method;
3. Proposed operation and maintenance of development and landscaping;
4. Provisions to assure permanence and maintenance of common open spaces through homeowner association formation, condominium development, or other means acceptable to the city;
5. General timetable for development, including future phases;
6. Impact on community facilities and services including but not limited to streets, schools, parks, medical, fire, police, water, sewer, storm drainage, solid waste and public transportation;
7. Compatibility with surrounding land uses; and

8. An assessment of how the project is consistent with the purpose of the Comprehensive Plan and base zone, as well as PDD zone criteria, and where the project differs from existing standards for similar uses or facilities outside of the PDD zone without the PDD. (Ord. 983 § 1 (part), 1994).

EXHIBIT 55
17.52.090

17.52.090 Project densities.

The hearing examiner may recommend approval of a population density for a PDD, even though such density may be greater than that specified in the general comprehensive plan for the city for the area containing the PDD if, in the opinion of the hearing examiner, the design of the PDD will offer public benefits not otherwise achievable under the current zoning standards, and if it is demonstrated that the PDD with the density bonus will not result in inconvenience or unsafe access to the PDD, traffic congestion in the private or public streets which adjoin the PDD or excessive burden on parks, recreation areas, schools and other public facilities which serve or are proposed to serve the PDD. (Ord. 1319 § 4 (Exh. E), 2006: Ord. 1061 § 29, 1997: Ord. 983 § 1 (part), 1994).

EXHIBIT 56
17.52.130

17.52.130 Public Benefit Demonstration ~~Common open space requirements.~~

A. Common open space requirements. In residential PDDs there shall be a minimum of ~~ten~~ twenty (20) percent of the total area of the PDD dedicated or reserved as usable common open space land consisting of land that is not otherwise protected from development such as critical areas. Common open space in a PDD shall meet the following requirements:

1. The location, shape, size and character of the open space must be suitable for the PDD and consistent with the purposes of this chapter as set forth in Section 17.52.010;
2. Common open space must be used for amenity or recreational purposes. The uses authorized for the common open space must be appropriate to the scale and character of the PDD, considering its size, density, expected population, topography and number and type of dwelling units to be provided;
3. Common open space must be suitably improved for its intended use, but common open space containing natural features may be left unimproved. The buildings, structures and improvements are permitted in the common open space as long as they conserve and enhance the amenities of the common open space in regard to its topography and unimproved condition.

B. The development time table, which is part of the final development plan, must coordinate improvement of common open space, construction of buildings, structures and improvements in the common open space and the construction of residential dwellings in the PDD. (Ord. 983 § 1 (part), 1994).

C. The development shall demonstrate that it will meet a community need or provide improvements or project features that exceed the requirements of the other chapters of this title, the other titles of the city code, and the city design and construction standards. A development shall provide a demonstrable public benefits, including at least two of the following:

1. Project includes senior or special needs housing, of at least 20 percent of total units, guaranteed to be dedicated to such use for a period of not less than 50 years through a deed restriction or other form acceptable to the Administrator or City Attorney.
2. Project provides two or more housing types that create greater housing variety and affordability that are not found or rare in the community.
3. Project involves the voluntary undergrounding of existing above ground utilities where such undergrounding would not otherwise be required.
4. The Administrator, in consultation with the city parks department, determines that the project creates a park or trail system improvement not otherwise required by city development regulations that furthers the goals and objectives of an adopted city parks, recreation, trails, and/or open space plan.
5. The project design demonstrates a superior level of protection and/or enhancement for elements of the environment, including: air quality, water quality, natural topography, native vegetation, etc. For purposes of this category, superior level of protection and/or enhancement includes incorporation of additional protections and/or restoration projects that enhance protection of or restore critical functions and values of the environmental element.
6. Project design includes nonmotorized transportation features and amenities not otherwise required by the city code.

7. Project improves the public street(s) adjacent to the project site using a complete streets design to provide accommodation for pedestrians, bicyclists, transit riders, and persons of all abilities, where such improvements are not otherwise required by city development regulations.

8. The development provides public art and cultural amenities that reinforces the community's identity and character, and has a long-term maintenance plan and agreement acceptable to the City.

9. Project demonstrates a high degree of innovation by providing one or more design features not listed elsewhere in this rating instrument or otherwise required by city development regulations that promote(s) sustainability, energy/water conservation or efficiency, community cohesion, neighborhood safety, adaptive reuse of existing development, or enhanced transportation circulation/mobility.

EXHIBIT 57
17.52.290

17.52.290 Plan modifications and amendments.

A. The city planning department is authorized to allow minor modifications and amendments in the final development plan in accordance with subsection B of this section. The city planning department shall allow only such adjustments as are consistent with guidelines established in subsection B of this section, and in no case shall an adjustment be deemed minor if it will increase the project density, total amount of floor space authorized in the approved final development plan, or the number of dwelling units or density, or decrease the amount of parking or loading facilities or permit buildings to locate substantially closer to any boundary line or change substantially any point of ingress or egress to the site. The determination of the city planning department as to whether a proposed modification or adjustment is a major or minor change shall be final.

B. The following criteria are set forth to establish and allow for minor modifications and amendments:

1. The modification or amendment maintains the design intent and quality of the original approval; and
2. The amount of landscaping, buffering and open space will not be reduced; and
3. The number of dwelling units in residential developments and the square footage of nonresidential structures will not increase, and one type of dwelling unit is not converted to another type (e.g. single family to multi-family or multi-family to single-family); and
4. The height of buildings and other structures will not increase; and
5. Views from both structures onsite and offsite will not be substantially reduced; and
6. Traffic volumes will not increase and traffic patterns will not change; and
7. Changes in colors, plant material and parking lot configurations are minor; and
8. The modification or amendment does not add significant new environmental impacts or significantly increase environmental impacts disclosed in the original SEPA documents; and
9. The city planning department determines that the change will not increase any adverse impacts or undesirable effects of the project, or that the change in no way significantly alters the project.

C. No major modifications and amendments to the approved final development plan, such as changes in land area covered by the proposed PDD, or other major changes, may be made subsequent to final development plan approval, except upon application to the planning commission and approval by the city council pursuant to the procedure for approval of a preliminary development plan and final development plan as set forth in Sections 17.52.080 through 17.52.160.

D. Minor and major modifications and amendments may be initiated upon application to the city planning department and shall include a nonrefundable fee as established by resolution of the city council. (Ord. 1249 § 1, 2002; Ord. 983 § 1 (part), 1994).

EXHIBIT 58
17.54.010

17.54.010 Districts where manufactured housing parks are permitted.

Manufactured housing parks are permitted only in the Single-Family Residential (R-1L), Multi-Family Residential (R-M) Districts, Special Use District (SUD) and Tourist Accommodations (T-A) District (may not be used as vacation rental). (Ord. 1448 § 6 (Exh. F) (part), 2012).

EXHIBIT 59
17.56.020

17.56.020 Permit – Restrictions or conditions stipulated.

A. Permits for conditional property uses shall be signed by the hearing examiner or planning director per Title 19 and shall stipulate restrictions or conditions which may include a definite time limit, provisions for a front, side or rear yard greater than the minimum requirements of the zoning ordinance, suitable landscaping, additional off-street parking, and any other reasonable restrictions, conditions or safeguard that would uphold the spirit and intent of the zoning ordinance, and mitigate any adverse effect upon the neighborhood properties by reason of the use extension, construction, or alteration allowed.

B. The following uses shall be approved administratively by the planning director:

1. Expansion of the floor area or ground area by twenty percent or less of a legally established conditional use.
2. Home occupations that generate customers on an appointment basis only, excluding barber and beauty shops.
3. Parking lots with twenty stalls or less.
4. Alteration of an existing permitted conditional use permit that does not result in an increase of twenty percent average daily trips and does not exceed fifty daily trips. A traffic impact study may be required.
5. Accessory dwelling units in the Single-Family (R-~~H~~L) and Multi-Family (R-M) zones.

C. Process for administrative conditional use permits shall comply with Title 19 Type III, except the decision will be made by the planning director instead of the hearing examiner. (Ord. 1448 § 6 (Exh. G) (part), 2012: Ord. 1411 § 4 (Exh. C) (part), 2010: Ord. 1206 § 2 (part), 2001: Ord. 314 § 14 (part), 1962).

EXHIBIT 60
17.56.060

17.56.060 Home occupations.

Minimum conditions are as follows:

A. Districts permitted: R-~~L~~ Residential District, R-M Residential District, C-W Commercial District;

B. Minimum Conditions.

1. That the use of the premises as a home occupation will qualify as to the definition of a home occupation;
2. Not over twenty percent of the actual total floor area of one floor is to be used for the home occupation;
3. The home occupation is to be a secondary use of the dwelling;
4. No structural alteration or construction to accommodate the home occupation which would, upon the vacation of the home occupation, be of a character indicating a nonresidential use or which would not lend itself to the ordinary residential occupancy of this space formerly devoted to the home occupation, and no entrance to the space devoted to the home occupation from other than within the dwelling except when otherwise required by law will be allowed;
5. No person other than members of the immediate family and in no case more than two persons of the immediate family residing in a dwelling are to be engaged in said home occupation(s);
6. *Repealed by Ord. 1022;*
7. No window display and no sample commodities displayed outside the building;
8. No stock in trade stored nor commodity kept for sale which is not produced on the premises;
9. No materials or mechanical equipment shall be used which will be detrimental to the residential use of the residence or adjoining residences because of vibration, noise, dust, smoke, odor, interference with radio or television reception or other factors;
10. No materials or commodities shall be delivered to or from the residence which are of such bulk or quantity as to require delivery by a commercial vehicle or a trailer or the parking of customers' vehicles in a manner or frequency as to cause disturbance or inconvenience to nearby residents or so as to necessitate off-street parking;
11. The home occupation must be conducted entirely within the dwelling. (Ord. 1448 § 6 (Exh. G) (part), 2012; Ord. 1411 § 4 (Exh. C) (part), 2010; Ord. 1071 § 6, 1997; Ord. 1022 § 12 (part), 1995; Ord. 314 § 14A, 1962).

EXHIBIT 61
17.56.070

17.56.070 Public schools and private schools offering curricula similar to public schools.

Minimum conditions are as follows:

A. Districts permitted: DSF Downtown Single-Family, DMR Downtown Mixed Residential, TMU Tourist Mixed-Use, DMU Downtown Mixed-Use, R-~~L~~ Residential District, R-M Residential District;

B. Minimum conditions:

1. Fifty-foot setback on front, side and rear yard;
2. Off-street parking area equal to at least five times the floor area of the auditorium or two stalls per classroom, whichever is the greater;
3. Conformance with the neighborhood and comprehensive plan. (Ord. 1448 § 6 (Exh. G) (part), 2012: Ord. 1411 § 4 (Exh. C) (part), 2010: Ord. 314 § 14B, 1962).

EXHIBIT 62
17.56.080

17.56.080 Mini day care centers and day care centers.

Minimum conditions are as follows:

A. Districts Permitted.

1. Mini day care centers:

a. R-~~L~~ Single-Family Residential District;

b. R-M Multi-Family Residential District;

2. Day care centers within churches and other semipublic buildings:

a. R-~~L~~ Single-Family Residential District;

b. R-M Multi-Family Residential District;

3. Day care centers not within churches and other semipublic buildings:

a. C-HS Highway Service Commercial District;

B. Minimum Conditions.

1. One temporary loading space (ten by twenty feet) for every six children (legal curbside on-street parking spaces adjacent to the day care home or facility may be applied toward this requirement);

2. Licensing in accordance with DSHS requirements;

3. The facility shall comply with the requirements of adopted building codes;

4. The facility shall comply with the requirements of the International Fire Code;

5. Permit shall be subject to automatic review by the planning director or designee six months after approval, to allow for review of compliance and adequacy of conditions. At this review the board of adjustment may elect to issue permanent approval, or require another review six months thereafter. (Ord. 1448 § 6 (Exh. G) (part), 2012: Ord. 1411 § 4 (Exh. C) (part), 2010: Ord. 840 § 1, 1988: Ord. 763 § 2, 1985: Ord. 712 § 6, 1983).

EXHIBIT 63
17.56.100

17.56.100 Clinics, hospitals, and ~~sanitariums~~ medical facilities.

Minimum conditions are as follows:

A. Districts permitted: R-M Residential District, DMR Downtown Mixed Residential. (Ord. 1448 § 6 (Exh. G) (part), 2012: Ord. 1411 § 4 (Exh. C) (part), 2010: Ord. 998 § 1, 1994; Ord. 314 § 14E, 1962).

EXHIBIT 64
17.56.110

17.56.110 Churches.

Minimum conditions are as follows:

A. Districts permitted: R-~~1~~L Residential District, R-M Residential District, C-HS Highway Service Commercial District, DSF Downtown Single-Family, DMR Downtown Mixed Residential, TMU Tourist Mixed-Use.

B. Minimum Conditions.

1. Minimum lot area: ten thousand square feet;
2. Minimum lot frontage: one hundred feet;
3. Site must be on or within one block of a major arterial or collector street;
4. The lot coverage shall be that of the zone in which the church is allowed as a conditional use except that in the case of a residential zone, the maximum lot coverage for a church structure shall be twenty-five percent;
5. Maximum height: forty feet;

EXHIBIT 65
17.56.120

17.56.120 Municipal building/structure.

Minimum conditions are as follows:

A. Districts permitted: R-~~L~~L Residential District, R-M Residential District, C-HS Commercial District, C-W Waterfront Commercial District, W-I Warehouse and Industrial District, T-A Tourist Accommodations District, DSF Downtown Single-Family, DMR Downtown Mixed Residential, TMU Tourist Mixed-Use.

B. Minimum conditions:

1. Maximum coverage: sixty-five percent for all buildings within the residential zones; that of the district in which the structure is located within all other zones;
2. Minimum setback distances: those of the district in which the structure is located;
3. Maximum height: that of the district in which the structure is located;
4. Parking requirements determined by city of Chelan development standards based on proposed use. (Ord. 1448 § 6 (Exh. G) (part), 2012: Ord. 1411 § 4 (Exh. C) (part), 2010: Ord. 314 § 14G, 1962).

17.56.130 Places of public or private assembly.

Minimum conditions are as follows, not otherwise specifically provided for in this title:

A. Districts permitted: R-M Residential District, SUD Special Use District, T-A Tourist Accommodations District.

B. Minimum Conditions.

1. Other requirements of the district in which the structure is located. (Ord. 1477 § 5 (part), 2014: Ord. 1448 § 6 (Exh. G) (part), 2012: Ord. 1411 § 4 (Exh. C) (part), 2010: Ord. 314 § 14H, 1962).

EXHIBIT 66
17.56.150

17.56.150 Motels.

Minimum conditions are as follows:

A. District permitted: C-W Commercial District.

B. Minimum Conditions.

1. *Repealed by Ord. 1022;*

2. Screening: Screening is to consist of a continuous fence supplemented by landscape planting or a continuous wall, evergreen hedge, or combination thereof, so as to effectively screen the motel along each property line which abuts upon or faces across a street, alley or any lot in a residential zone. The screening is to be maintained in good condition and the same maximum heights shall apply as for fences in the R-~~1~~L Residential District. (Ord. 1448 § 6 (Exh. G) (part), 2012; Ord. 1411 § 4 (Exh. C) (part), 2010; Ord. 1022 § 12 (part), 1995; Ord. 314 § 14J, 1962).

EXHIBIT 67
17.56.230

17.56.230 Bed and breakfast.

Minimum conditions are as follows:

A. Districts Permitted.

1. R-~~1~~L Single-Family Residential District;
2. R-M Multi-Family Residential District;
3. DMR Downtown Mixed Residential;
4. DSF Downtown Single-Family;
5. C-HS Highway Service Commercial District;
6. T-A Tourist Accommodations District; and
7. SUD Special Use District.

B. Minimum Conditions.

1. The owner of the premises shall be the applicant for the conditional use permit.
2. The bed and breakfast facilities shall be the principal residence of the owner. The owner must full time occupy the residence while the bed and breakfast is in operation. Owner occupancy is defined in Section 19.10.040.
3. Bed and breakfast facilities shall meet all applicable health, fire safety and building codes and shall be operated so as to not give the appearance of being a business, and those facilities in or adjacent to residential districts shall not infringe upon the right of neighboring residents to peaceful occupancy of their homes.
4. *Repealed by Ord. 1022.*
5. Driveways accessing a bed and breakfast which are more than one hundred feet in length shall have an improved width of at least twelve feet with appropriately spaced cutouts to facilitate the passage of two vehicles traveling in opposite directions.
6. A minimum of three parking stalls shall be provided.
7. The hearing examiner may impose other conditions, such as additional parking, improved access, landscaping or screening, if found necessary to protect the best interests of the surrounding properties of the neighborhood due to the nature of the site or the facility.
8. Conditional use permits granted shall specify the number of rooms available for rental by the owner. (Ord. 1491 § 6 (Exh. G), 2015; Ord. 1448 § 6 (Exh. G) (part), 2012; Ord. 1411 § 4 (Exh. C) (part), 2010; Ord. 1114 § 8, 1998; Ord. 1040 § 1, 1996; Ord. 1022 § 12 (part), 1995; Ord. 800 § 7, 1987).

EXHIBIT 68
17.56.280

17.56.280 Large satellite dish antennas and broadcast and relay towers.

A. Generally. As provided in Section 17.70.020, large satellite dish antennas and broadcast and relay towers located within the R-M and R-~~L~~ zoning districts require a conditional use permit. No such permit may be granted until a hearing has been held by the hearing examiner and written findings and conclusions have been entered.

B. The minimum standards for broadcast and relay towers located within the R-M and R-~~L~~ zoning districts shall be as follows:

1. The applicant shall demonstrate through technical evidence from a qualified radio frequency engineer that the proposed facilities are essential to meeting the wireless coverage and level of service requirements set forth in applicable federal statutes, regulations, or licenses; that no locations outside of the R-M and R-~~L~~ zoning districts can be utilized to achieve the required level of coverage and service; and that the proposed facility is the smallest necessary to meet the required level of coverage and service;
2. The applicant shall demonstrate the proposed facility is designed in such a manner that it will be screened or camouflaged to the maximum extent possible through the use of existing buildings, structures, vegetation, trees, and other concealment technology;
3. The applicant shall demonstrate that the colors and finishing materials selected or proposed for the facility will blend into the natural and built environment surrounding the facility to the maximum extent possible;
4. The applicant shall demonstrate that the proposed facility and all of its ancillary equipment have been designed in such a manner that they shall comply with all applicable state and local noise regulations and that the use of site design and other built features, existing or proposed, result in the lowest possible noise impact upon existing residential uses; and
5. The applicant shall demonstrate that it has complied with all applicable federal, state, and local regulations related to the facility and that the proposed facility is consistent with the policies set forth in the comprehensive plan.

C. The minimum standards for large satellite dish antennas within the R-M and R-~~L~~ zoning districts shall be as follows:

1. The applicant shall demonstrate the proposed facility is designed in such a manner that it will be screened or camouflaged to the maximum extent possible through the use of existing buildings, structures, vegetation, trees, and other concealment technology;
2. The applicant shall demonstrate that the colors and finishing materials selected or proposed for the facility will blend into the natural and built environment surrounding the facility to the maximum extent possible;
3. The applicant shall demonstrate that the proposed facility and all of its ancillary equipment have been designed in such a manner that they shall comply with all applicable state and local noise regulations and that the use of site design and other built features, existing or proposed, result in the lowest possible noise impact upon existing residential uses;
4. The applicant shall demonstrate that it has complied with all applicable federal, state, and local regulations related to the facility and that the proposed facility is consistent with the policies set forth in the comprehensive plan; and
5. The applicant shall demonstrate that the proposed facility is essential to the communications needs of a business lawfully located within the R-M or R-~~L~~ zone and that reasonably comparable services cannot be obtained without use of a large satellite dish antenna. (Ord. 1448 § 6 (Exh. G) (part), 2012; Ord. 1411 § 4 (Exh. C) (part), 2010; Ord. 1214 § 2, 2001).

EXHIBIT 69
17.56.300

17.56.300 Community waterfront parks or recreation facility.

A. Purpose. The intent of this section is to provide provisions for public open spaces or recreation facilities and water access.

B. District permitted: all zoning districts.

C. Minimum Conditions.

1. Required lineal feet of shoreline:

a. Twenty contiguous lineal feet of shoreline for each residential unit, including multi-family, that is allowed access to the community waterfront area.

b. Any subdivision or multi-family development that provides contiguous shoreline greater than ~~two-hundred~~ one hundred seventy-five (175) feet in length would be excluded from this requirement.

D. Buffers between Community Waterfront and Noncompatible Uses. Buffers to include physical spacing and visual screening will be required between parks and community waterfront and adjacent, noncompatible uses. Fences shall be placed on the dividing property line. Plantings shall be placed on property owned and maintained by the developer.

1. Buffers shall be created for all community waterfront parks or recreation facility adjacent to single-family homes. Buffers are not applicable to stand-alone community docks.

2. New community waterfront parks or recreation facility adjacent to existing, unlike development shall provide visual and trespass-inhibiting screening to include the following:

a. A minimum six-foot (except for front yard fence requirements of the zoning district), sight-obscuring, trespass-resistant fence.

b. Plantings to include a minimum single row of evergreen shrubs or trees which will achieve a height of no less than six feet at maturity, spaced at appropriate intervals to provide a solid screen at maturity. (Plantings should be drought-tolerant and hardy to winter conditions typical to the area. Nuisance shrubs and trees, or those with root systems likely to damage pavement, utilities, fencing, adjacent lawns, or adjacent properties are prohibited.)

c. A minimum planting bed width of ten feet.

3. A planting plan submitted by a certified landscape architect. The plan must identify plantings that will achieve the visual screening, trespass inhibiting, and long-term sustainability goals of this section. (The planting plan must be submitted prior to project approval, and must comply with all other planting requirements of this code.)

4. An irrigation system sufficient to serve the entire planting strip. (An irrigation plan must be submitted prior to project approval.)

5. Maintenance of landscaped buffers shall be the responsibility of the property developer or future owner(s) of subject property. The long-term maintenance plan must be submitted with the landscape plan and approved by the responsible city official. A note on the deed will specify a responsibility for the long-term maintenance of the buffer to run with the land.

a. All planting beds must be weeded and maintained regularly. Maintain ten-foot width of beds to prevent encroachment from adjacent lawns.

b. Diseased or dying shrubs or trees must be replaced with similar items projected to achieve the desired screening effect.

c. Fences must be maintained in good order at all times.

6. Buffer planting, including plant materials, soil preparation, mulch, irrigation, and maintenance, shall be in accordance with the most current version of Standard Specifications for Road, Bridge and Municipal Construction, published by the Washington State Department of Transportation and the Washington State Chapter of the American Public Works Association (WSDOT/APWA), and any special provisions developed by the project landscape architect. See Section 25.05.080(A).

E. Lighting. Compliance with the Dark Sky Ordinance, Chapter 17.62, and the city park and recreation design standards.

F. Other Requirements. The hearing examiner may impose other conditions, such as additional parking, improved access, landscaping or screening, if found necessary to protect the best interests of the surrounding properties of the neighborhood due to the nature of the site or the facility. (Ord. 1491 § 7 (Exh. I) (part), 2015: Ord. 1448 § 6 (Exh. G) (part), 2012: Ord. 1411 § 4 (Exh. C) (part), 2010: Ord. 1377 § 6 (App. D) (part), 2009).

EXHIBIT 70
17.58.050

17.58.050 Sign classification.

A. Exempt Signs. The following types of signs and devices shall be exempt from the permit requirements of this chapter; provided, that all applicable standards or conditions specified are met:

1. Accessory commercial signs;
2. Banner signs, decorative flags, pennants, or streamers; provided they are only displayed for one thirty-day period within a calendar year and must have the date of initial posting clearly written on the face of the banner, streamer or pennant;
3. Barber poles;
4. Billboard signs located on the outfield fence of the city of Chelan parks baseball fields;
5. Commemorative plaques and integral signs;
6. Community activity signs or banner signs; provided they are installed no sooner than thirty days prior to the event or activity and removed within fourteen days of the completion of the activity or event;
7. Construction signs; provided, that there shall be only one such sign per street frontage of a building; and provided, that the area of each sign shall not exceed sixteen square feet in a residential district and thirty-two square feet in other zoning districts and that all such signs shall be removed within thirty days of completion of the building;
8. Exterior holiday or festive decoration lights; provided they are removed within three weeks following the holiday;
9. Flags and/or insignia of any government;
10. Historically significant signs;
11. Historical site or structure signs; provided they are approved by the city council. Such signs shall be a maximum of twelve square feet and nonilluminated unless allowed elsewhere in this code. Only the name of the site or structure, hours of visitation and admission charges if any shall be indicated on the sign;
12. Integral decorative or architectural features of buildings including but not limited to building names, except when such features include commercial wording, moving parts, or moving lights;
13. Menu signs for drive-in restaurants;
14. Menu signs for other than drive-in restaurants; provided, that the menu displayed is the same as that given to customers and such sign shall have a maximum size of four square feet;
15. Movie theater display cases; provided there are not more than two cases not to exceed twenty-four square feet each;
16. Murals, except any portion of a mural that meets the definition of a "sign" in Section 17.58.040(U); and provided it is approved by the city council or its designee subject to those standards set forth in Section 17.58.070;
17. Noncommercial signs bearing only property numbers, postal box numbers or names of occupants of premises;

18. Political signs; provided all such signs shall be removed no later than one week after the election to which the signs pertain;

19. Real estate signs; provided there shall be only one such sign per lot. Such signs shall not be placed where a vehicle driver's visibility including but not limited to intersections, alleys, or driveways might be obstructed. The maximum area of the sign in residential zones shall not exceed four square feet and the height shall not exceed forty-two inches. In nonresidential zoning districts, the area of the sign shall not exceed sixteen square feet and the height shall not exceed six feet. The sign must be removed within thirty days from the date of closing;

20. Real estate sale signs for condominium projects and subdivisions; provided the maximum area of the sign shall not exceed thirty-two square feet, the height shall not exceed eight feet, and has the initial date of posting on the sign. Such signs shall be removed within five years of initial posting or sale of seventy-five percent of the total number of lots or condominium units, whichever occurs first. If there is no initial date of posting on such sign, said sign shall be a prohibited sign;

21. Signs of a public entity, including, without limitation, community service informational signs, kiosk signs, public utility information signs, traffic control signs and all signs erected by a public officer in the performance of a public duty; provided, however, that such signs shall meet the location, size and structural requirements of this chapter;

22. Signs directing and guiding traffic and parking on private property, but bearing no advertising matter; provided, that such signs shall not exceed six square feet in area per sign;

23. Temporary signs; provided, that such signs must be securely affixed to the surface of a building wall or window, or between existing structures, poles and/or other supports, must have the date of initial posting clearly written on the face of the sign and must be removed not later than thirty days after initial posting;

24. Time and temperature signs; provided, that the sign conforms to the height restrictions for a freestanding sign for the zoning district in which it is located;

25. Wall graphic, except that portion which contains letters, symbols, trademarks, logos, written copy, moving parts or moving lights;

26. Window signs.

B. Prohibited Signs. It is unlawful to erect or maintain:

1. Abandoned signs;

2. Animated signs;

3. Bench signs;

4. Portable signs;

5. Off-premises signs;

6. Roof signs or marquee signs which are located on, project or extend above the eave or parapet line of any portion of the building;

7. Signs in a dilapidated or hazardous condition;

8. Signs on doors, windows or fire escapes that restrict free ingress or egress;

9. Flashing signs;

10. Moving signs;

11. Signs which purport to be, are an imitation of, or resemble an official traffic sign or signal or which could cause confusion with any official sign, or which obstruct the visibility of any traffic/street sign, signal, or obstruct a vehicle driver's visibility at, including, but not limited to, intersections, alleys, and driveways;
12. Signs attached to utility, street light and traffic control standard poles;
13. Signs on any vehicle or trailer parked as a stationary display for advertising purposes on public or private property which are visible from public rights-of-way. This provision shall not prohibit signs which are painted on or magnetically attached to any vehicle operating in the normal course of business;
14. Electronically changeable message sign, except as allowed in CMC 17.58.060. B.7.

C. Permitted Signs. Except as otherwise provided in this title, all signs shall be permitted; provided they meet all conditions and requirements established in this chapter. (Ord. 1417 § 3 (Exh. B) (part), 2011; Ord. 1220 § 2, 2001; Ord. 1185 §§ 4 – 7, 2000; Ord. 1022 § 13 (part), 1995).

EXHIBIT 71
17.58.060

17.58.060 Construction and design standards.

A. General Requirements. All permitted signs must conform with the following sign location, size and design requirements, unless otherwise provided for in this chapter:

1. Building Coverage. Except as provided herein, signs attached to a building face including, but not limited to, wall and projecting signs shall not be located on more than two sides of any building. Exception: If the building contains an individual business or businesses with separate entrances on more than two sides of the building, signs may be located on three sides of the building. Businesses with the main entrance fronting on an alley may use the exception stated above.
2. Clearance. Clearance under the lowest point of any sign which projects out over a public walkway shall not be less than eight feet, except suspended signs which shall not be less than seven feet.
3. Lighting.
 - a. A sign illuminated by spotlights or indirect lighting shall be lighted in such a manner that glare from the light source is not visible to pedestrian or vehicle traffic and shall not cause glare into any residential zoning district.
 - b. Wiring for indirectly illuminated signs shall be installed in accordance with the current edition of the National Electrical Code.
4. Multiple Tenant Buildings. In buildings with multiple tenants, it shall be the building owner's responsibility to assign the allowed sign size and location between tenants to comply with the sign code.
5. Signs with Opposing Faces. Signs with opposing faces one hundred thirty-five degrees or less shall be considered a two-sided sign and only one side of the sign shall be used in calculating sign size. If the opposing faces of a sign are more than one hundred thirty-five degrees, both opposing faces shall be used in calculating sign size.
6. Uniform Sign Code. All signs shall be constructed and erected in conformance with the current edition of the Uniform Sign Code, as the same now exists or as may be hereafter amended, which is hereby adopted and incorporated herein by this reference as if fully set forth.

B. Design Requirements. Except as provided in subsection C of this section, the signs specified below shall comply with the requirements set forth herein.

1. Directory Signs. In addition to all other signs allowed in this chapter, each business shall be permitted one wall directory sign not to exceed four square feet per business or use attached flush with the wall. Individual signs within an approved directory sign may be added, moved or substituted with signs for new businesses or uses without going through the design review process; provided, that the design is consistent and the provisions of the original permit are met.
2. Freestanding Signs. For buildings which are located at least ten feet or more back from any street frontage, a single freestanding sign located in the area that the building is ten feet or more from the frontage and the otherwise allowable wall signage may be substituted for the otherwise allowable signs. Any such freestanding sign shall be entirely within the yard area, shall not obstruct public walkways, and shall not be placed where a vehicle driver's visibility might be obscured including, but not limited to, intersections, alleys, and driveways. The maximum area of freestanding signs shall not exceed twenty-five square feet; provided, that parcels with more than fifty feet of frontage on any one street may increase the maximum size of the sign located on that street frontage by one square foot for each ten lineal feet of street frontage in excess of fifty feet, to a maximum size of fifty square feet. A freestanding sign may only be allowed on a lot that has at a minimum fifty feet of

width at the street frontage. Corner lots and through lots shall only be allowed to calculate frontage on one street. Freestanding signs shall not exceed sixteen feet in height or the highest point of the structure, whichever is less. Flagpoles, crosses, etc., shall not be used in calculating structure height.

3. Projecting Signs. The total area of all projecting signs shall not exceed fifteen square feet or project more than five feet from the building face for an individual business. The structure around or supporting the sign, such as wrought iron work, shall not be included in the total sign area.

4. Sandwich-Board. Sandwich-board signs may be placed in front of the business establishment the sign is advertising during business hours only. It shall be placed adjacent to the curb; provided, that such sign shall not be placed in any location which obstructs visibility or creates blind spots at intersections or obstructs pedestrian or vehicular travel. Sandwich-board signs shall be limited to one per business, shall not exceed forty-two inches in height and thirty inches in width, shall be painted or finished with a sealer, and shall be nonilluminated.

5. Suspended Signs. One suspended sign may be substituted for a projecting sign; provided it does not exceed six square feet, twelve inches in height or six feet in length.

6. Wall Signs. The maximum area for the total of all permitted wall signs for any single wall plane shall not exceed ten percent. This shall include all window and door areas and shall be measured from the sidewalk or ground line to the building eave line or parapet.

7. Electronically changeable message sign. Such signs may be permitted on properties zoned PLF subject to the sign size and location restrictions applicable to the sign type, e.g. wall, projecting, freestanding, directory, etc.

C. Exceptions to Design Requirements. The following are exceptions to the design requirements set forth in subsection B of this section.

1. Gas Stations. Gas stations shall be limited to a maximum of two of these signs: canopy, wall, freestanding, or projecting. Gas station canopy signs are allowed a maximum area of fifty square feet per side on any two sides and a business symbol, not to exceed twelve square feet, may be allowed on a third side. For gas stations with highway frontage, freestanding signs shall not exceed twenty-five feet in height or the highest point of the structure, whichever is less. The maximum area shall be fifty square feet for all freestanding and projecting signs. For gas stations without highway frontage, freestanding signs shall not exceed sixteen feet in height or the highest point of the structure, whichever is less. The maximum area shall be twelve square feet. Only one freestanding sign shall be allowed per business property or parcel. The maximum area of projecting signs shall be fifteen square feet. Flagpoles, crosses, etc., shall not be used in calculating structure height.

2. Highway Frontage. Only the following signs may be located within highway frontage located outside of the downtown planning area (see Figure 1 below) and shall conform to the following standards:

a. Projecting and Freestanding Signs. Projecting and freestanding signs shall be allowed with a maximum area of fifty square feet for all projecting and freestanding signs. More than one freestanding sign shall be allowed; provided freestanding signs are spaced a minimum of fifty feet apart. The maximum area for all projecting and freestanding signs shall be fifty square feet; provided, that parcels with more than one hundred feet of frontage on any one street may increase the maximum size of the sign(s) located on that street frontage by one square foot for each ten lineal feet of street frontage in excess of one hundred feet, to a maximum sign(s) size of seventy-five square feet.

Freestanding signs shall be spaced a minimum of fifty feet apart. Freestanding signs shall not exceed twenty-five feet in height or the highest point of the structure, whichever is less. Flagpoles, crosses, etc., shall not be used in calculating structure height.

b. Directory Signs. The same requirements apply as set forth in subsection (B)(1) of this section.

c. Sandwich-Board Signs. The same requirements apply as set forth in subsection (B)(4) of this section.

d. Wall Signs. The same requirements apply as set forth in subsection (B)(6) of this section.

3. Lake Frontage. For buildings with frontage on Lake Chelan, an additional freestanding or projecting sign shall be allowed on the lake frontage; provided, that the total area of all freestanding and projecting signs shall not exceed fifty square feet per business or use.

4. Motels. For motels with more than one hundred feet of street frontage, an additional projecting sign, not to exceed thirty-two square feet, shall be allowed.

5. Zoning Districts.

a. T-A District. In the T-A District, freestanding signs are allowed up to fifty square feet and not exceeding twenty-five feet in height or the highest point of the structure, whichever is less.

6. Mobile Home Parks. Signs and advertising devices shall be prohibited in a mobile home park except as follows:

a. One identifying sign at the entrance of the mobile home park which may be indirectly lighted but shall be nonflashing and which shall not exceed thirty-two square feet in area and six feet in height.

b. Directional or information signs for the convenience of tenants and the public relative to parking, office, traffic movement, etc.; provided such signs are not larger than two square feet in area.

c. A sign within the buffer or the setback area along a public or private road shall be no more than forty-two inches in height.

7. Residential Development, Residential Subdivision and Planned Development Identification Signs. Provided that such signs give only the name and street address of the development or subdivision, residential development, residential subdivisions and planned development signs shall be placed at the entrance to the development or subdivision and shall not obstruct visibility, create blind spots or obstruct pedestrian travel. Signs shall be a maximum of fifty square feet, and shall not exceed four feet in height. Signs shall be limited in number to one per development or subdivision entrance. If lighting is installed, said lighting shall be shielded and directional. The term residential development shall include condominium developments.

8. Conditional Use Permit Requirements. For those zoning districts within this title wherein the following are specified as conditional uses, the following requirements shall be met:

a. Bed and Breakfast. Signs in residential districts shall not exceed twelve square feet in area. Freestanding signs shall not exceed ten feet in height and shall be located within the property boundaries. Only one sign shall be allowed on any site or structure. Signs in all other districts are subject to the provisions of this chapter.

b. Churches. Signs in residential districts shall not exceed a total of eighteen square feet in area. Freestanding signs shall not exceed ten feet in height and shall be located within the property boundaries. Signs in all other districts are subject to the provisions of this chapter.

c. Gas Stations. Gas station signs shall be limited to a maximum of two of these signs: canopy, wall, freestanding, or projecting. Gas station canopy signs are allowed a maximum area of fifty square feet per side on any two sides and a business symbol, not to exceed twelve square feet, may be allowed on a third side. Freestanding signs shall not exceed twenty-five feet in height or the highest point of the structure, whichever is less. Flagpoles, crosses, etc., shall not be used in calculating structure height.

d. Historical Sites or Structures. Historical site or structure signs in residential districts shall not exceed twelve square feet in area. Freestanding signs shall not exceed ten feet in height and shall be located within the property boundaries. The sign shall include only the name of the site or structure, hours of visitation and admission charges, if any. Only one sign shall be allowed on any site or structure. Signs in all other districts are subject to the provisions of this chapter.

e. Home Occupations. Home occupation signs in residential districts shall not exceed four square feet in area. Freestanding signs shall not exceed six feet in height and shall be located within the property boundaries. Only one sign shall be allowed and said sign shall be nonilluminated. Signs in all other districts shall be subject to the provisions of this chapter.

f. Motels. Motel signs in residential districts shall not exceed a total of twelve square feet in area. Freestanding signs shall not exceed fifteen feet in height and shall be located within the property boundaries. Signs in all other districts are subject to the provisions of this chapter.

g. Public and Commercial Parking Lots. Public and commercial parking lot signs in residential districts shall not exceed twelve square feet in area. Freestanding signs shall not exceed fifteen feet in height and shall be located within the property boundaries. Only one sign shall be allowed for each off-street parking area and said sign shall be nonilluminated. Signs in all other districts are subject to the provisions of this chapter.

9. Nonconforming Uses. For those zoning districts in which nonconforming uses have been permitted, there shall be no commercial advertising except one nonilluminated sign not exceeding four square feet in area or six feet in height and such sign shall be located within the property boundaries.

10. Downtown Planning Area. Signs within the downtown planning area (see Figure 1 below) shall also comply with the following standards below:



Figure 1. Downtown planning area.

a. Building Coverage. Storefront buildings may include a sign or signs on any building face, provided the signs meet applicable standards herein.

b. Sign Illumination. Except for gas station signs, neon sign projecting or window signs, and signs with shadow lighting, internally illuminated signs within the downtown planning area are prohibited.



Figure 2. Acceptable (neon – left image and shadow lighting – center image) and unacceptable (back-lit box sign) sign lighting.

c. Freestanding Signs. For buildings which are located at least ten feet or more back from any street frontage, a single freestanding sign may be located in the front yard per the following requirements:

Freestanding Sign Requirements ^{1,2}	Monument Sign	Standing Sign ³
Height Limit	42" to 6'	6'
Maximum Sign Area	20 – 40 sf ⁴	16 sf
Minimum Setback	2' from back of existing or planned sidewalk	2' from back of existing or planned sidewalk
Landscaping ⁵	1 sf landscaping per 1 sf of sign face	1 sf landscaping per 1 sf of sign face
Minimum Frontage	50'	50'

Notes:

1. A minimum lettering height of six inches for the primary business name and three inches for secondary business names is recommended for readability.
2. Buildings on corner lots may have one sign per street frontage provided the signs are separated by at least one hundred fifty feet (measured in a straight line). Corner lots may use different street frontages separately in terms of calculating maximum monument sign area.
3. Standing signs shall include a wood, metal, or other similar and durable material for framing and support. Standing signs shall utilize two support legs. No internal sign lighting is permitted.
4. The maximum area of freestanding signs shall not exceed twenty square feet; provided, that parcels with more than fifty feet of frontage on any one street may increase the maximum size of the sign located on that street frontage by one square foot for each ten lineal feet of street frontage in excess of fifty feet, to a maximum size of forty square feet.
5. Landscaping includes a decorative combination of ground cover and shrubs to provide seasonal interest in the area surrounding the sign. Landscaping shall be well maintained at all times of the year. The planning manager may reduce the landscaping requirement where the signage incorporates stone, brick, or other decorative materials.



Figure 3. Acceptable examples of monument and standing signs.

d. Projecting Signs. Projecting signs shall meet the standards set forth in subsection (B)(3) of this section plus: Projecting signs shall not cover or conflict with windows or other substantial architectural features of a building, as determined by the director.

e. Banner Signs. Banner signs shall comply with projecting sign requirements set forth in this section, except:

- i. Projection. No more than four feet from the building facade.
- ii. Number of Signs. Multiple banner signs are permitted on a facade provided they use consistent spacing/placement and bracket design and meet other applicable standards herein.



Figure 4. Banner sign examples.

f. Suspended Signs. One suspended sign is permitted for each business in a storefront building provided they meet all the following requirements:

- i. Projection. Suspended signs shall have one foot minimum between the sign and the outer edge of the marquee, awning, or canopy and between the sign and the building facade.
- ii. Clearance. Suspended signs shall maintain a minimum clearance of eight feet between the walkway and the bottom of the sign.
- iii. Vertical Dimension. Suspended signs shall not exceed one foot in height.



Figure 5. Suspended sign examples.

g. Wall Signs.

i. Size. The maximum area for the total of all permitted wall signs for any single wall plane shall not exceed ten percent. This shall include all window and door areas and shall be measured from the sidewalk or ground line to the building eave line or parapet.

ii. Location and Design.

(A) Location. Wall signs shall be centrally located per the architectural features on the facade. Wall signs shall extend no wider than eighty percent of the width of the facade or storefront space. For example, most buildings are designed with specific areas of the building intended for signage – applicants shall utilize these areas for signage. Signs shall not cover over windows or other significant architectural features, as determined by the director. Where there is more than one tenant on the facade, signs should be centered above the storefront space, where architectural features allow. For multi-story buildings with upper level commercial tenants, signs may be located on applicable upper levels provided they meet applicable standards herein.

(B) Shape/Design. Applicants are encouraged to design and shape signs consistent with the architectural features of the facade. For example, rounded signs can look out of place in rectangular spaces unless they are centered or proportioned to fit the space. See Figures 6 and 7 for good and bad examples, respectively.

(C) For buildings built prior to 1950, applicants are encouraged to find historical photos (prior to 1950) to find appropriate examples of signage for the subject building.

(D) Maximum Height. Wall signs may not extend above the building parapet, soffit, the eave line or the roof of the building. Except for signs identifying the name of the building, wall signs shall not be placed above the second floor of any buildings featuring more than two stories.

(E) Mounting. Wall signs must be mounted plumb with the building, with a maximum protrusion of one foot unless the sign incorporates sculptural elements or architectural devices. The sign frame must be concealed or integrated into the building's architectural character in terms of form, color, and materials.

(F) Lettering. The maximum height for lettering is three feet. The maximum height for logos is four feet. Greater heights for lettering and logos may be approved by the director when designed proportional to the building facade.



Figure 6. Examples of wall signs located, sized, and shaped compatible with the facade.



Figure 7. Unacceptable wall sign examples. These signs are out of scale with the facades and appear to cover over historical architectural features.

- iii. Signs located on fire walls on the side of storefront buildings shall not include internal illumination.



Figure 8. Acceptable fire wall sign example.

(Ord. 1417 § 3 (Exh. B) (part), 2011; Ord. 1185 §§ 8, 9, 10, 2000; Ord. 1022 § 13 (part), 1995).

EXHIBIT 72

17.60.020

17.60.020 Plant materials standards.

A. Native and Naturalized Plant Species. New landscaping materials shall include species native to eastern Washington or noninvasive naturalized species that have adapted to the climatic conditions of eastern Washington. The selection of plant species should include consideration of soil type and depth, the amount of maintenance required, spacing, exposure to sun and wind, the slope and contours of the site, compatibility with existing native vegetation preserved on the site, water conservation where needed, low flammability, and the impact of landscaping on visibility of the site for purposes of public safety and surveillance. _

B. Tree Standards and Guidelines. Unless otherwise noted herein, required trees shall meet the following standards at time of planting:

1. Required trees within parking areas shall be a minimum caliper of two inches (as measured six feet above the root ball) and a minimum height of ten feet at the time of planting.
2. Required deciduous trees (other than street trees) shall be fully branched, have a minimum caliper of one and one-half inches (as measured six feet above the root ball), and a minimum height of eight feet at the time of planting.
3. Required evergreen trees (other than street trees) shall be fully branched and a minimum of six feet in height, measured from the treetop to the ground, at the time of planting.
4. If the director decides reducing the minimum size of trees will not detract from the desired effect of the trees, the minimum size of trees (other than street trees) may be reduced if the applicant submits a written statement by a licensed Washington landscape architect or Washington-certified professional horticulturist (CPH) certifying that the reduction in size at planting will not decrease the likelihood the trees will survive.

C. Shrub Standard. Shrubs, except for ornamental grasses, shall be a minimum of two-gallon size at the time of planting.

D. Ground Cover Standards and Guidelines.

1. Ground covers shall be planted and spaced to result in total coverage of the required landscape area within three years, or as per recommendations by a licensed Washington landscape architect or Washington-certified professional horticulturist (CPH) as follows:
 - a. Four-inch pots at eighteen inches on center.
 - b. One-gallon or greater sized containers at twenty-four inches on center.
 - c. A bed of flowers approved by the director in place of ground cover plants. A reduction in the minimum size may be permitted by the director if certified by a registered landscape architect that the reduction shall not diminish the intended effect or the likelihood the plants will survive.
2. Grass is acceptable as ground cover in landscaped areas, but generally not preferred for water conservation and maintenance purposes. (Lawn areas designed as play areas are an exception.)
3. Ground cover areas shall contain at least two inches of composted organic material at finished grade.

E. Soil Augmentation and Mulching.

1. Existing soils shall be augmented with a two-inch layer of fully composted organic material tilled a minimum of six inches deep prior to initial planting.

2. Landscape areas shall be covered with at least two inches of mulch to minimize evaporation. Mulch shall consist of materials such as yard waste, sawdust, and/or manure that is fully composted.

3. Berm/Mound Standards. Berms or mounds shall be no steeper than 3(H):1(V). Any slopes steeper than 3:1 (2:1 is maximum permitted by the city for fill slopes) need erosion control netting or other erosion control methods in planting areas not covered by grass (e.g., rockery).

4. Tree/Shrub Height and Location.

a. The landscape plan should plan for the mature size of trees and major shrubs to avoid interference with windows, decks or lighting. (Ord. 1410 § 4 (Exh. C) (part), 2010).

b. Within the primary zone Wildland-Urban Interface Areas defined in Chapter 15.06 CMC, new development shall demonstrate the use of fire-resistive, and low-growing plants.

i. The first five feet from structure walls and attachment perimeters shall consist of a non-combustible surface (e.g., mineral soil, gravel, and paving stones).

ii. New development shall demonstrate planting plans ensure spacing between individual plants is dispersed and patchy as opposed to continuous to reduce the risk of horizontal fire spread.

iii. Trees shall be spaced, and plantings arranged, to meet requirements of Chapter 15.06 CMC Wildland and Urban Interface Code.

F. Noxious Weeds: Planting plans shall exclude plants identified on the Washington State Noxious Weed List contained in chapter 16-750 WAC.

EXHIBIT 73

17.60.030

17.60.030 Landscaping typology standards.

Below are described five landscaping types. These landscaping types may be required by different sections of code in this title.

A. Type A Landscaping.

1. Type A landscaping shall function as a full screen and visual barrier. This landscaping is typically found between residential and nonresidential areas and to screen unwanted views;

2. Type A landscaping shall minimally consist of:

- a. A mix of primarily evergreen trees and shrubs generally interspersed throughout the landscape strip and spaced to form a continuous screen;
- b. Between seventy and ninety percent evergreen trees;
- c. Trees provided at the rate of one per one hundred square feet or one per ten linear feet, whichever is greater, of landscape strip;
- d. Evergreen shrubs provided at the rate of one per twenty square feet of landscape strip;
- e. Ground cover; and

f. Applicants shall demonstrate to the director's satisfaction that the selected plant materials and configuration will be able to completely screen eighty percent of the unwanted views within three years of planting and fully screen the unwanted view within six years. This requirement will account for the size of materials planted and their typical growth rate;

g. Within the primary zone Wildland-Urban Interface Areas defined in Chapter 15.06 CMC, landscaping shall also comply with 17.60.035.

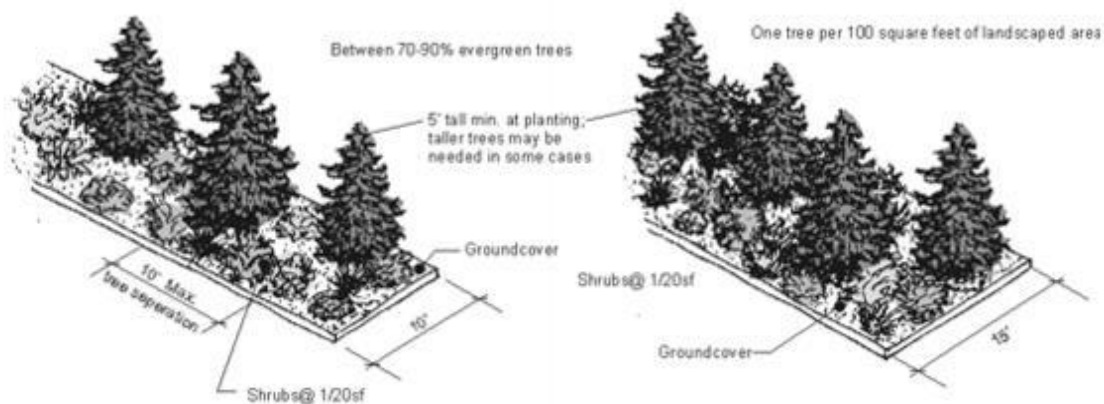


Figure 1. Type A landscaping standards.

B. Type B Landscaping.

1. Type B landscaping is a “filtered screen” that functions as a visual separator. This landscaping is typically found between differing types of residential development, and to screen unwanted views from the pedestrian environment;
2. Type B landscaping shall minimally consist of:
 - a. A mix of evergreen and deciduous trees and shrubs generally interspersed throughout the landscape strip spaced to create a filtered screen;
 - b. At least fifty percent deciduous trees and at least thirty percent evergreen trees;
 - c. Trees provided at the rate of one per two hundred square feet or one per twenty linear feet, whichever is greater, of landscape strip;
 - d. Shrubs provided at the rate of one per twenty square feet of landscape strip and spaced no more than eight feet apart on center;
 - e. Ground cover; and
 - f. Applicants shall demonstrate to the director’s satisfaction that the selected plant materials and configuration will meet the intent of the standards within three years of planting. This requirement will account for the size of materials and the growth rate;

[g. Within the primary zone Wildland-Urban Interface Areas defined in Chapter 15.06 CMC, landscaping shall also comply with 17.60.035.](#)

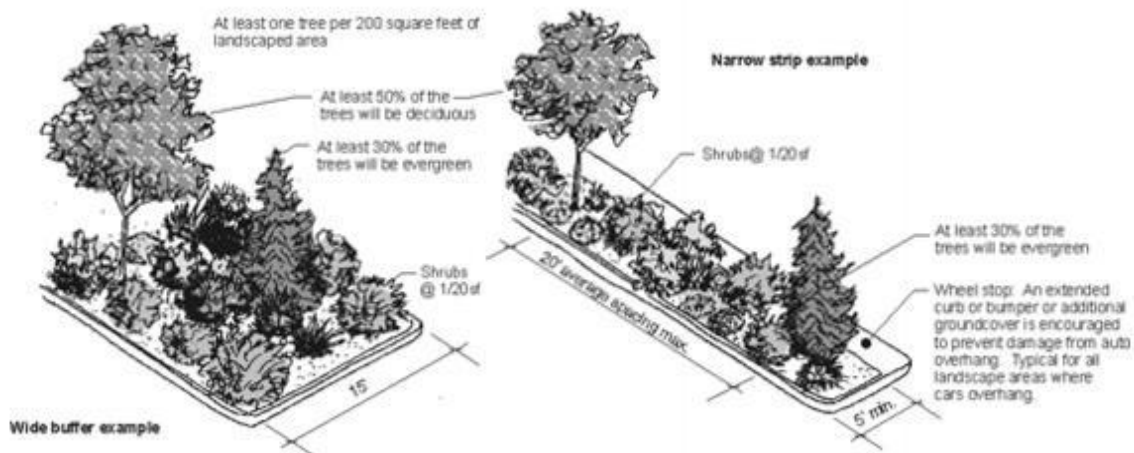


Figure 2. Type B landscaping standards.

C. Type C Landscaping Screen.

1. Type C landscaping is a “see-through screen” that functions as a partial visual separator to soften the appearance of parking areas and building elevations. This landscaping is typically found along street frontage or between multi-family developments;
2. Type C landscaping shall minimally consist of:
 - a. Primarily deciduous trees generally spaced to create a continuous canopy that extends well beyond the landscaped area;
 - b. At least seventy percent deciduous trees;

- c. Trees provided at the rate of one per two hundred fifty square feet or one per twenty-five linear feet, whichever is greater, of landscape strip and spaced no more than thirty feet apart on center;
- d. Shrubs provided at the rate of one per twenty square feet of landscape strip and spaced no more than eight feet apart on center;
- e. Ground cover;
- f. Maintain trees and shrubs to maximize pedestrian visibility (generally between three and eight feet above grade); and
- g. Applicants shall demonstrate to the director's satisfaction that the selected plant materials and configuration will meet the intent of the standards within three years of planting. This requirement will account for the size of materials and the growth rate;

gh. Within the primary zone Wildland-Urban Interface Areas defined in Chapter 15.06 CMC, landscaping shall also comply with 17.60.035.

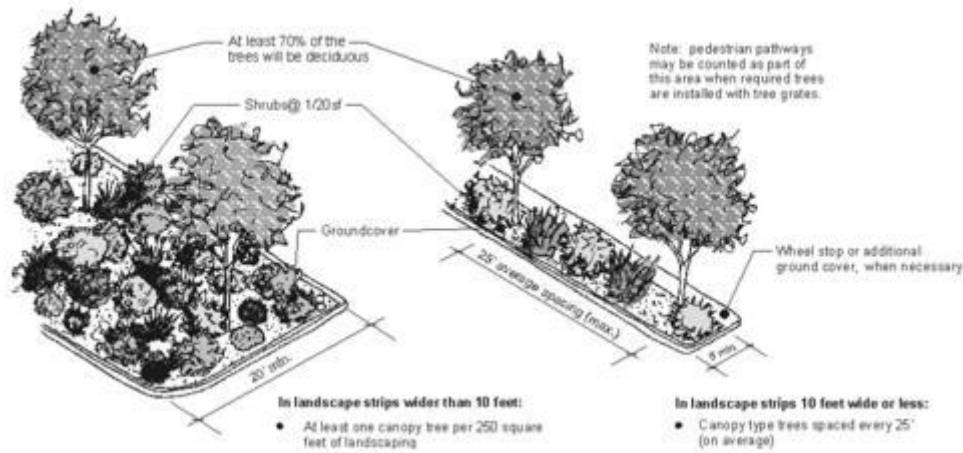


Figure 3. Type C landscaping standards.

D. Type D Landscaping.

1. Type D landscaping refers to enhanced woodland that functions as a buffer between different intensities of uses. These areas feature existing trees and vegetation, but often need supplemental planting to effectively function as an attractive buffer.
2. Type D landscaping shall minimally consist of:
 - a. Trees, shrubs, and ground covers that are native to eastern Washington and are appropriate to the conditions of the site;
 - b. Arrangement of plants shall be asymmetrical and plant material shall be sufficient in quantity to cover the soil in three growing seasons;
 - c. Minimum twenty feet in width if used as a screen; and
 - d. Applicants shall demonstrate to the director's satisfaction that the selected plant materials and configuration will meet the intent of the standards within three years of planting. This requirement will account for the size of materials and the growth rate;

e. Within the primary zone Wildland-Urban Interface Areas defined in Chapter 15.06 CMC, landscaping shall also comply with 17.60.035.

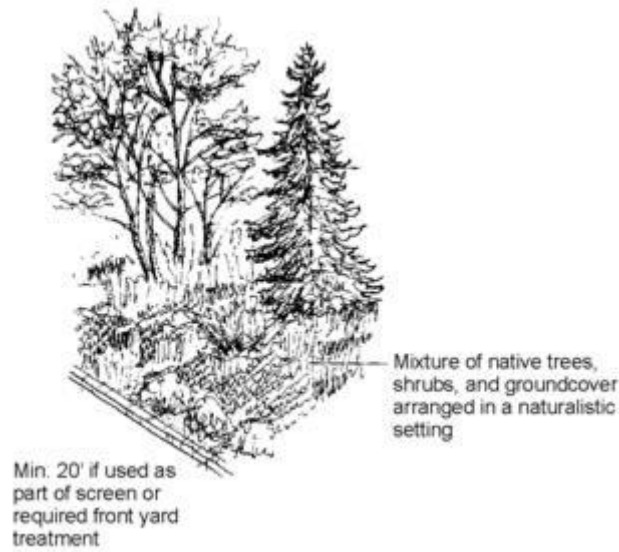


Figure 4. Type D landscaping standards.

E. Type E Landscaping.

1. Type E landscaping refers to all other landscaped areas that do not qualify as Type A through D landscaping. While native and low maintenance trees and shrubs are encouraged in these areas, lawn areas may be used for recreational or design purposes. These areas also could include flower beds and perennial beds.

2. Type E landscaping may include any combination of plant materials provided they comply with Section 17.60.020. (Ord. 1410 § 4 (Exh. C) (part), 2010).

3. Within the primary zone Wildland-Urban Interface Areas defined in Chapter 15.06 CMC, landscaping shall also comply with 17.60.035.

EXHIBIT 74

17.68.040

(Ord. 1514 § 2 (Exh. A) (part), 2016: Ord. 314 § 17A(3), 1962).

17.68.040 Destruction – Rebuild or repair.

If a nonconforming use is destroyed by fire or other causes, to the extent that fifty percent of the total floor area exclusive of basement is unusable, it shall not be rebuilt, except in conformity to this title.

~~Existing single family residential built prior to January 1, 2011, which have been destroyed by more than fifty percent of the total floor areas exclusive of basement within the Downtown Mixed Use and the Warehouse Industrial zoning districts may be rebuilt within the same building footprint; provided, that a building permit application is deemed complete prior to January 1, 2026. (Ord. 1514 § 2 (Exh. A) (part), 2016: Ord. 314 § 17A(4), 1962).~~

EXHIBIT 75

17.70.020

17.70.020 Permits and exemptions.

A. Permits Required.

1. Building Permits. A building permit is required for all telecommunications facilities unless specifically exempted under subsection B of this section, Exemptions.
2. Telecommunications Facility Permits. A telecommunications facility permit (Type IA) is required for all telecommunications facilities which are not reviewed under special development permit (Type IVA) or general development permit (Type II) processes, except for wireless communications facilities which collocate on an existing broadcast and relay tower, where adequate provisions for antennas and ground-mounted equipment exist (building permit only).
3. Combined Review. Telecommunications facilities regulated under this section which are proposed in conjunction with a site plan approval application for commercial or residential development shall not be required to obtain separate building permit approval or separate telecommunications facility permit approval. However, communications facilities will be reviewed according to the same criteria outlined in this section.
4. Summary of Required Permits. The appropriate permit procedure is delineated in the permitted land uses charts and summarized as follows:
 - a. Small Satellite Dish Antenna(s). Small satellite dish antenna(s) require no permits and are exempt under this section.
 - b. Large Satellite Dish Antenna(s). Large satellite dish antenna(s) require a building permit and a telecommunications facility permit (Type IA). In the R-M and R-~~1~~L zoning districts, large satellite dish antennas shall require a conditional use permit.
 - c. Amateur Radio Towers. Amateur radio towers require a building permit and telecommunications facility permit (Type IA).
 - d. Broadcast and Relay Towers. Broadcast and relay towers and other freestanding support structures require a building permit and a special development permit (Type IVA) in all zoning districts where allowed, except the Warehousing and Industrial District (W-I) zone where a general development permit (Type IIA) is required. In the R-M and R-~~1~~L zoning districts, broadcast and relay towers shall require a conditional use permit.
 - e. Wireless Communications Facilities. Wireless communications facilities collocated on an existing broadcast and relay tower, where adequate provisions for antennas and ground-mounted equipment exist, require a building permit only. Wireless communications facilities attached to nonresidential structures within commercial and industrial zoning districts require a building permit and a telecommunications facility permit (Type IA). Wireless communications facilities attached to nonresidential structures within all other zoning districts require a building permit and a general development permit (Type IIA). Wireless communications facilities not attached to an existing structure and not mounted on a broadcast or relay tower (i.e., stand-alone or ground-mounted facilities with antenna(s)) require a building permit and telecommunications facility permit (Type IA). Wireless communications facilities attached to a residential structure require a special development permit (Type IVA). Wireless monopoles, lattice, and guy towers, and existing antenna support structures extended in height, are regulated by the subsections that govern broadcast and relay towers.

B. Exemptions. The following antenna(s) shall be exempt from this chapter as follows:

1. VHF and UHF Receive-Only Television Antenna(s). VHF and UHF receive-only antenna(s) shall not be required to obtain site plan approval nor shall they be required to obtain building permit approval. VHF/UHF antenna(s) shall be restricted to a height limit of no more than fifteen feet above the existing or proposed roof.
2. Small Satellite Dish Antenna(s). Small dish antenna(s) in all zones shall be exempt from obtaining site plan approval and shall not be required to obtain building permit approval. (Ord. 1352 § 8 Exh. 8 (part), 2008; Ord. 1214 § 1 (part), 2001).

EXHIBIT 76

17.70.030

17.70.030 General siting criteria.

A. The permitted land uses charts identify zoning districts and the review process for telecommunications facilities. The development standards in this section address setback and other site-specific location factors. Siting criteria for broadcast and relay towers and wireless communications facilities are necessary to encourage the siting of those facilities in locations most appropriate based on land use compatibility, neighborhood characteristics, and aesthetic considerations. No general siting criteria are necessary for satellite dishes or amateur radio towers because these facilities are allowed within all zoning districts.

B. Generally, collocation on existing broadcast and relay towers is encouraged by fewer standards and less complex permit procedures (refer to permitted land uses charts). Further, attachment of antenna(s) to existing nonresidential structures and buildings primarily within industrial, manufacturing, business park, and commercial zoning districts is preferable to broadcast and relay towers or monopoles. Feasibility studies prepared by qualified radio frequency engineers are required for applications for telecommunications facilities to demonstrate that locations on existing structures and/or higher ranked preferred siting locations have been explored by the permit applicant.

C. When a broadcast and relay tower is proposed, preferred locations are within the Warehouse and Industrial District (W-I) zone by utilizing Type IIA (i.e., general development permit) permit procedures.

1. Broadcast and Relay Towers. Broadcast and relay towers including monopoles shall be minimized by collocating wireless facilities on existing towers. New broadcast and relay towers are most appropriately located in the W-I zoning district followed in order of preference by C-L, C-W, C-HS, T-A, P, C-H, R-M, and R-~~L~~ zoning districts. The site considered shall be a minimum three hundred feet from residential structures unless locating at an existing wireless communications facility or Section 17.70.080, Special exceptions, criteria have been satisfied.

2. Wireless Communications Facilities. The following sites shall be considered by applicants as the preferred order for location of proposed wireless facilities including antenna(s), equipment, and equipment shelters. As determined feasible, and in order of preference, the sites are:

a. Existing Broadcast and Relay Towers. On any existing site or tower where a legal wireless telecommunications facility is currently located regardless of underlying zoning.

b. Industrial, Manufacturing. Structures or sites used exclusively for industrial and manufacturing park uses within the Warehousing And Industrial District (W-I) zone. These are areas of more intensive land uses where a full range of public facilities are expected.

c. Publicly Used Structures. Attached to existing public facilities such as water towers, utility structures, fire stations, bridges, and other public buildings within all zoning districts not utilized primarily for recreational uses. (Refer to rules and regulations specific to facilities located on city-owned land, buildings, or public right-of-way, Chapter 15.22 of this code.)

d. Business, Commercial and Public Facilities Sites. Structures or sites used for retail, commercial, and office uses. These are areas of more intensive land uses where a full range of public facilities is expected. These zones in order of priority are C-L, C-W, C-HS, T-A, P and C-H.

e. Structures or sites which are not used wholly for residential use, including residential accessory structures (e.g., detached garage). Where the installation complies with all FCC regulations and standards, institutional structures, places of worship, and other nonresidential sites may be considered.

f. Residential Structures. Wireless communications facilities attached to residential structures are not permitted in the R-~~L~~ zoning district. (Ord. 1352 § 8 Exh. 8 (part), 2008: Ord. 1214 § 1 (part), 2001).

EXHIBIT 77

17.70.060

17.70.060 Broadcast and relay towers – Development standards.

A. Development Standards for All Zoning Districts.

1. The applicant shall demonstrate that the proposed location was selected pursuant to the siting criteria of Section 17.70.030 of this chapter. Placement of a broadcast and relay tower shall be denied if an alternative placement of the antenna(s) on a building or other existing structure can accommodate the communications needs. Applications shall be required to provide documentation that reasonable efforts to identify alternative locations were made.
2. Owners and operators of a proposed broadcast and relay tower shall provide information regarding the opportunity for the collocation of other antenna(s) and related equipment. If feasible, provision for future collocation may be required.
3. Broadcast and relay towers reviewed under this section shall not be located within any required building setback areas.
4. Broadcast and relay towers shall not be used for the purposes of signage to display a message of any kind.
5. To the extent technically feasible and in compliance with safety regulations, specific colors of paint may be required to allow the broadcast and relay tower to blend better with its setting. The broadcast and relay tower shall be integrated through location and design to blend in with the existing characteristics of the site to the extent practical. Before and after photos or drawings shall be submitted demonstrating the camouflaging or screening techniques used.
6. Any fencing required for security shall meet general fencing requirements of the city.
7. A Washington licensed professional engineer shall certify in writing, over his or her seal, that both construction plans and final construction of the broadcast and relay radio towers are designed to reasonably withstand wind and seismic loads as established by the International Building Code.
8. All broadcast and relay towers shall be removed by the facility owner within twelve months of the date it ceases to be operational, or if the facility falls into disrepair and is not maintained. Disrepair includes structural features, paint, landscaping, or general lack of maintenance which could result in safety or visual impacts. The broadcast and relay tower to be removed includes the freestanding support structure, attached antenna(s), and related equipment, including the concrete pad on which the support structure is located, if applicable.
9. Broadcast and relay towers may be conditioned to allow review for continued use at five-year intervals. Rapid technological advancements, changing markets, and regulatory interpretations indicate the need to periodically review the appropriate design of broadcast and relay towers and monopoles.

B. Additional Standards in Residential Zones – Broadcast and Relay Towers.

1. Commercial broadcast and relay towers shall not be allowed in the residential (R-~~4~~L and R-M) zones unless they meet the special exception criteria of Section 17.70.080 of this chapter.
2. The combined broadcast and relay tower and antenna(s) shall not extend more than fifteen feet above the maximum height of the zone for which it is proposed to a maximum of sixty feet. A height bonus of fifteen feet may be allowed by the approval authority when collocation is specifically provided for on the broadcast and relay tower.
3. The attached antenna(s) shall not dominate the appearance of the structure.

4. Broadcast and relay towers shall be located at a point farthest from lot lines as feasible.

5. The base of a ground-mounted broadcast and relay tower shall be screened with fencing, walls, landscaping, or other means such that the view of the antenna(s) base is blocked as much as practicable from any street and from the yards and main living floor areas of surrounding residential properties. Before and after photos or drawings shall be submitted demonstrating the camouflaging or screening techniques used. The screening may be located anywhere between the antenna(s) and the above-mentioned viewpoints. Landscaping that qualifies for the purpose of screening shall be maintained in a healthy condition.

C. Additional Standards in Nonresidential Zones – Broadcast and Relay Towers. The combined height of a broadcast and relay tower and antenna(s) located in nonresidential zones shall not exceed eighty-five feet except when collocation is specifically provided for, then the broadcast and relay tower shall not exceed one hundred feet. Extensions, antennas, and arms attached to broadcast and relay towers and/or antennas shall not exceed eight feet in length horizontally. (Ord. 1352 § 8 Exh. 8 (part), 2008; Ord. 1214 § 1 (part), 2001).

EXHIBIT 78

19.10.40

19.10.040 Definitions.

When not inconsistent with the context, words used in the present tense shall include the future; the singular shall include the plural and the plural the singular; the word “shall” is always mandatory, and the word “may” indicates a use of discretion in making a decision.

Whenever the following words and phrases appear in Title 16, Land Divisions; Title 17, Zoning; Title 19, Administration of Development Regulations; and Title 25, Development Standards, they shall be given the meaning attributed to them, set forth below:

“Abut” means to share a common boundary at a property line. Parcels separated by an alley or alley right-of-way, and sharing no other common boundary, shall not be considered abutting.

“Accessory building” means a subordinate structure, the use of which is incidental to the use of the main building on the same lot.

“Accessory dwelling unit” means a subordinate dwelling unit incorporated within a single-family structure. Accessory dwelling units may not be subdivided or otherwise segregated in ownership from the primary residence structure and may not be rented for a period of less than one month at a time.

“Accessory use” means a use incidental and subordinate to the principal use and located on the lot or in the same building as the principal use.

“Adjacent” means lying near or close to, sometimes continuous or contiguous.

“Adjoining” means two objects are so joined or united to each other that no third object intervenes.

“Administrator” means the planning and community development director or his/her designated representative.

“Adult arcade” means a commercial establishment containing individual viewing areas or booths where, for any form of consideration including a membership fee, one or more still or motion picture projectors, slide projectors, cathode ray tube (CRT) projectors, liquid crystal display (LCD) projectors, television monitors, computer terminals or other similar image producing machines are used to show films, motion pictures, video cassettes, slides, laser discs, digital versatile discs (DVDs), computer discs, Internet sites or other visual representations that are distinguished or characterized by a predominant emphasis on matters depicting, describing, or simulating any specified sexual activities or any specified anatomical areas.

“Adult cabaret” means a nightclub, bar, restaurant, tavern, or other similar commercial establishment, whether or not alcoholic beverages are served, that regularly features adult entertainment.

“Adult entertainment” means:

A. Any exhibition, performance, or dance conducted in an adult entertainment facility where such exhibition, performance, or dance is distinguished or characterized by a predominant emphasis on matters depicting, describing, or simulating any specified sexual activities or any specified anatomical areas; or

B. Any exhibition, performance, or dance intended to sexually stimulate any member of the public and conducted in an adult entertainment facility where such exhibition, performance, or dance is performed for, arranged with, or engaged in with fewer than all patrons in the adult entertainment facility at that time, with separate consideration paid, either directly or indirectly, for such performance, exhibition, or dance. For purposes of example and not limitation, such exhibitions, performances, or dances are commonly referred to as table dancing, couch dancing, taxi dancing, lap dancing, private dancing, or straddle dancing.

“Adult entertainment facility” means a commercial establishment defined herein as an adult arcade, adult cabaret, adult motel, adult motion picture theater, or adult retail store.

“Adult motel” means a hotel, motel, or similar commercial establishment which:

A. Offers sleeping accommodations to the public for any form of consideration and provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides, laser discs, digital versatile discs (DVDs), computer discs, Internet sites, or other visual representations that are distinguished or characterized by a predominant emphasis on matters depicting, describing, or simulating any specified sexual activities or any specified anatomical areas and that has a sign visible from the public right-of-way that advertises the availability of this type of sexually oriented materials; or

B. Offers a sleeping room for rent for a rental fee period of time that is less than ten hours; or

C. Allows a tenant or occupant of a sleeping room to sub-let the room for a period of time that is less than ten hours.

“Adult motion picture theater” means an enclosed commercial establishment where, for any form of consideration, motion pictures, films, video cassettes, slides, laser discs, digital versatile discs (DVDs), computer discs, Internet sites or other similar visual representations are regularly shown that are distinguished or characterized by a predominant emphasis on matters depicting, describing, or simulating any specified sexual activities or any specified anatomical areas.

“Adult retail store” means a commercial establishment such as a bookstore, video store, or novelty shop which as its principal business purpose offers for sale or rent, for any form of consideration, any one or more of the following:

A. Books, magazines, periodicals, or other printed materials or photographs, films, motion pictures, video cassettes, slides, laser discs, digital versatile disc (DVDs), computer discs or other visual representations that are distinguished or characterized by a predominant emphasis on matters depicting, describing, or simulating any specified sexual activities or any specified anatomical areas; or

B. Instruments, devices, or paraphernalia designed for use in connection with any specified sexual activities.

C. For the purpose of this definition, the term “principal business purpose” shall mean the business purpose that constitutes fifty percent or more of the stock-in-trade of a particular business establishment. The stock-in-trade of a particular business establishment shall be determined by examining either: (1) the retail dollar value of all sexually oriented materials compared to the retail dollar value of all nonsexually oriented materials readily available for purchase, rental, view, or use by patrons of the establishment, excluding inventory located in any portion of the premises not regularly open to patrons; or (2) the total volume of shelf space and display area reserved for sexually oriented materials compared to the total volume of shelf space and display area reserved for nonsexually oriented materials.

“Agricultural tourism” refers to the act of visiting a working farm or any agricultural, horticultural or agribusiness operation for the purpose of enjoyment, education or active involvement in the activities of the farm or operation.

“Agricultural tourism uses” means uses that support, promote or sustain agricultural operations, including production of value-added merchandise, while providing opportunities for residents and visitors to experience, enjoy, and learn about Chelan’s agriculture and wine industry and heritage. Examples include agriculture-related experiences, production of value-added products, and wineries.

“Agricultural processing facility” means a facility which adds value to, refines, or processes raw agricultural goods, including but not limited to washing, sorting, cutting, bagging, freezing, canning, packing, bottling, or butchering.

“Agriculturally related industry” means industrial uses directly related to the packaging, processing, storage, or physical/ chemical alteration of the agricultural product. Such industries include, but are not limited to: cold storage plants, controlled atmosphere, produce packing, packaging and processing facilities.

“Agricultural support services” means Any non-agricultural use which is directly related to agriculture and directly dependent upon agriculture for its existence. These support services exist within districts that are intended to facilitate the production, marketing and distribution of agricultural products. Such services include, but are not limited to agricultural equipment repair, trucking operations, equipment rental and agricultural research facilities.

“Alter” or “alteration” means any structural changes or addition and any modification made for a change in type of use.

“Annual comprehensive plan review process” means the annual process for concurrently reviewing the cumulative effects of various proposals to amend the comprehensive plan set out in Chapter 19.40.

“Area-wide amendment” means a proposed change or revision to the comprehensive plan or the zoning code which has general applicability throughout the community, and is either a text amendment or a map amendment. In either instance, the proposal is comprehensive in nature and may be geographically distinctive or have unified interest within the city. While an area-wide map amendment typically includes several separate properties under various ownership, it is possible that it would apply to a single, specific piece of property under a single ownership. Whether a map amendment is an area-wide amendment or a site-specific amendment is an administrative interpretation made by the administrator.

“Auditor” means the Chelan County auditor.

“Automobile wrecking yard” means an area in which is conducted the dismantling and/or wrecking of used motor vehicles, machinery or trailers or the storage or sale of personally dismantled, obsolete or wrecked vehicles or their parts or the storage of motor vehicles unable to be moved under the power of the vehicle.

“Basement” means that portion of a story, partly underground and having at least one-half of its height or more than five feet below the adjoining finished grade.

“Basic construction material” means all concrete products, lumber, steel, cement and generally those materials used for structural support.

“Battery charging station” means an electrical component assembly or cluster or component assemblies designed specifically to charge batteries within electric vehicles, which meet or exceed any standards, codes and regulations set forth by Chapter 19.28 RCW, as amended, and consistent with the rules adopted under RCW 19.27.540, as amended.

“Battery exchange station” means a fully automated facility that will enable an electric vehicle with a swappable battery to enter a drive lane and exchange the depleted battery with a fully charged battery through a fully automated process, which meets or exceeds any standards, codes, and regulations set forth by Chapter 19.27 RCW, as amended, and consistent with rules adopted under RCW 19.27.540, as amended.

“Bed and breakfast” means a single-family residential unit which provides transient lodging, for compensation, by the renting of up to three rooms within the primary residence.

“Beverage production use” means a small-scale craft beverage production use or a winery.

“Block” means a group of lots, tracts or parcels within a plat or short plat with well defined and fixed boundaries.

“Boardinghouse” means a building other than a hotel where lodging and meals are provided for three or more persons for compensation.

“Boundary line adjustment” means an adjustment of property lines between two or more adjoining lots or tracts, pursuant to Chapter 16.32.

“Boutique” means a small shop, less than one thousand five hundred square feet, offering specialized products and services. A boutique may be located within a hospitality building or a standalone shop; however, it may not be located within a multi-tenant commercial building.

“Brewpub” means an establishment that brews beer on site for sale on site or for limited distribution and operates in conjunction with a restaurant with sit-down eating.

“Building” is a freestanding structure except when divided by party walls without openings when each portion so separated shall be considered a separate building.

“Building height” means the vertical distance measured from the average elevation of the native grade adjacent to the building foundation, to the highest point of the roof, excluding chimneys and roof structures as defined in Section 3601 of the 1991 Uniform Building Code. For purposes of this definition, native grade shall be the grade of the property that existed ten years preceding the construction of the building in question and adjacent shall identify a location five feet away from and outside of the proposed building’s foundation.

“Building line” means the line of that face or corner or part of a building nearest the property line and parallel to the property line.

“Building official” means the building official of the city of Chelan.

“Building permits” means those permits issued pursuant to the following chapters of the CMC as now exist or as may be hereafter amended: (A) Chapter 15.04, Building Codes; (B) Chapter 15.08, Flood Control; (C) Chapter 15.20, Mobile Homes.

“Campground or recreational vehicle park” means a development providing facilities for outdoor recreational activities, including structural improvements which may include covered cooking areas, group facilities, self-contained travel trailer/motor home sites, tent sites, restroom and shower facilities, and laundry facilities for the convenience of temporary occupants. This definition includes camping clubs when developed in accordance with applicable state laws and this title.

“Carport” means a covered shelter for an automobile open on two or more sides.

“Chapter” means a chapter of the code.

“City” means the city of Chelan, Washington.

“Clinic” means a building or portion of a building containing an office or offices of medical doctors, dentists, psychiatrists, chiropractors, physical therapists and other members of the medical profession which provide facilities and services for outpatient care, diagnosis, treatment, and observation of individuals suffering from illness, injury or other conditions requiring medical, surgical or therapeutic services. This definition does not include facilities providing patient beds for overnight care, or opiate substitution treatment facilities. See also “medical-related activities.”

“Closed record appeal” means an administrative appeal on the record to the hearing examiner following an open record hearing on a project permit application when the appeal is on the record with no or limited new evidence or information allowed to be submitted and only appeal argument allowed.

“Code” or “municipal code” or “CMC” means the Chelan Municipal Code, as it is amended from time to time.

“Collective garden” means as defined in the Washington State Medical Use of Cannabis Act, RCW 69.51A.085(2), and as it may hereafter be amended, to wit: a garden where qualifying patients share responsibility for acquiring and supplying the resources required to produce and process cannabis for medical use such as, for example, a location for a collective garden; equipment, supplies, and labor necessary to plant, grow, and harvest cannabis; cannabis plants, seeds, and cuttings; and equipment, supplies, and labor necessary for proper construction, plumbing, wiring, and ventilation of a garden of cannabis plants.

“Commercial garage” means a building or portion thereof, designed and used for the storage and servicing of motor vehicles as a business.

“Community waterfront park” is an area adjacent to Lake Chelan that is used for a subdivision or homeowners’ association for recreational purpose and lake access.

“Community youth center” means an enclosed structure open to the general public that is owned and operated by the city of Chelan or another public agency and that is used predominantly by children for cultural, educational, recreational, or social purposes.

“Compact parking space” means an off-street space (or stall), a minimum of eight feet in width by sixteen feet in length reserved for the parking of small vehicles together with an area provided for reasonable access to such space and adequate additional space for driving vehicles into and out of each space or stall. The minimum area requirements for parking together with access and maneuvering areas is three hundred square feet per compact parking space or stall.

“Comprehensive plan” means the comprehensive plan of the city, adopted pursuant to Chapter 35.70A RCW, and updated through the annual process described in Chapter 19.40.

“Comprehensive plan amendment package” means the annual amendments to the comprehensive plan and zoning code processed as a Type V project permit, according to the process set out in Chapter 19.40.

“Conditional use” means a use permitted, enlarged, or altered upon approval of the hearing examiner in accordance with the standards and procedures of Chapter 17.56.

“Cottage food operation” means preparation of food pursuant to the Washington Cottage Food Operations Law (Chapter 69.22 WAC) and rules (Chapter 16-149 WAC), as amended.

“Cottage winery” means a small-scale winery producing on site within a structure less than ten thousand ~~cases of wine per year~~square feet. A cottage winery may include a tasting room and/or retail area of fifteen hundred square feet or less, and may include food and beverage service incidental to the principal use. Retail trade shall be limited to products produced by the cottage winery, accessories related to the cottage winery and its products (e.g., bottle openers, wine glasses, winery logo shirts), artwork, and local and regional agricultural products. For the purposes of this definition, cottage winery includes the production of cider as defined in RCW 66.24.210 (6); other forms of distillation are addressed under craft distillery.

“Council” means the legislative body of the city.

“Covered patio” means an improved outdoor living area, open on at least three sides with a roof or other overhead shelter.

“Craft beverage production, small-scale” see “small-scale craft beverage production.”

“Craft distillery” means a distillery that produces by distillation spirits for consumption within a structure less than ~~twenty five thousand gallons of spirits per year~~10,000 square feet. A craft distillery may include a tasting room and/or retail area of fifteen hundred square feet or less, and may include food and beverage service. Retail trade shall be limited to products produced by the craft distillery, accessories related to the craft distillery and its products (e.g., drinking glasses, distillery logo shirts), artwork, and local and regional agricultural products.

“Day care center” means a center for the care of thirteen or more children during part of the twenty-four-hour day.

“Dedication” means the deliberate conveyance of land by an owner of record for any general and public uses, reserving no rights other than those compatible with the full exercise and enjoyment of the public uses for which the land has been conveyed. The intention to dedicate shall be evidenced by the owner of record by the presentment for filing of a plat, short plat or binding site plan showing the dedication thereon or quit claim deed. Acceptance of the dedication by the city shall be evidenced by the approval of the land division and the filing with the auditor.

“Depth,” with regard to buildings, means the dimension of the building that is perpendicular to the front property line.

“Detached dwelling” means a dwelling unit surrounded on all sides by open spaces.

“Development regulations” means Title 19, Administration of Development Regulations.

“Development standards” means the standards adopted pursuant to Title 25, Development Standards.

“Distillery” means a distillery facility that produces by distillation spirits for consumption, the sales and distribution of which are subject to regulation by the Washington State Liquor Control Board. Uses that are clearly incidental to the production of spirits are allowed accessory uses to a distillery. On-site retail sales and samples shall not be permitted except as allowed under state law.

“Dwelling” means a building or portion thereof, designed exclusively for a residential occupancy including one-family, two-family, three-family and multifamily dwellings, but not including hotels, boardinghouses or lodging houses.

“Dwelling unit” means a building or portion thereof, providing complete housekeeping facilities for one family.

“Easement” means the grant by an owner of record to specific persons or to the public to use land for a specific purpose or purposes.

“Electric vehicle” means any vehicle that operates, either partially or exclusively, on electrical energy from the grid, or an off-board source, that is stored on-board for motive purpose. “Electric vehicle” includes (1) a battery electric vehicle (BEV); (2) a plug-in hybrid electric vehicle (PHEV); (3) a neighborhood electric vehicle; and (4) medium speed electric vehicle.

“Electric vehicle charging station” means a public or private parking space that is served by battery charging station equipment that has as its primary purpose the transfer of electric energy (by conductive or inductive means) to a battery or other energy storage device in an electric vehicle, classified at three different operating levels, as set out in Section 17.63.020.

“Engineer” means an individual licensed as a professional engineer pursuant to Chapter 18.43 RCW.

“Excavation permits” mean those permits issued pursuant to Chapter 15.12.

“Existing single-family dwelling” means a legally established principal dwelling on a legal lot of record.

“Expanded home occupations” means limited commercial, light manufacturing or service activity such as agriculture retail, small machine repair or contractor business conducted in conjunction with and accessory to a legal residential dwelling unit, that is larger and/or more intensive in nature than minor home occupations, yet operates subject to standards that reduce or eliminate undesirable effects to surrounding uses.

“Exterior boundaries” means all property located adjacent to the area of a proposed project action subject to a project permit, which adjacent property is owned by the applicant.

“Family” means one or more persons (but not more than five unrelated persons) living together as a single housekeeping unit. For purposes of this definition and notwithstanding any other provision of this code, persons with familial status within the meaning of Title 42 United States Code, Section 3602(k) and persons with handicaps within the meaning of Title 42 United States Code, Section 3602(h) and RCW 35A.63.240 will not be counted as unrelated persons. “Adult family homes,” as defined by RCW 70.128.175, shall be included within this definition of “family.” Facilities housing individuals who are incarcerated as the result of a conviction or other court order shall not be included within this definition of “family.”

“Family day care home” means a home which regularly provides care during part of the twenty-four-hour day to six or fewer children. Such number shall be reduced by the number of permittee’s own children and foster children under twelve years of age who are on the premises.

“Farm stand” means a use engaged in the sale of agricultural products produced or grown on site. The use may be temporary or permanent but is to be seasonal in duration, open for the duration of the harvest season.

“Final plat” means the final drawing of the subdivision and dedication prepared for filing for record with the auditor and containing all elements and requirements set forth in Chapter 58.17 RCW and the land division code.

“Front, side and rear fences” are those which partially or completely enclose the front, side or rear yard respectively. “Fence” includes hedges and/or similar plantings.

“Front yard” means an open area extending across the full width or depth of the lot and lying between the front line of the lot and the building line.

“Frontage” means the property line which abuts the principal means of access to the property.

“Fuel/chemical distribution and bulk storage” means facilities that allow for the storage and wholesale or retail sale of fuel and chemicals so long as all such operations comply with applicable State and Federal laws.

“General binding site plan” means a scaled drawing processed in accordance with Chapter 16.24 and Chapter 58.17 RCW, that identifies and shows the areas and locations of all streets, roads, improvements, utilities, open spaces, drainage tracts, lots, any other matters specified in the land division code, and contains provisions requiring any development proceeding therewith.

“Gross floor area” means the sum of the gross horizontal areas within the surrounding walls of the several floors of a building, including interior balconies and mezzanines, but not including terraces and exterior stairs.

“Gross project area” means total project site.

“Habitable space” means space in a structure for living, sleeping, eating or cooking. Garages, storage spaces, and utility spaces are not considered habitable space.

“Handling or processing of hazardous substances” means the use, dispensing, wholesaling, retailing, compounding, manufacture, storage, treatment or synthesis of hazardous substances in quantities greater than five gallons in volume per individual container.

“Hazardous waste” means and includes all dangerous and extremely dangerous wastes as defined by WAC 173-303-070 through 173-303-103.

“Hearing examiner” means the hearing examiner described in Chapter 2.15. Whenever reference is made to a board of adjustment or planning commission in this chapter, the reference shall mean “hearing examiner.”

“Home occupation” means a lawful occupation carried on by a resident of a dwelling as a secondary use within the same dwelling, and does not infringe upon the right of neighboring residents to enjoy a peaceful occupancy of their homes for which purpose the residential zones were created and primarily intended.

“Home stay establishment” means a use providing temporary accommodations to visitors and tourists located on a working farm or other agricultural, horticultural or agribusiness operation that produces agricultural products as its primary source of income.

“Hospital” means a building designed and used for medical, dental and surgical diagnosis, treatment and care of inpatients and outpatients under the care of doctors and nurses.

“Hotel” means a building, or portion thereof, designed or used for transient rental of more than five units for sleeping purposes. A central kitchen and dining room and accessory shops and services catering to the general public can be provided. Not included are institutions housing persons under legal restraint, or requiring medical attention or care.

“Improvements” means appurtenances, including but not limited to road and drainage construction, utility installation, recreational features, lot grading prior to a building permit, plat monument signs, survey monuments and

the like, as well as off-site improvements and unimproved abutting streets necessary to the land division, required to be completed as a condition for the approval of a land division.

“Junkyard” means a place where junk, waste or discarded or salvaged materials, such as scrap metal, bones, rags, used cloth, used rubber, used rope, used bottles, old or used machinery, used tools, used appliances, used fixtures, used lumber, used boxes or crates, used pipe or pipe fittings, used tires, or other manufactured goods are bought, sold, exchanged, stored, baled, packed or handled.

“Land division” means any method of dividing land authorized by the land division code.

“Land division code” means Title 16.

“Land division map” means a neat and orderly depiction of the land division, containing the information described in Section 16.04.090. A land division map includes, without limitation, a short plat, preliminary plat, final plat, general binding site plan, specific binding site plan, as well as the applications therefor.

“Land surveyor” means an individual licensed as a land surveyor pursuant to Chapter 18.43 RCW.

“Live-work” means a mixed-use development in which the needs of the work component take precedence over the quiet enjoyment expectations of residents. The predominant use of a live-work unit or development is industrial or manufacturing activity; residential uses are a secondary use.

“Lodging house” means a building with not less than three guest rooms where lodging is provided for compensation.

“Lot” means a fractional part of divided lands having fixed boundaries, being of sufficient area and dimension to meet minimum zoning requirements for width and area. The term shall include tracts or parcels.

“Lot coverage” means the amount or percent of the ground area of a lot on which buildings or other structures are located. Lot coverage does not include structures and improvements identified in Section 17.04.075.

“Lot of record” means a lot, the evidence of which is on file with the auditor.

“Lot width” means the dimension of the lot line at the street or in an irregular shaped lot, the dimension across the lot at the building line or in a corner lot, the narrow dimension of the lot at the street or building line.

“Manufactured or modular homes and structures” means a dwelling unit or structure which conforms to the uniform building codes adopted by the city of Chelan.

“Map amendment” means a change or revision to one or more of the maps of the comprehensive plan or the zones of the city. A map amendment to the zoning code may be either an area-wide amendment or a site-specific amendment.

“Marijuana” means all parts of the plant Cannabis, whether growing or not, with a THC concentration greater than 0.3 percent on a dry weight basis; the seeds thereof; the resin extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds, or resin. The term does not include the mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture or preparation of the mature stalks (except the resin extracted therefrom), fiber, oil, or cake, or the sterilized seed of the plant which is incapable of germination.

“Marijuana-infused products” means products that contain marijuana or marijuana extracts and are intended for human use. The term “marijuana-infused products” does not include usable marijuana.

“Marijuana license business” means a marijuana processor, marijuana producer, marijuana retailer and marijuana retail outlet.

“Marijuana paraphernalia” means all equipment, products, and materials of any kind which are used, intended for use, or designed for use in planting, propagating, cultivating, growing, harvesting, manufacturing, compounding,

converting, producing, processing, preparing, testing, analyzing, packaging, repackaging, storing, containing, concealing, injecting, ingesting, inhaling, or otherwise introducing marijuana into the human body.

“Marijuana processor” means a person licensed by the Washington State Liquor Control Board to process marijuana into useable marijuana and marijuana-infused products, package and label useable marijuana and marijuana-infused products for sale in retail outlets, and sell useable marijuana and marijuana-infused products at wholesale to marijuana retailers.

“Marijuana producer” means a person licensed by the Washington State Liquor Control Board to produce and sell marijuana at wholesale to marijuana processors and other marijuana producers.

“Marijuana retail outlet” means a location licensed by the Washington State Liquor Control Board for the retail sale of useable marijuana and marijuana-infused products.

“Marijuana retailer” means a person licensed by the Washington State Liquor Control Board to sell useable marijuana and marijuana-infused products at a marijuana retail outlet.

“Microbrewery” means a brewery that produces less than fifteen thousand U.S. barrels (one million eight hundred thousand liters) of beer per year. A microbrewery may include a tasting room and/or retail area of fifteen hundred square feet or less, and may include food and beverage service. Retail trade shall be limited to products produced by the microbrewery, accessories related to the microbrewery and its products (e.g., bottle openers, brewery logo shirts), artwork, and local and regional agricultural products.

“Mini day care center” means a center for the care of twelve or fewer children during part of the twenty-four-hour day in a facility other than the family abode of the permittee, or a home for the care of from seven through twelve children in the family abode of the permittee. Such number shall be reduced by the number of permittee’s own children or foster children under twelve years of age who are on the premises.

“Mini-storage” refers to a facility divided into self-storage spaces which are rented to tenants, usually on a monthly basis and limited to storage use only.

“Mobile home park” means a lot, parcel, or tract of land, improved or unimproved, upon which two or more mobile homes occupied for dwelling or sleeping purposes are located.

“Motel” means a building or group of buildings in which lodging is offered to transient guests for compensation and providing accommodations for automobiles adjacent to the lodging. This term includes tourist court, motor lodge, auto court, cabin court, motor inn and similar names. This term also includes any single-family dwelling used for motel purposes.

“Multifamily dwelling” means a building containing more than three kitchens and designed to be occupied by more than three families living independently of each other.

“Municipal building” means a structure which is built, owned and maintained by governmental units for the exclusive use of a governmental function which shall not include structures whose primary function is that of public assembly.

“Net acre” is the net project area minus open space.

“Net project area” means the gross project area minus publicly owned community facility land and right-of-way, stormwater detention facility tracts or easements (unless underground and usable for recreation/open space), private roads or access easements.

“Nonconforming building” means a legally established building or structure of which the characteristics do not comply with the applicable adopted codes of the city as they are adopted and revised by the city.

“Nonconforming use” means a tract of land or building occupied by a use legally established which does not comply with the applicable adopted codes of the city as they are adopted and revised by the city from time to time.

“Nursery” means an area where plants are grown to usable size and sold to the general public. This use may also be associated with the use of a greenhouse or similar structure.

“Off-site hazardous waste facilities” means hazardous waste treatment and storage facilities that treat and store hazardous waste from generators on properties other than those properties which the facilities are located on or are geographically contiguous to.

“Off-site tasting room” means a tasting room for domestic wine, beer, or spirits produced off the site of the tasting room and approved as an additional location by the Washington State Liquor Control Board.

“On-site hazardous waste facilities” means hazardous waste treatment and storage facilities that treat and store hazardous waste from generators located on the same property or from geographically contiguous property.

“Open record hearing” means a hearing that creates the city’s record through testimony and submission of evidence and information, under procedures prescribed under Chapter 19.30.

“Open space” means areas that serve active or passive recreational needs; areas such as local parks, historic sites, ball parks, and natural and manmade water bodies and those areas not suitable for residential or other development due to existence of hazardous and/or environmentally sensitive conditions (critical areas).

“Owner occupancy” means an owner of record, who makes his or her legal residence at the site, as evidenced by voter registration, vehicle registration, or similar means and actually resides at the site more than six months out of any given year, and at no time receives rent for the owner-occupied unit.

“Owner of record” means the person(s) who owns, or is purchasing, the fee interest in land.

“Park” includes mini, neighborhood, community, and regional parks as defined by the city of Chelan parks and recreation department design standards which are open to the general public.

“Parties of record” means: (A) The applicant; (B) any person who testified at the open record public hearing on a project permit application; and/or (C) any person who submitted written comments concerning the application at the open record public hearing (excluding persons who have only signed petitions or mechanically produced form letters).

“Permissive use” means a primary use of the land in accordance with provisions of the use district in which it is allowed and which does not require a special permit.

“Person” means any individual, partnership, corporation, association or public or private organization of any character.

“Personal service” means a business primarily engaged in providing services generally involving the maintenance of the human body, or other services to one’s person. Such businesses include, but are not limited to, barber and beauty shops, photographic studios, body piercing, manicuring shops, tanning parlors, body wrapping, tattoo parlors and massage practitioners.

“Place of public or private assembly” means a building used in whole or part for the gathering together of persons for such purposes as deliberation, entertainment, amusement or awaiting transportation. Clubs, lodges, theaters and similar uses shall fall under this definition.

“Planning commission” means the planning commission described in Chapter 2.19.

“Plat” means a map or representation of a subdivision, showing thereon the division of land into lots, blocks, streets and alleys, or other divisions, dedications and information.

“Plat alteration” means the alteration of a plat or short plat, pursuant to Chapter 16.20.

“Plat certificate” means a report by a title insurance company certifying the ownership, deed restrictions, covenants, etc., of land to be divided pursuant to the land division code.

“Preliminary plat” means a scaled drawing of a proposed subdivision showing the general layout of streets and alleys, lots, blocks, and restrictive covenants to be applicable to the subdivision, and other elements of a subdivision which shall furnish a basis for the preliminary approval of a subdivision pursuant to the land division code.

“Principal use” means the established main use on a property, allowed as a permitted or conditional use in the zoning designation by which the property is classified.

“Private garage” means a building or a portion of a building in which motor vehicles are stored or kept as an accessory use.

“Private road” means a privately owned and maintained access easement to property from a public right-of-way.

“Professional office” means an office where a state-licensed professional such as a professional engineer, licensed surveyor, certified public accountant, attorney, dentist or paraprofessional such as a bookkeeper conducts their business.

“Project permit” or “project permit application” means any land use or environmental permit or license required from the city for a project action, including but not limited to building permits, land divisions, binding site plans, planned unit developments, conditional uses, shoreline substantial development permits, site plan review, permits or approvals required by critical area ordinances, site-specific rezones authorized by a comprehensive plan or subarea plan, but excluding the adoption or amendment of a comprehensive plan, subarea plan, or development regulations except as otherwise specifically included in this definition.

“Protected aboveground tank” shall be defined as set forth in the Uniform Fire Code Appendix II-F, Section 2, which is adopted by this reference as if fully set forth, as now exists or as may be hereafter amended. The setbacks required for protected aboveground tanks shall conform with the city of Chelan’s master shoreline management program, as now exists or as may be hereafter amended, for setbacks of twenty feet from the high water mark.

“Public meeting” means an informal meeting, hearing, workshop, or other public gathering of people to obtain comments from the public or other agencies on a proposed project permit prior to the city’s decision. A public meeting may include, but is not limited to, a design review or architectural control board meeting, a special review district or city council meeting, or a scoping meeting on a draft environmental impact statement. A public meeting does not include an open record hearing. The proceedings at a public meeting may be recorded and a report or recommendation may be included in the city’s project permit application file.

“Public works director” means the city’s public works director, described in Section 2.08.130.

“RCW” means the Revised Code of Washington, as it is revised from time to time.

“Rear yard” means an open area extending across the full width or depth of the lot and lying between the rear property line of the lot and the nearest point of the building.

“Recreational vehicle” means a vehicular type unit primarily designed as temporary living quarters for recreational, camping, or travel use with or without motive power, of such size and weight as not to require a special highway movement permit and certified as approved as such by the Department of Labor and Industries as evidenced by the attachment of their official green seal.

Recreational Vehicle Park. See “campground or recreational vehicle park.”

“Regional agricultural products” means produce and value-added products grown or produced in one of the following counties: Chelan, Douglas, Grant, Okanogan, Kittitas, or Yakima.

“Religious assembly” means a building, such as a church, temple, mosque, monastery, etc., used by an organized congregation and whose primary purpose is for public worship, acts of devotion, veneration, or religious study. The inclusion of “primary purpose” would preclude residences.

“Retail” means establishments engaged in selling goods or merchandise to the general public for personal or household consumption and customary auxiliary uses and services incidental to the sale of such goods.

“Retail trade serving industrial uses” means establishments engaged in selling goods or merchandise to industrial businesses or employees.

“Road” means a facility providing public or private access including the surfaced road and all other improvements inside the right-of-way.

“Roadside stand” means a temporary use which is primarily engaged in the sale of fresh agricultural products, locally grown on or off site, but may include, incidental to fresh produce sale, the sale of limited prepackaged food products and nonfood items. This use is to be seasonal in duration, open for the duration of harvest season.

“Roofline modulation” means a lowering of portions of a building’s roofline. Where roofline modulation is used to meet the requirements of this title at least twenty-five percent of the longest building face fronting a street shall be at least ten feet lower in height than the maximum height of the building, and the lowered sections shall extend at least twenty feet back from the front facade of the building. Lowered sections of the building may be used as balconies or roof decks. Pitched roofs and changes in roof pitch may be used to satisfy roofline modulation requirements. The purpose of roofline modulation is to enhance views, reduce the visual impact of buildings, and allow more natural light and air to reach dwellings, yards, and streets.

“Secondary use” means use within the dwelling which is subordinate to the principal use.

“Section” means a section of the code.

“Security fence” means any fence located in a nonresidential area more than six feet in height and constructed for the purpose of enclosing an outdoor storage yard, preventing entry by unwanted persons, and/or providing a visual screen.

“SEPA” means the State Environmental Policy Act, Chapter 43.21C RCW, and the SEPA Rules, Chapter 197-11 WAC, as both are amended from time to time.

“Setback distance” means the horizontal distance from the property line of the lot to the building line of the structure.

“Setback line” means a line parallel to the property line and located the minimum distance from the property line.

“Sexually oriented materials” means any books, magazines, periodicals, or other printed materials or any photographs, films, motion pictures, video cassettes, slides, laser discs, digital versatile discs (DVDs), computer discs, Internet sites or other visual representations that are distinguished or characterized by a predominant emphasis on matters depicting, describing, or simulating any specified sexual activities or any specified anatomical areas. The term “sexually oriented materials” includes any instruments, devices, or paraphernalia designed for use in connection with any specified sexual activities.

“Short plat” means the final drawing of the short subdivision and dedication approved by the administrator and prepared for filing with the auditor.

“Short subdivision” means the division of land into nine or less lots, tracts, parcels or sites for the purpose of sale, lease, or transfer, as set out in Chapter 16.12.

“Short-term event,” as used in Chapter 17.47, means a gathering held on private property for the purpose of private gain or profit in a zoning district in which the agricultural tourism regulations of the Chelan Municipal Code apply and which is expected to draw a number of people at a certain time or within a range of hours, and that can be expected to generate traffic and noise impacts in the neighborhood of the site of the event. This definition includes

catered functions, wedding services, concerts for which an admission fee is charged, and wine, beer, or harvest festivals. This definition does not include those agriculture-related experiences regulated as low intensity uses in said Chapter 17.47; nor does it include music played as part of the routine operation of a tasting room when no admission fee is charged. Generally, a short-term event entails an admission fee charged of each person attending or a fee paid by the organizer of the event to the owner of the event site.

“Side yard” means an open area between the side line of the lot and the nearest point of the building and extending from the front setback line to the rear yard.

“Sign” means a structure or fixture using letters, symbols, trademarks, logos or written copy that is intended to aid the establishment, promote the sale of products, goods, services or events.

“Single-family dwelling” means a detached building containing one kitchen designed for and occupied exclusively by one family and the household employees of that family. The dwelling shall have a total floor area of at least seven hundred twenty square feet, and have a minimum width of not less than seventeen feet along its full length.

“Site-specific amendment” means a map amendment which is not an area-wide amendment. Whether a map amendment is an area-wide amendment or a site-specific amendment is an administrative interpretation made by the administrator.

“Small-scale craft beverage production” means cottage wineries, microbreweries, and craft distilleries, as defined in this title, and similar beverage production uses, regulated by the Washington State Liquor Control Board.

“Small stock animal” means up to four rabbits or chickens in any combination over the age of three months; roosters are prohibited.

“Specific binding site plan” means the final drawing of the general binding site plan prepared for filing with the auditor upon compliance of all conditions of approval as determined by the administrator and containing all the elements set forth in Chapter 16.24.

“Specified anatomical areas” means and includes any of the following:

- A. The human male genitals in a discernibly turgid state, even if completely and opaquely covered; or
- B. Less than completely and opaquely covered human genitals, pubic region, anus, buttocks, or female breast below the top of the areola.

“Specified sexual activities” means and includes any of the following:

- A. The caressing, fondling, or other erotic touching of human genitals, pubic region, buttocks, anus, or female breasts; or
- B. Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation, or sodomy; or
- C. Masturbation, actual or simulated; or
- D. Excretory functions as part of, or in connection with, any of the sexual activities specified in this definition.

“Step back” means a horizontal shifting of the building massing towards the center of the building. Where side step backs are required, the part of the building that is taller than thirty feet shall be stepped back from the required side yard setback a minimum of one foot for every one foot in height over thirty feet. The purpose of side step backs is to increase privacy and allow more natural light and air to reach adjacent dwellings.

“Story” means that portion of a building included between the upper surface of any floor and the upper surface of a floor next above except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above it. If the finished floor level directly above the basement is more

than six feet above grade, such basement shall be considered a story. Any portion of a story exceeding fourteen feet in height shall be considered as an additional story for each fourteen feet or fraction thereof.

“Street” is synonymous with “road.”

“Structure” means that which is built or constructed. Edifice or building of any kind or any piece of work artificially built up or completed of parts joined together in some definite manner, but not including residential fences, retaining walls of equal to or less than four feet in height, rockeries and similar improvements of a minor character.

“Subdivider” means a person applying for the division of land pursuant to the land division code.

“Subdivision” means the division of land into ten or more lots or tracts for the purpose of sale, lease or transfer pursuant to Chapter 16.16, and includes all resubdivisions of land.

“Terrace” means an improved area adjacent to a structure being open and uncovered.

“Text amendment” is an amendment to the comprehensive plan or zoning code to change or revise the goals, policies, objectives, assumptions and/or standards. A text amendment is an area-wide amendment.

“THC concentration” means the percent of delta-9 tetrahydrocannabinol content per dry weight of any part of the plant Cannabis, or per volume or weight of marijuana product, or the combined percent of delta-9 tetrahydrocannabinol and tetrahydrocannabinolic acid in any part of the plant Cannabis regardless of moisture content.

“Three-family dwelling” means a building containing three kitchens and designed to be occupied by three families living independently of each other.

“Townhouse” means an attached dwelling unit in a row of at least two and not more than six such units, separated by property lines and by vertical common fire-resistant walls from other dwelling units in the row and having individual outside access and legal frontage on a public street. Each dwelling unit shall be designed for and occupied exclusively by one family and the household employees of that family. A townhouse shall extend from foundation to roof, and no townhouse shall be located over another unit. Common walls between townhouses shall have no doors, windows or other provisions for human passage or visibility. Each townhouse shall be attached to other units in the row by not more than two common walls. The principal access shall be at or near grade. Townhouses shall be considered a type of multifamily dwelling and regulated as such.

“Tract” means land reserved for specified uses including, but not limited to, reserve tracts, recreation, open space, sensitive areas, surface water retention, utility facilities and access. Tracts are not considered lots or building sites for purposes of residential or non-residential construction and shall not be included in density calculations for land divisions.

“Trailer plaza” means an area of land occupied or designed for the rental occupancy of two or more mobile homes, travel trailers or recreational vehicles.

“Transient business” means any person, firm, corporation or association or any agent of any person, firm, corporation or association that sells goods, wares and services or merchandise from a fixed location on public or private property not within a permanent structure or building. A permanent structure or building is one which rests on a foundation and which substantially complies with the provisions of the Uniform Building Code addressing permanent structures, as opposed to temporary buildings. For the purposes of this definition, the following activities are not considered to be transient businesses: The sale of agricultural products or other produce sales or farmers’ market; any sales activity sponsored by a nonprofit group or organization for the purpose of raising funds for said group or organization; any carnival, street fair or similar festival; any promotional activities of a specific retail business located within a permanent structure.

“Transient guest” means any individual who pays a fee to occupy a portion of real property for less than a continuous period of one month.

“Travel trailer” means a structure or vehicle designed for highway transport which is less than thirty-five feet in length and/or eight feet wide and constructed to permit temporary occupancy for dwelling or sleeping purposes.

“Two-family dwelling” means a building containing two kitchens, designed to be occupied by two families, living independently of each other.

“Urban growth area” or “UGA” means the urban growth area of the city, as defined by RCW 36.70A.30, and designated by Chelan County.

“Use” means the purpose for which land or a structure is designed, arranged, or intended, or for which it is occupied or maintained.

“Useable marijuana” means dried marijuana flowers. The term “useable marijuana” does not include marijuana-infused products.

“Veterinary hospital” means a building designed and used for veterinary medicine, dentistry and surgery for outpatient and inpatient treatment of livestock, household pets and other animals under the care of a licensed practitioner.

“Vineyard” means the use of land for agricultural production of vines/grapes.

“Warehouse” means a building or portion thereof primarily used for storage and/or distribution of products, equipment, materials or commodities that are not available for retail sale on the premises.

“Water-based transportation” means the use of land and water for public or commercial boat or seaplane facilities used for transportation of persons or goods.

“Wholesale trade” means establishments or places of business primarily engaged in selling merchandise to retailers; to industrial, commercial, institutional, or professional business users; to other wholesalers; or acting as agents or brokers and buying merchandise for , or selling merchandise to, such individuals or companies.

“Width,” with regard to buildings, means the length of the longest building face fronting a street.

“Winery” means a winery not meeting the definition of a cottage winery. ~~As authorized by the terms of a conditional use permit, a~~ winery may ~~produce more than ten thousand cases of wine per year~~ occur in a building greater than 10,000 square feet; may include wine tasting, retail, meeting, and/or food and beverage facilities of twenty thousand square feet or less; and may conduct concerts for which an admission fee is charged, wedding services, and catered functions.

“Zoning code” means Title 17.

“Zoning lot” is a single tract of land located within a single block which at the time of filing for a building permit is designated by the owner or the developer as a tract of land to be used, developed or built upon as a unit under single ownership or control. (Ord. 1512 § 2 (Exh. A) (part), 2016; Ord. 1491 § 5 (Exh. B) (part), 2015; Ord. 1477 § 5 (Exh. B), 2014; Ord. 1474 § 9 (Exh. C), 2014; Ord. 1437 § 4, 2012; Ord. 1425 § 4, 2011; Ord. 1423 § 1, 2011; Ord. 1411 §§ 5 (Exh. E) (part), 6(f), 2010; Ord. 1319 § 3 (Exh. B), 2006; Ord. 1037 § 1 (part), 1996. Formerly 19.01.005).

EXHIBIT 79

25.05.010

Amend the City Standards manual adopted in CMC 25.05.010 in Sections 1, 3, 9, and 10 as follows:

City standards, Section One—Water Standards

...

DOMESTIC WATER MAIN EXTENSIONS
Standards and Conditions

...

U. Interim Water Systems

These Interim Water Systems allow a property owner to exercise development rights without connecting to the City's water system. These Interim Water System Standards and Conditions are intended to preserve and enhance natural conditions (for example, by preserving open space, water quality, wildlife habitat, and natural beauty, among others), to preserve agriculture lands and character, to maintain the character of the rural community, and to maintain landscapes that encourage and enhance tourism within the City's Urban Growth Boundary.

1. Individual or small group domestic wells ~~are may be~~ allowed ~~in unincorporated areas (i.e., outside city limits)~~ within the ~~City's~~ City's Urban Growth Area ~~where, including within City limits, if~~ domestic water service is not available within 750 feet ~~in, but only under~~ the following ~~eases only~~ circumstances:
 - a. ~~In the case of single family residential land divisions, provided:~~
 - ~~b.a.i.~~ The parcel to be divided ~~shall be~~ is at least ~~2010~~ acres in size;
 - ~~e.b.ii.~~ The parcel ~~may is to~~ be divided into no more than four lots in the SUD zone; and
 - ~~d.c.iii.~~ Each resulting lot ~~must be~~ is at least five acres in size; ~~or~~
 - ~~e.d.b.~~ To serve Lots serving agricultural, agricultural tourism ~~uses, cottage winery, winery and small-scale craft beverage production uses;~~ on parcels 10 acres or more.
2. ~~2. Domestic wells~~ Any approval for a domestic well shall include the conditions that:
 - a. the well be decommissioned and the property connected to the City water system within ninety days of water availability, defined as when the water system is extended to within 200 feet of the closest property line;
 - ~~f.b.~~ the well shall meet and comply with all applicable requirements of the Chelan-Douglas Health District, the Washington State Department of Health, ~~and~~ the Washington State Department of Ecology, ~~including compliance with and~~ Chapter ~~173-160 WAC;~~ 14 CMC, Critical Areas;
3. ~~Domestic wells for agricultural tourism uses and small-scale craft beverage production uses must be decommissioned in accordance with Chapter 173-160 WAC if the agricultural tourism or small-scale craft beverage production use is discontinued.~~
- c. ~~4.~~ The property owner shall sign ~~the well and any related property division shall~~ comply with all requirements of the City's comprehensive land use plan, zoning and

building codes, and development standards when dividing, developing, or redeveloping the property;

d. the applicant signs an agreement:

- i. not to protest a future local improvement district (LID), ~~later comer~~latecomer agreement, or other pro rata sharing of costs to construct and extend public water to the property: within the next 20 years, in accordance with the City's comprehensive plan. In addition, the owner shall be required to pay all applicable General Facilities Charges for the cost of constructing and extending public water to the property;
- ii. not to protest annexation of the property to the City, which shall include provision that allows the City to execute a. Said petition for annexation on behalf of the owner, if the owner does not do so when requested by the City;
- iii. not to protest a future LID, latecomer agreement, or other pro rata sharing of costs to construct and extend public streets to and adjacent to the property within the next 20 years, in accordance with the City's comprehensive plan;
- ~~ii.~~iv. which agreement shall describe the property, shall be recorded with the Chelan County ~~auditor's~~auditor's office, and shall constitute a covenant running with the property. The agreement and all provisions of the on-site well approval shall bind the owner and all other persons subsequently acquiring any right, title or interest in or to the property. __

~~b. In addition to the cost of constructing and extending public water to the property, the owner shall be required to pay all applicable General Facilities Charges.~~

~~5. The property owner shall sign an agreement not to protest annexation of the property to the city. Said agreement shall allow the city to execute a petition for annexation on behalf of the owner if the owner does not do so when requested by the city; and shall describe the property, be recorded with the Chelan County auditor's office, and constitute a covenant running with the property. The agreement and all provisions of the on-site well approval shall bind the owner and all other persons subsequently acquiring any right, title or interest in or to the property.~~

~~6. Future roadway development:~~

~~k.e. a. In the case of land divisions, the layout of the parcels shall accommodate~~in the case of land divisions, accommodates future urban growth, providing for road access to all parcels created by the division and to neighboring properties: when designing the layout of the parcels;

~~b. In~~in all cases, provides for building setbacks from the front and, where applicable, side property lines ~~must be~~that are adequate to accommodate future development of a street meeting the ~~City's~~City's standards, which may include sidewalks, parking lanes, bicycle lanes, planter strips, and utility easements.

~~c. The City may impose requirements for future urban development, including requiring dedication of easements for future roadway and utility easements.~~

~~d. The property owner shall sign an agreement not to protest a future LID or other pro rata sharing of costs to construct and extend public streets to and adjacent to the property. Said agreement shall describe the property, shall be recorded with the Chelan County auditor's office, and shall constitute a covenant running with the property. The agreement shall bind the owner and all other persons subsequently acquiring any right, title or interest in or to the property.~~

~~7. The property owner shall comply with all requirements of the city's comprehensive land use~~

~~plan, zoning and building codes, and development standards when dividing, developing, or redeveloping the property. In particular:~~

~~a. Domestic wells must comply with Chapter 14 CMC, Critical Areas.—~~

~~f. b. The property owner shall improve the ~~city~~City right-of-way adjacent to the property in conformance with the City’s standards or, in cases in which concurrent street improvement is not required (e.g., where access via private driveway is allowed), shall execute a waiver of protest for an LID to construct any street improvements required for access to or through adjacent property.;~~

~~g. provides for future urban development, including dedication of easements for future roadway and utility development that are required by the City and in accordance with the City’s comprehensive plan.~~

Amend City Standards, Section 3—Sewer Standards

...

SEWER MAIN EXTENSIONS STANDARDS AND CONDITIONS

...

P. Interim On-Site Septic Systems

These Interim On-Site Septic Systems and Sewer Standards allow a property owner to exercise development rights without connecting to the City’s sewer system. These Interim On-Site Septic Systems and Sewer Standards and Conditions are intended to preserve and enhance natural conditions (for example, by preserving open space, water quality, wildlife habitat, and natural beauty, among others), to preserve agriculture lands and character, to maintain the character of the rural community, and to maintain landscapes that encourage and enhance tourism within the City’s Urban Growth Boundary.

~~2.3. On-site septic systems ~~are~~may be allowed in unincorporated areas (i.e., outside city limits) within the City’s Urban Growth Area ~~where, including within City limits, if~~ a public, sanitary or combined sewer is not available within 750 feet ~~of the property line in, but only under~~ the following ~~eases only~~circumstances:~~

~~a. In the case of single family residential land divisions, provided:~~

~~b.a.i. The parcel to be divided shall be~~is at least ~~20~~10 acres in size;

~~e.b.ii. The parcel may~~is to be divided into no more than four lots; ~~in the SUD zone; and~~

~~d.c.iii. Each resulting lot must be~~is at least five acres in size.; ~~or~~

~~e.d.b. To serve~~Lots serving agricultural, agricultural tourism ~~uses, cottage winery, winery and small-scale craft beverage production uses. on parcels 10 acres or more.~~

~~4. 2. On~~Any approval for on-site septic systems shall include the conditions that:

~~a. the on-site septic systems comply with Chapter 13.06, Sewer System, of the Chelan Municipal Code, including the requirement to abandon the system and connect the building sewer to the public sewer system within ninety days of official notice to do so, which will be given when the sewer system is extended to within 200 feet of the closest property line;~~

~~f.b.~~ the on-site septic systems for agricultural tourism uses and small-scale craft beverage production uses must be abandoned if the agricultural tourism or small-scale craft beverage production use is discontinued;

~~c.~~ 3. The on-site septic systems shall meet and comply with all applicable requirements of the Chelan-Douglas Health District, the Washington State Department of Health, the Washington State Department of Ecology, and Chapter 14 CMC, Critical Areas;

~~d.~~ the on-site septic systems and any related property owner shall sign division shall comply with all requirements of the City's comprehensive land use plan, zoning and building codes, and development standards when dividing, developing, or redeveloping the property;

~~e.~~ the applicant signs an agreement;

~~i.~~ not to protest a future local improvement district (LID), late comer agreements LID), latecomer agreement, or other pro rata sharing of costs to construct and extend public sewer to the property; within the next 20 years, in accordance with the City's comprehensive plan. In addition, the owner shall be required to pay all applicable General Facilities Charges for the cost of constructing and extending public sewer to the property;

~~ii.~~ not to protest annexation of the property to the City, which shall include provision that allows the City to execute a. Said petition for annexation on behalf of the owner, if the owner does not do so when requested by the City;

~~iii.~~ not to protest a future LID, latecomer agreement, or other pro rata sharing of costs to construct and extend public streets to and adjacent to the property within the next 20 years, in accordance with the City's comprehensive plan;

~~iv.~~ which agreement shall describe the property, shall be recorded with the Chelan County auditor's auditor's office, and shall constitute a covenant running with the property. The agreement and all provisions of the on-site septic system well approval shall bind the owner and all other persons subsequently acquiring any right, title or interest in or to the property. __

~~b.~~ In addition to the cost of constructing and extending public sewer to the property, the owner shall be required to pay all applicable General Facilities Charges.

~~4.~~ The property owner shall sign an agreement not to protest annexation of the property to the city. Said agreement shall allow the city to execute a petition for annexation on behalf of the owner if the owner does not do so when requested by the city; and shall describe the property, be recorded with the Chelan County auditor's office, and constitute a covenant running with the property. The agreement and all provisions of the on-site septic system approval shall bind the owner and all other persons subsequently acquiring any right, title or interest in or to the property.

~~5.~~ Future roadway development:

~~j.f.~~ a. In the case of land divisions, the layout of the parcels shall accommodate in the case of land divisions, accommodates future urban growth, providing for road access to all parcels created by the division and to neighboring properties; when designing the layout of the parcels;

~~b.~~ In all cases, provides for building setbacks from the front and, where applicable, side property lines must be that are adequate to accommodate future development of a street meeting

the ~~City's~~City's standards, which may include sidewalks, parking lanes, bicycle lanes, planter strips, and utility easements.

~~e. The City may impose requirements for future urban development, including requiring dedication of easements for future roadway and utility development.~~

~~d. The property owner shall sign an agreement not to protest a future LID or other pro-rata sharing of costs to construct and extend public streets to and adjacent to the property. Said agreement shall describe the property, shall be recorded with the Chelan County auditor's office, and shall constitute a covenant running with the property. The agreement shall bind the owner and all other persons subsequently acquiring any right, title or interest in or to the property.~~

~~6. The property owner shall comply with all requirements of the city's comprehensive land use plan, zoning and building codes, and development standards when dividing, developing, or redeveloping the property. In particular:~~

~~a. On-site septic systems must comply with Chapter 14 CMC, Critical Areas.~~

~~g. b. The property owner shall improve the ~~city~~City right-of-way adjacent to the property in conformance with the ~~City's~~City's standards or, in cases in which concurrent street improvement is not required (e.g., where access via private ~~road~~driveway is allowed), shall execute a waiver of protest for an LID to construct any street improvements required for access to or through adjacent property;~~

~~h. provides for future urban development, including dedication of easements for future roadway and utility development that are required by the City and in accordance with the City's comprehensive plan.~~

...

Amend City Standards, Section 9— PARKING STANDARDS

...

Reduction in Required On-site Parking

In return for improvement of on-street parking, in accordance with present City standards, credit shall be given for one parking space per each ten feet of street frontage when angle parking is used, and one space for each twenty feet of street frontage when parallel parking is used. Street frontage improvement means curb, gutter, sidewalk, and catch basins if needed. Credit given shall be limited to 50% of total on-site parking spaces required. Alternatively, the City may allow a reduction in on-site parking with preparation of a demand analysis by a qualified professional to the City's satisfaction demonstrating lesser demand than the standards. The City may require that a development mitigate offsite non-motorized transportation improvements.

...

Amend Section Ten, Utility Designs, Land Division, Lots as follows:

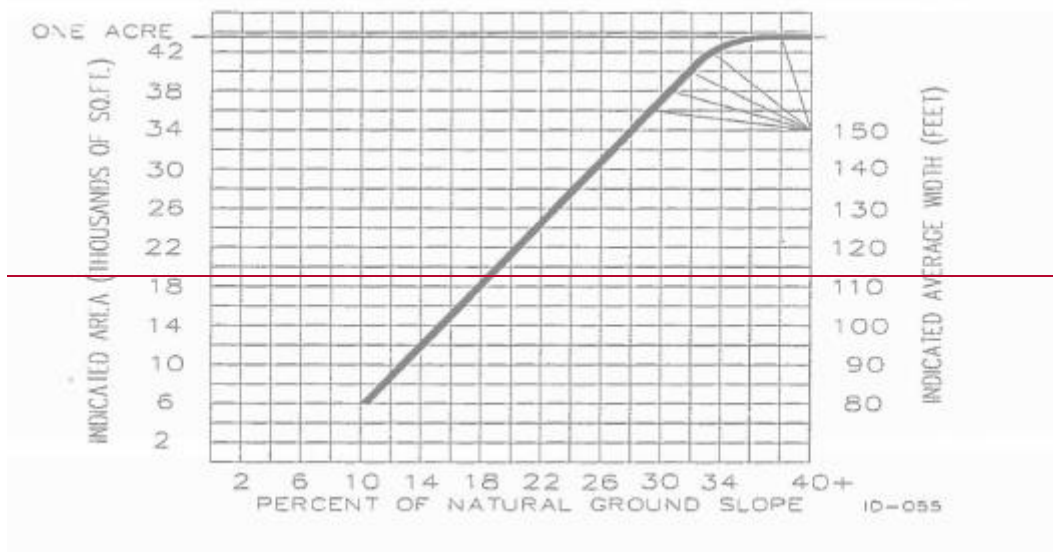
LOTS

Access: Every new lot shall be provided with satisfactory access to a street and shall be platted so as to provide acceptable driveway grades of less than 18%. A maximum of 18% grade shall be allowed for a continuous length of up to 100 feet.

Width and Depth: All lots shall have a minimum width and depth sufficient to meet the Chelan zoning ordinance width and depth requirements for the particular zone in which the property is located.

Slope: See Chapter 17.59 HILLSIDE DEVELOPMENT AND DESIGN STANDARDS. As slope increases, lot sizes shall increase to partially or completely avoid the problems of drainage, siltation, flood control, potential land slides and

~~accessibility which frequently are attributable to over development of slope areas. Slope shall be calculated based on the average topography of individual lots. The following slope chart shall be used as a guide to determine minimum lot size and frontage.~~



~~Chart Example: For a lot whose natural ground slope is 23%, the indicated area is 26,000 square feet and the indicated average width is 130 feet. Relief from slope requirements may be obtained only if adequate provisions are made for parking, health regulations, building siting, soil stabilization and utility easements.~~

~~A slope analysis shall be submitted showing an access plan to any individual lot not meeting the criteria of the slope chart.~~

Corners At Street Intersections: At street intersections in residential areas, lot corners shall be rounded by an arc. Radii shall be per the Street Standards Section.

Line Angles: Side lot lines shall be straight lines running within twenty degrees of perpendicular to the road upon which the lots front. Side lot lines on curved roads should run at or near radially to the curve.

Reverse Frontage: No residential lots shall have street frontage along two opposite boundaries unless topographical features or the need to provide separation of the lots from arterials, railways, commercial activities or industrial activities justify the designing of reverse frontage lots.

EXHIBIT 80

3.2.F Use Matrix and Development Standards

SHORELINE MASTER PROGRAM AMENDMENTS

Amend Chapter 3, Shoreline Jurisdiction and Environment Designations, Section 3.2.F Use Matrix and Development Standards, Table 3-1, as follows:

Table 3-1. Shoreline Use and Modification Matrix for the City of Chelan.

The Permit Table is coded according to the following legend. P = Permitted, may be subject to Shoreline Substantial Development Permit or shoreline exemption requirements CU = Shoreline Conditional Use X = Prohibited; the use is not eligible for a Variance or Conditional Use Permit NA = Not Applicable All permitted and conditional uses are subject to general policies and regulations and use and modification regulations in Chapters 4 and 5 of this SMP and the zoning code	Shoreline Park/Public	Shoreline Residential – Single Family	Shoreline Residential – Multi-Family	High Intensity	Aquatic
Agriculture	P	P	P	X	X
Agricultural-Commercial	X	CU	CU	P	X
Aquaculture	X	X	X	X	X
Boating Facilities and Private Moorage Structures					
Community dock	X	P	P	P	P
Marina, commercial dock, and public dock	P	CU	CU	P	P
Public boat launch facility	P	CU	P	P	P
Private commercial boat launch facility	X	X	X	P	P
Private community boat launch facility	X	CU	CU	CU	CU
Buoys	NA	NA	NA	NA	P
Residential dock	P	P	P	P	P
Watercraft lift and canopy	NA	NA	NA	NA	P
Covered moorage or boathouse	X	X	X	X	X
Private residential boat launch facility	X	X	X	X	X
Breakwaters/jetties/weirs/groins/barbs	P/ CU	CU	CU	CU	P/ CU ¹

<p>The Permit Table is coded according to the following legend.</p> <p>P = Permitted, may be subject to Shoreline Substantial Development Permit or shoreline exemption requirements</p> <p>CU = Shoreline Conditional Use</p> <p>X = Prohibited; the use is not eligible for a Variance or Conditional Use Permit</p> <p>NA = Not Applicable</p> <p>All permitted and conditional uses are subject to general policies and regulations and use and modification regulations in Chapters 4 and 5 of this SMP and the zoning code</p>						
	Shoreline Park/Public	Shoreline Residential – Single Family	Shoreline Residential – Multi-Family	High Intensity	Aquatic	
	Commercial Uses					
	Water-dependent uses	P, CU ³	X	X	P	CU
	Water-related uses					
	Boat servicing and fueling	CU	X	X	CU	CU
Boat sales	X	X	X	P	CU	
Other water-related uses	P, CU ³	X	X	P	X	
Water-enjoyment uses	P, CU ³	CU	CU	P	X	
Nonwater-oriented uses	X	X	X	CU	X	
Mixed-use commercial	CU	X	X	P	X	
Mixed-use residential	CU	X	X	P	X	
Transient businesses	X	X	X	P	X	
Dredging and dredge materials disposal						
Dredging	NA	NA	NA	NA	P	
In-water disposal	NA	NA	NA	NA	CU	
Upland disposal outside of floodplain	CU	P	P	P	NA	
Upland disposal inside of floodplain	CU	CU	CU	CU	NA	
Fill						
Upland outside of floodplain	P	P	P	P	NA	
Upland inside of floodplain	CU	CU	CU	CU	NA	
In-water restoration	NA	NA	NA	NA	P	
In-water non-restoration	NA	NA	NA	NA	CU	
Forest Practices	X	X	X	X	NA	
Industrial Uses						
Water-dependent uses	X	X	X	P	CU	

<p>The Permit Table is coded according to the following legend.</p> <p>P = Permitted, may be subject to Shoreline Substantial Development Permit or shoreline exemption requirements</p> <p>CU = Shoreline Conditional Use</p> <p>X = Prohibited; the use is not eligible for a Variance or Conditional Use Permit</p> <p>NA = Not Applicable</p> <p>All permitted and conditional uses are subject to general policies and regulations and use and modification regulations in Chapters 4 and 5 of this SMP and the zoning code</p>	Shoreline Park/Public	Shoreline Residential – Single Family	Shoreline Residential – Multi-Family	High Intensity	Aquatic
Water-related uses					
Boat building	X	X	X	P	P
Industrial docks with appertaining machinery	X	X	X	P	P
Other water-related uses	X	X	X	P	CU
Nonwater-oriented uses	X	X	X	P	X
Institutional ²					
Water-oriented	P	X	P	P	CU
Nonwater-oriented	CU	CU	CU	CU	X
In-Water Structures	P	P	P	P	P
Mining	X	X	X	X	X
Recreational Use ²					
Water-oriented	P	P	P	P	P
Nonwater-oriented	P	P	P	P	X
Residential Use					
Single-family	P	P	P	P ⁵	X
Multi-family	X	X	P	P ⁵	X
Cabanas, existing legal	NA	NA	NA	NA	P
Over-water and Floating Homes	NA	NA	NA	NA	X
Liveaboards	NA	NA	NA	NA	CU
Shoreline habitat and natural systems enhancement projects	P	P	P	P	P
Shoreline Stabilization					
Bioengineering and Soft structural shoreline stabilization	P	P	P	P	P

<p>The Permit Table is coded according to the following legend.</p> <p>P = Permitted, may be subject to Shoreline Substantial Development Permit or shoreline exemption requirements</p> <p>CU = Shoreline Conditional Use</p> <p>X = Prohibited; the use is not eligible for a Variance or Conditional Use Permit</p> <p>NA = Not Applicable</p> <p>All permitted and conditional uses are subject to general policies and regulations and use and modification regulations in Chapters 4 and 5 of this SMP and the zoning code</p>	Shoreline Park/Public	Shoreline Residential – Single Family	Shoreline Residential – Multi-Family	High Intensity	Aquatic
Hard structural shoreline stabilization	CU	P	CU	CU	P
Dikes, levees	CU	CU	CU	CU	X
Transportation and Parking ³⁴					
Local	P	P	P	P	CU
Regional - new	CU	CU	CU	CU	CU
Regional – existing (maintenance,)	P	P	P	P	P
Regional – existing (improvement, expansion)	SDP	SDP	SDP	SDP	SDP
Water transportation facilities	P	CU	CU	P	P
Utilities					
Small	P	P	P	P	CU
Large - new	CU	CU	CU	CU	CU ⁴⁵
Large - existing (maintenance, improvement, expansion)	P	P	P	P	P

¹ Those structures installed to protect or restore ecological functions, such as woody debris installed in streams, may be processed as a Shoreline Substantial Development Permit.

² When the use is also commercial, it is also subject to Commercial use standards and matrix allowances

³ Water-oriented commercial uses are permitted when accessory to a public recreation facility. Otherwise the uses require Shoreline Conditional Use Permits.

⁴ Trails shall be permitted as a Recreational Use.

~~5 New utilities that are fixed to existing overwater structures may be processed as a Shoreline Substantial Development Permit.~~

⁵ Except not allowed as a stand-alone use in the underlying Commercial Waterfront zone; only allowed as part of a mixed use development with water-oriented uses as a primary use.

~~6 New utilities that are fixed to existing overwater structures may be processed as a Shoreline Substantial Development Permit.~~

EXHIBIT 81**Ch. 9****Definitions, "T", Transportation Facilities**

Amend Chapter 9, Definitions, "T", Transportation Facilities as follows:

TRANSPORTATION FACILITIES. Roads and railways, including their related bridges and culverts, transportation structures, public transit and bus facilities, pedestrian transportation including foot bridges over rivers/streams and trails, fills, embankments, causeways, truck terminals and rail switchyards, sidings, spurs, air fields, water transportation facilities including boat and sea-plane facilities, and other associated minor facilities. Not included are, highway rest areas, ship terminals, nor logging roads. Local transportation refers to facilities provide direct access to abutting land and to higher order roads. Regional transportation refers to facilities serving more than one city or community or major destinations.

EXHIBIT 82

15.06

Chapter 15.06

WILDLAND AND URBAN INTERFACE CODE

15.06.005 Adoption of Wildland and Urban Interface Code

15.06.010 Amendments to Chapter 1 Scope and Administration

15.06.020 Amendments to Chapter 2 Definitions

15.06.030 Amendments to Chapter 3 Wildland-Urban Interface Areas

15.06.040 Amendments to Chapter 4 Wildland-Urban Interface Area Requirements

15.06.050 Amendments to Chapter 5 Special Building Construction Regulations

15.06.060 Amendments to Chapter 6 Fire Protection Requirements

15.06.070 Amendments to Chapter 7 Referenced Standards

15.06.080 Adoption and Amendment of Appendices

15.06.005 Adoption of Wildland and Urban Interface Code

The City hereby adopts the 2015 International Wildland-Urban Interface Code with amendments identified in WAC 51-54A-8200 Appendix N and local amendments as defined in CMC 15.06.010 et seq.

15.06.010 Amendments to Chapter 1 Scope and Administration

Chapter 1 of the International Wildland-Urban Interface Code, 2015 Edition, is adopted with local amendments and amendments consistent with WAC 51-54A-8200 Appendix N as follows:

101.1 Title. These regulations shall be known the Wildland-Urban Interface Code of the City of Chelan, hereinafter referred to as “this code.”

101.5 Additions or alterations. Additions or alterations may be made to any building or structure without requiring the existing building or structure to comply with all of the requirements of this code, provided the addition or alteration conforms to that required for a new building or structure.

EXCEPTION: Provisions of this code that specifically apply to existing conditions are retroactive. See Sections 402.3, 601.1 and Appendix A.

Additions or alterations shall not cause the existing building or structure to become unsafe. An unsafe condition shall be deemed to have been created if an addition or alteration will cause the existing building or structure to become structurally unsafe or overloaded; will not provide adequate access in compliance with the provisions of this code or will obstruct existing exits or access; will create a fire hazard; will reduce required fire resistance or will otherwise create conditions dangerous to human life.

[A] 103.1 Creation of enforcement agency. The department of Planning and Building is the enforcement agency, and the building official shall be known as the code official. The code official shall consult the appropriate fire marshals of fire districts serving the subject properties under review through the permit review process.

[A] 106.1 General. To determine the suitability of alternative materials and methods and to provide for reasonable interpretations of the provisions of this code, there shall be and hereby is created a board of appeals consisting of the Hearing Examiner consistent with CMC 15.04.070. The Hearing Examiner shall adopt reasonable rules and

regulations for conducting its investigations and shall render decisions and findings in writing to the code official, with a duplicate copy to the applicant.

[A] 106.2 Limitations of authority. The Hearing Examiner shall not have authority relative to interpretation of the administrative provisions of this code and shall not have authority to waive requirements of this code.

[A] 107.3 Work exempt from permit. Unless otherwise provided in the requirements of the *International Building Code* or *International Fire Code*, a permit shall not be required for the following:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 200 square feet (18.58 m²) and the structure is located more than 50 feet (15 240 mm) from the nearest adjacent structure.

2. Fences not over 6 feet (1829 mm) high.

Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

The code official is authorized to stipulate conditions for permits. Permits shall not be issued where public safety would be at risk, as determined by the code official.

108.3 Site plan. In addition to the requirements for plans in the International Building Code, the code official may require site plans which include topography, width and percent of grade of access roads, landscape and vegetation details, locations of structures or building envelopes, existing or proposed overhead utilities, occupancy classification of buildings, types of ignition resistant construction of buildings, structures and their appendages, roof classification of buildings, and site water supply systems. The code official is authorized to waive or modify the requirement for a site plan.

108.4 Vegetation management plans. When required by the code official or when utilized by the permit applicant pursuant to Section 502, vegetation management plans shall be prepared and shall be submitted to the code official for review and approval as part of the plans required for a permit. See Appendix B.

108.7 Vicinity plan. When required by the code official, the requirements for site plans shall include details regarding the vicinity within 300 feet (91,440 mm) of property lines, including other structures, slope, vegetation, fuel breaks, water supply systems and access roads.

15.06.020 Amendments to Chapter 2 Definitions

Chapter 2 of the International Wildland-Urban Interface Code, 2015 Edition, is adopted with amendments as follows:

WILDLAND-URBAN INTERFACE AREA. That geographical area where structures and other human development meets or intermingles with wildland or vegetative fuels.

The wildland-urban interface area specifically contains:

A. The primary zone defined as: Property and structures that are located within moderate or above wildland, intermix or interface risk areas establish the primary zone and are subject to all the provisions of the code. Within the primary zone are:

1. Moderate, High, and Very High Wildland Areas represented by relatively continuous fuel with limited presence of structures, roads and other human-caused disturbances.

2. Moderate, High, and Very High Intermix areas characterized by a higher density of structures, roads and other infrastructure breaking up the continuity of natural fuel on the landscape.

3. Moderate and High Interface Areas which may be threatened by flame impingement on one or two sides, ember cast and smoke from adjacent areas.

B. The secondary zone defined as: Property and structures within the City limits that are not located within the moderate or above wildland, intermix or interface risk areas are included in the secondary zone.

15.06.030 Amendments to Chapter 3 Wildland-Urban Interface Areas

Chapter 3 of the International Wildland-Urban Interface Code, 2015 Edition, is adopted with amendments as follows:

302.1 Declaration. Specific boundaries of natural or man-made features of Wildland-Urban interface areas shall be as shown on the Wildland-Urban Interface Area map. These areas include:

A. The primary zone defined as: Property and structures that are located within moderate or above wildland, intermix or interface risk areas establish the primary zone and are subject to all the provisions of the code. Within the primary zone are:

1. Moderate, High, and Very High Wildland Areas represented by relatively continuous fuel with limited presence of structures, roads and other human-caused disturbances.

2. Moderate, High, and Very High Intermix areas characterized by a higher density of structures, roads and other infrastructure breaking up the continuity of natural fuel on the landscape.

3. Moderate and High Interface Areas which may be threatened by flame impingement on one or two sides, ember cast and smoke from adjacent areas.

B. The secondary zone defined as: Property and structures within the City limits that are not located within the moderate or above wildland, intermix or interface risk areas are included in the secondary zone. Properties in the secondary zone shall be regulated equivalent to the Moderate wildland, intermix, or interface areas, provided that properties within the secondary zone are exempt from Chapter 6 defensible space requirements.

302.2 Mapping. The wildland-urban interface areas shall be recorded on maps, and on file with the City Clerk, and available for inspection by the public.

302.3 Review of wildland-urban interface areas. The code official shall reevaluate and recommend modification to the wildland-urban interface areas in accordance with Section 302.1 on a 3-year basis or more frequently as deemed necessary by the legislative body.

302.4 Interpretation. Where uncertainty exists as to any of the boundaries as shown on the Wildland-Urban Interface Area map, the following rules apply:

A. Where a Wildland-Urban Interface Area boundary is indicated as approximately following roads, alleys, waterbodies, topographic lines or other manmade or natural features, the boundaries shall be construed as such.

B. Where a Wildland-Urban Interface Area boundary divides an ownership, the location of the boundary, unless it is indicated by dimensions shown on the map, shall be determined by scale measurement.

15.06.040 Amendments to Chapter 4 Wildland-Urban Interface Area Requirements

Chapter 4 of the International Wildland-Urban Interface Code, 2015 Edition, is adopted with the addition of section 401.4.

401.4 Consistency with City Development Standards. Section 402 Applicability, Section 403 Access, Section 404 Water Supply, and Section 405 shall be read in conjunction with Development Standards adopted pursuant to Chapter 25.05 CMC. The most restrictive standards shall control.

Elements of Section 402 are amended consistent with WAC 51-54A-8200 Appendix N as follows:

402.1.1 Access. New subdivisions, as determined by this jurisdiction, shall be provided with fire apparatus access roads in accordance with the International Fire Code.

402.1.2 Water supply. New subdivisions, as determined by this jurisdiction, shall be provided with water supply in accordance with the International Fire Code.

402.2 Individual structures. Individual structures shall comply with Sections 402.2.1 and 402.2.2.

402.2.1 Access. Individual structures hereafter constructed or relocated into or within wildland-urban interface areas shall be provided with fire apparatus access in accordance with the International Fire Code.

402.2.2 Water supply. Individual structures hereafter constructed or relocated into or within wildland-urban interface areas shall be provided with a conforming water supply in accordance with the International Fire Code.

EXCEPTIONS: 1. Structures constructed to meet the requirements for the class of ignition-resistant construction specified in Table N503.1 for a nonconforming water supply.

2. Buildings containing only private garages, carports, sheds and agricultural buildings with a floor area of not more than 600 square feet (56 m2).

402.3 Existing conditions. Existing address markers, roads and fire protection equipment shall be in accordance with the International Fire Code.

403 Access. This section not adopted.

404 Water supply. This section not adopted.

15.06.050 Amendments to Chapter 5 Special Building Construction Regulations

Chapterwide Change: References to “Extreme Hazard” equate to “Very High” in the City’s Wildland-Urban Interface Area. Regulations identified as applicable to “Extreme Hazard” areas shall apply to areas mapped as “Very High” in the City’s Wildland-Urban Interface Area. Properties in the secondary zone shall be regulated equivalent to the Moderate wildland, intermix, or interface areas.

Section 501.1 Scope is amended as follows:

501.1 Scope. Buildings and structures shall be constructed in accordance with the *International Building Code* and this code.

Exceptions:

1. Accessory structures not exceeding 200 square feet (18.58 m2) in floor area where located not less than 50 feet (15 240 mm) from buildings containing habitable spaces.

2. Agricultural buildings not less than 50 feet (15.240 mm) from buildings containing habitable spaces.

Table 503.1 is amended consistent with WAC 51-54A-8200, Appendix N as follows:

Table 503.1

Ignition-Resistant Construction a

	<u>Fire Hazard Severity</u>					
	<u>Moderate Hazard</u>		<u>High Hazard</u>		<u>Extreme Hazard</u>	
	<u>Water Supplyb</u>		<u>Water Supplyb</u>		<u>Water Supplyb</u>	
<u>Defensible Spacec</u>	<u>Conforming</u>	<u>Nonconforming</u>	<u>Conforming</u>	<u>Nonconforming</u>	<u>Conforming</u>	<u>Nonconforming</u>
<u>Nonconforming</u>	<u>IR 2</u>	<u>IR 1</u>	<u>IR 1</u>	<u>IR 1 N.C.</u>	<u>IR 1 N.C.</u>	<u>Not Permitted</u>

-	<u>Fire Hazard Severity</u>					
-	<u>Moderate Hazard</u>		<u>High Hazard</u>		<u>Extreme Hazard</u>	
-	<u>Water Supplyb</u>		<u>Water Supplyb</u>		<u>Water Supplyb</u>	
<u>Defensible Spacec</u>	<u>Conforming</u>	<u>Nonconforming</u>	<u>Conforming</u>	<u>Nonconforming</u>	<u>Conforming</u>	<u>Nonconforming</u>
<u>Conforming</u>	<u>IR 3</u>	<u>IR 2</u>	<u>IR 2</u>	<u>IR 1</u>	<u>IR 1</u>	<u>IR 1 N.C.</u>
<u>1.5 x Conforming</u>	<u>Not Required</u>	<u>IR 3</u>	<u>IR 3</u>	<u>IR 2</u>	<u>IR 2</u>	<u>IR 1</u>

a Access shall be in accordance with Section 402.

b Water supply shall be in accordance with Section 402.1.

IR 1 = Ignition-resistant construction in accordance with Section 504.

IR 2 = Ignition-resistant construction in accordance with Section 505.

IR 3 = Ignition-resistant construction in accordance with Section 506.

N.C. = Exterior walls shall have a fire-resistance rating of not less than 1 hour and the exterior surfaces of such walls shall be noncombustible. Usage of log wall construction is allowed.

c Conformance based on Section 603.

15.06.060 Amendments to Chapter 6 Fire Protection Requirements

Chapterwide Change: References to “Extreme Hazard” equate to “Very High” in the City’s Wildland-Urban Interface Area. Regulations identified as applicable to “Extreme Hazard” areas shall apply to areas mapped as “Very High” in the City’s Wildland-Urban Interface Area.

15.06.070 Amendments to Chapter 7 Referenced Standards

Chapter 7 is adopted without amendment.

15.06.080 Adoption and Amendment of Appendices

A. Appendix -A is Adopted.

B. Appendix B is adopted with the following amendment to Section B101.1:

B101.1 Scope. Based on scale or location of the development within high or very high fire risk areas, the code official may require preparation of a vegetation management plan to demonstrate optimal implementation and on-going management of vegetation. Vegetation management plans shall be submitted to the code official for review and approval as part of the plans required for a permit.

C. Appendix -C is Adopted.

EXHIBIT 83
15.12.050

15.12.050 Dust control.

As part of a grading permit application, building permit application, or construction permit application, an applicant shall provide a dust control plan. The plan shall demonstrate to the satisfaction of the Administrator:

A. Special precautions to control dust at all times throughout the entire construction project, including on weekends and holidays, when necessary. Watering, or other appropriate and approved dust control measures will be required whenever dust conditions are present on the roadway, on adjacent streets when dust results from construction activities, and on cut and fill slopes.

B. Topsoil that is removed from a development shall be temporarily stockpiled and replaced as soon as possible to stabilize disturbed areas and to support landscaping and re-establish native vegetation. Soils shall be covered with a woven weed barrier that sheds moisture yet allows air flow or equivalent technique.

C. Areas disturbed by construction and subsequently restored, and all landscaped areas shall be irrigated using permanent or temporary methods for a minimum of two growing seasons. The Administrator shall require weed control measures be implemented during the growing seasons as part of the dust control plan. The Administrator may enforce nuisance regulations to ensure noxious weeds are controlled during construction, or at any time prior to a certificate of occupancy.

EXHIBIT 84**15.24****Chapter 15.24**
STORAGE OF COMBUSTIBLE MATERIALSections:**15.24.010 Storage outside of building generally.****15.24.020 Near frame building.****15.24.030 Near brick, tile, stone or concrete building.****15.24.040 Distance from electric or telephone trunk lines.****15.24.050 Size of pile.****15.24.060 Stacking bins.****15.24.070 Alleys surrounding pile.****15.24.080 Violation – Penalty.****15.24.010 Storage outside of building generally.**

In the interest of public safety, all empty wooden boxes, bins, pallets, cartons and/or trays kept within the city limits or urban growth area which are not stored inside a building shall be piled and protected as follows in this chapter.

15.24.020 Near frame building.

(1) All empty wood boxes, bins, pallets, cartons and/or trays when piled to the north, northwest, northeast or west of a frame building or frame platform shall be not less than 50 feet therefrom, and such piles shall not exceed 20 feet in width, 50 feet in length, 12 feet to the eaves, and 18 feet to the gable thereof.

(2) All empty wood boxes, bins, pallets, cartons and/or trays when piled to the south, southwest, southeast, or east of a frame building or frame platform shall be not less than 30 feet therefrom and such piles shall not exceed 25 feet in width, 50 feet in length, 14 feet to the eaves and 20 feet to the gable thereof.

15.24.030 Near brick, tile, stone or concrete building.

(1) All empty wood boxes, bins, pallets, cartons and/or trays when piled to the north, northwest, northeast or west of brick, tile, stone or concrete buildings without openings, shall be not less than 30 feet therefrom, and such piles shall not exceed 25 feet in width, 60 feet in length, 16 feet to the eaves, and 22 feet to the gable thereof. Where there are openings in the walls that front wooden box, bin, pallet, carton and/or tray storage, the same regulations that are applicable to frame buildings shall be used.

(2) All empty wood boxes, bins, pallets, cartons, and/or trays when piled to the south, southeast, southwest or east of a brick, tile, stone or concrete building shall be not less than 20 feet therefrom and such piles shall not exceed 30 feet in width, 60 feet in length, 16 feet to the eaves and 24 feet to the gable thereof. Where there are openings in the walls that front wooden box, bin, pallet, carton and/or tray storage, the same regulations that are applicable to frame buildings shall be used.

15.24.040 Distance from electric or telephone trunk lines.

All piles of empty wooden boxes, bins, pallets, cartons and/or trays shall be stored not less than 35 feet measured horizontally from any primary electric or telephone trunk lines.

15.24.050 Size of pile.

The length, height and width of any specific box, bin, pallet, carton or tray pile may be increased upon written approval of the fire marshal.

15.24.060 Stacking bins.

Bins may be stacked in level pile to a height of 20 feet with the top layer of nested bins inverted.

15.24.070 Alleys surrounding pile.

(1) All piles of empty wooden boxes, bins, pallets, cartons and/or trays shall be so arranged that alleys of not less than 12 feet shall surround each pile and the ground around said piles shall be free from combustible material to a distance of at least six feet from said piles.

(2) All piles of empty wooden boxes, bins, pallets, cartons and/or trays shall be arranged so that alleys of not less than 12 feet shall surround each pile and such alleys between piles shall be fenced off at each end with wire mesh fence at least eight feet in height.

15.24.080 Violation – Penalty.

Any person, firm or corporation violating any of the terms of this chapter is guilty of a misdemeanor and upon conviction thereof shall be punished by a fine not to exceed \$500.00 and/or six months in the city jail or both such fine and imprisonment.

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2015 International Wildland-Urban Interface Code®

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PREFACE

Introduction

Internationally, code officials recognize the need for a modern, up-to-date code addressing the mitigation of fire in the wildland-urban interface. The *International Wildland-Urban Interface Code*®, in this 2015 edition, is designed to bridge the gap between enforcement of the *International Building Code*® and the *International Fire Code*® by mitigating the hazard of wildfires through model code regulations, which safeguard the public health and safety in all communities, large and small.

This comprehensive wildland-urban interface code establishes minimum regulations for land use and the built environment in designated wildland-urban interface areas using prescriptive and performance-related provisions. It is founded on data collected from tests and fire incidents, technical reports and mitigation strategies from around the world. This 2015 edition is fully compatible with all of the *International Codes*® (I-Codes®) published by the International Code Council (ICC)®, including the *International Building Code*®, *International Energy Conservation Code*®, *International Existing Building Code*®, *International Fire Code*®, *International Fuel Gas Code*®, *International Green Construction Code*®, *International Mechanical Code*®, *ICC Performance Code*®, *International Plumbing Code*®, *International Private Sewage Disposal Code*®, *International Property Maintenance Code*®, *International Residential Code*®, *International Swimming Pool and Spa Code*™, and *International Zoning Code*®.

The *International Wildland-Urban Interface Code* provisions provide many benefits, including the model code development process, which offers an international forum for fire safety professionals to discuss performance and prescriptive code requirements. This forum provides an excellent arena to debate proposed revisions. This model code also encourages international consistency in the application of provisions.

Development

The first edition of the *International Wildland-Urban Interface Code* (2003) was the culmination of an effort initiated in 2001 by the ICC and the three statutory members of the International Code Council: Building Officials and Code Administrators International, Inc. (BOCA), International Conference of Building Officials (ICBO) and Southern Building Code Congress International (SBCCI). The intent was to draft a comprehensive set of regulations for mitigating the hazard to life and property from the intrusion of fire from wildland exposures and fire from adjacent structures, and preventing structure fires from spreading to wildland fuels. Technical content of the 2000 *Urban-Wildland Interface Code*, published by the International Fire Code Institute, was utilized as the basis for the development, followed by the publication of the 2001 Final Draft. This 2015 edition presents the code as originally issued, with changes approved through the ICC Code Development Process through 2013. A new edition such as this is promulgated every 3 years.

This code is founded on principles intended to mitigate the hazard from fires through the development of provisions that adequately protect public health, safety and welfare; provisions that do not unnecessarily increase construction costs; provisions that do not restrict the use of new materials, products or methods of construction; and provisions that do not give preferential treatment to particular types or classes of materials, products or methods of construction.

Adoption

The International Code Council maintains a copyright in all of its codes and standards. Maintaining copyright allows ICC to fund its mission through sales of books, in both print and electronic formats. The *International Wildland-Urban Interface Code* is designed for adoption and use by jurisdictions that recognize and acknowledge the ICC's copyright in the code, and further acknowledge the substantial shared value of the public/private partnership for code development between jurisdictions and the ICC.

The ICC also recognizes the need for jurisdictions to make laws available to the public. All ICC codes and ICC standards, along with the laws of many jurisdictions, are available for free in a non-downloadable form on the ICC's website. Jurisdictions should contact the ICC at adoptions@icc-safe.org to learn how to adopt and distribute laws based on the *International Wildland-Urban Interface Code* in a manner that provides necessary access, while maintaining the ICC's copyright.

Maintenance

The *International Wildland-Urban Interface Code* is kept up to date through the review of proposed changes submitted by code enforcing officials, industry representatives, design professionals and other interested parties. Proposed changes are carefully considered through an open code development process in which all interested and affected parties may participate.

The contents of this work are subject to change through both the code development cycles and the governmental body that enacts the code into law. For more information regarding the code development process, contact the Codes and Standards Development Department of the International Code Council.

While the development procedure of the *International Wildland-Urban Interface Code* ensures the highest degree of care, the ICC, its members and those participating in the development of this code do not accept any liability resulting from compliance or noncompliance with the provisions because the ICC does not have the power or authority to police or enforce compliance with the contents of this code. Only the governmental body that enacts the code into law has such authority.

Code Development Committee Responsibilities (Letter Designations in Front of Section Numbers)

In each code development cycle, proposed changes to the code are considered at the Committee Action Hearing by the International Fire Code Development Committee, whose action constitutes a recommendation to the voting membership for final action on the proposed change. Proposed changes to a code section that has a number beginning with a letter in brackets are considered by a different code development committee. For example, proposed changes to code sections or definitions that have [BG] in front of them (e.g., Section 202[BG] DWELLING), are considered by the IBC – General Code Development Committee at the Committee Action Hearing.

The content of sections in this code that begin with a letter designation is maintained by another code development committee in accordance with the following:

- [A] = Administrative Code Development Committee;
- [BF] = IBC – Fire Safety Code Development Committee;
- [BG] = IBC – General Code Development Committee;
- [F] = International Fire Code Development Committee; and
- [Z] = International Zoning Code Development Committee.

For the development of the 2018 edition of the I-Codes, there will be three groups of code development committees and they will meet in separate years. Note that these are tentative groupings.

Group A Codes (Heard in 2015, Code Change Proposals Deadline: January 12, 2015)	Group B Codes (Heard in 2016, Code Change Proposals Deadline: January 11, 2016)	Group C Codes (Heard in 2017, Code Change Proposals Deadline: January 11, 2017)
International Building Code – Fire Safety (Chapters 7, 8, 9, 14, 26) – Means of Egress (Chapters 10, 11, Appendix E) – General (Chapters 2-6, 12, 27-33, Appendices A, B, C, D, K)	Administrative Provisions (Chapter 1 of all codes except IRC and IECC, administrative updates to currently referenced standards, and designated definitions)	International Green Construction Code
International Fuel Gas Code	International Building Code – Structural (Chapters 15-25, Appendices F, G, H, I, J, L, M)	
International Existing Building Code	International Energy Conservation Code	
International Mechanical Code	International Fire Code	
International Plumbing Code	International Residential Code – IRC-B (Chapters 1-10, Appendices E, F, H, J, K, L M, O, R, S, T, U)	
International Private Sewage Disposal Code	International Wildland-Urban Interface Code	
International Property Maintenance Code		
International Residential Code – IRC-Mechanical (Chapters 12-24) – IRC-Plumbing (Chapter 25-33, Appendices G, I, N, P)		
International Swimming Pool and Spa Code		
International Zoning Code		

Note: Proposed changes to the ICC Performance Code will be heard by the Code Development Committee noted in brackets [] in the text of the code.

Code change proposals submitted for code sections that have a letter designation in front of them will be heard by the respective committee responsible for such code sections. Because different committees hold code development hearings in different years, it is possible that some proposals for this code will be heard by committees in both the 2015 (Group A) and the 2016 (Group B) code development cycles.

For instance, every section of Chapter 1 of this code is designated as the responsibility of the Administrative Code Development Committee, and that committee is part of the Group B portion of the hearings. This committee will hold its code development hearings in 2016 to consider all code change proposals for Chapter 1 of this code and proposals for Chapter 1 of all I-Codes except the *International Energy Conservation Code*, *International Residential Code* and *ICC Performance Code*. Therefore, any proposals received for Chapter 1 of this code will be assigned to the Administrative Code Development Committee for consideration in 2016.

It is very important that anyone submitting code change proposals understand which code development committee is responsible for the section of the code that is the subject of the code change proposal. For further information on the code development committee responsibilities, please visit the ICC website at www.iccsafe.org/scoping.

Marginal Markings

Solid vertical lines in the margins within the body of the code indicate a technical change from the requirements of the 2012 edition. Deletion indicators in the form of an arrow (➡) are provided in the margin where an entire section, paragraph, exception or table has been deleted or an item in a list of items or a table has been deleted.

A single asterisk [*] placed in the margin indicates that text or a table has been relocated within the code. A double asterisk [**] placed in the margin indicates that the text or table immediately following it has been relocated there from elsewhere in the code. The following table indicates such relocations in the 2015 edition of the *International Wildland-Urban Interface Code*.

2015 LOCATION	2012 LOCATION
None	None

Italicized Terms

Selected terms set forth in Chapter 2, Definitions, are italicized where they appear in code text. Such terms are not italicized where the definition set forth in Chapter 2 does not impart the intended meaning in the use of the term. The terms selected have definitions that the user should read carefully to facilitate better understanding of the code.

EFFECTIVE USE OF THE INTERNATIONAL WILDLAND-URBAN INTERFACE CODE

Population growth and the expanding urban development into traditionally nonurban areas have increasingly brought humans into contact with wildfires. Between 1985 and 1994, wildfires destroyed more than 9,000 homes in the United States. Generally, these homes were located in areas “where structures and other human development meet or intermingle with undeveloped wildland or vegetative fuels,” also known as the wildland-urban interface.

The *International Wildland-Urban Interface Code (IWUIC)* is a model code that is intended to be adopted and used supplemental to the adopted building and fire codes of a jurisdiction. The unrestricted use of property in wildland-urban interface areas is a potential threat to life and property from fire and resulting erosion. The IWUIC has as its objective the establishment of minimum special regulations for the safeguarding of life and property from the intrusion of fire from wildland fire exposures and fire exposures from adjacent structures and to prevent structure fires from spreading to wildland fuels, even in the absence of fire department intervention.

Safeguards to prevent the occurrence of fires and to provide adequate fire protection facilities to control the spread of fire in wildland-urban interface areas are provided in a tiered manner commensurate with the relative level of hazard present.

Arrangement and Format of the 2015 IWUIC

Before applying the requirements of the IWUIC it is beneficial to understand its arrangement and format. The IWUIC, like other codes published by ICC, is arranged and organized to follow logical steps that generally occur during a plan review or inspection. The IWUIC is divided as follows:

Chapters	Subjects
1-2	Administration and Definitions
3-4	Wildland-Urban Interface Area Designation and Requirements
5	Building Construction Regulations
6	Fire Protection Requirements
7	Referenced Standards
Appendices A-H	Adoptable and Informational Appendices

The following is a chapter-by-chapter synopsis of the scope and intent of the provisions of the *International Wildland-Urban Interface Code*:

Chapter 1 Scope and Administration. This chapter contains provisions for the application, enforcement and administration of subsequent requirements of the code. In addition to establishing the scope of the code, Chapter 1 identifies which buildings and structures come under its purview. Chapter 1 is largely concerned with maintaining “due process of law” in enforcing the regulations contained in the body of the code. Only through careful observation of the administrative provisions can the code official reasonably expect to demonstrate that “equal protection under the law” has been provided.

Chapter 2 Definitions. All terms that are defined in the code are listed alphabetically in Chapter 2. While a defined term may be used in one chapter or another, the meaning provided in Chapter 2 is applicable throughout the code.

Where understanding of a term's definition is especially key to or necessary for understanding of a particular code provision, the term is shown in *italics* wherever it appears in the code. This is true only for those terms that have a meaning that is unique to the code. In other words, the generally understood meaning of a term or phrase might not be sufficient or consistent with the meaning prescribed by the code; therefore, it is essential that the code-defined meaning be known.

Guidance regarding tense, gender and plurality of defined terms as well as guidance regarding terms not defined in this code are also provided.

Chapter 3 Wildland-Urban Interface Areas. Chapter 3 provides for the fundamental aspect of applying the code—the legal declaration and establishment of wildland-urban interface areas within the adopting jurisdiction by the local legislative body. The provisions cover area analysis and declaration based on findings of fact (located in Appendix E), mapping of the area, legal recordation of the maps with the local keeper of records and the periodic review and reevaluation of the declared areas on a regular basis. If needed, revisions can be directed by the legislative body of the jurisdiction.

Chapter 4 Wildland-Urban Interface Area Requirements. The requirements of Chapter 4 apply to all occupancies in the wildland-urban interface and pertain to all of the following:

1. Fire service access to the property that is to be protected, including fire apparatus access roads and off-road driveways.
2. Premises identification.
3. Key boxes to provide ready access to properties secured by gated roadways or other impediments to rapid fire service access.
4. Fire protection water supplies, including adequate water sources, pumper apparatus drafting sites, fire hydrant systems and system reliability.
5. Fire department access to equipment such as fire suppression equipment and fire hydrants.
6. Fire protection plans.

Chapter 5 Special Building Construction Regulations. The regulations in Chapter 5 establish minimum standards for the location, design and construction of buildings and structures based on fire hazard severity in the wildland-urban interface.

The construction provisions of Chapter 5 are intended to supplement the requirements of the *International Building Code* and address mitigation of the unique hazards posed to buildings by wildfire and to reduce the hazards of building fires spreading to wildland fuels. This is accomplished by requiring ignition-resistant construction materials based on the hazard severity of the building site. Construction features regulated include underfloor areas, roof coverings, eaves and soffits, gutters and downspouts, exterior walls, doors and windows, ventilation openings and accessory structures.

Chapter 6 Fire Protection Requirements. Chapter 6 establishes minimum fire protection requirements to mitigate the hazards to life and property from fire in the wildland-urban interface. The chapter includes both design-oriented and prescriptive mitigation strategies to reduce the hazards of fire originating within a structure spreading to the wildland and fire originating in the wildland spreading to structures.

Especially targeted for a systems-approach to fire protection are those new buildings which are deemed to be especially hazardous under Chapter 5; these buildings are required to be sprinklered. Other hazard mitigation strategies include establishing around structures defensible space zones wherein combustible vegetation and trees are regulated and kept away from buildings and trees are located 10 feet crown-to-crown away from each other. Additional hazards that are dealt with in Chapter 6 include spark arresters on chimneys, regulated storage of combustible materials, fire-wood and LP-gas.

Chapter 7 Referenced Standards. The code contains several references to standards that are used to regulate materials and methods of construction. Chapter 7 contains a comprehensive list of all standards that are referenced in the code. The standards are part of the code to the extent of the reference to the standard. Compliance with the referenced standard is necessary for compliance with this code. By providing specifically adopted standards, the construction and installation requirements necessary for compliance with the code can be readily determined. The basis for code

compliance is, therefore, established and available on an equal basis to the code official, contractor, designer and owner.

Chapter 7 is organized in a manner that makes it easy to locate specific standards. It lists all of the referenced standards, alphabetically, by acronym of the promulgating agency of the standard. Each agency's standards are then listed in either alphabetical or numeric order based upon the standard identification. The list also contains the title of the standard; the edition (date) of the standard referenced; any addenda included as part of the ICC adoption; and the section or sections of this code that reference the standard.

Appendix A General Requirements. Appendix A, while not part of the code, can become part of the code when specifically included in the adopting ordinance (see sample ordinance on page xi). Its purpose is to provide fire-protection measures supplemental to those found in Chapter 6 to reduce the threat of wildfire in a wildland-urban interface area and improve the capability for controlling such fires. This appendix includes detailed requirements for vegetation control; the code official's authority to close wildland-interface areas in times of high fire danger; control of fires, fire-works usage and other sources of ignition; storage of hazardous materials and combustibles; bans the dumping of waste materials and ashes and coals in wildland-urban interface areas; protection of pumps and water supplies; and limits temporary uses within the wildland-urban interface area.

Appendix B Vegetation Management Plan. Appendix B, while not part of the code, can become part of the code when specifically included in the adopting ordinance (see sample ordinance on page xi). Its purpose is to provide criteria for submitting vegetation management plans, specifying their content and establishing a criterion for considering vegetation management as being a fuel modification.

Appendix C Fire Hazard Severity Form. Appendix C, while not part of the code, can become part of the code (replacing Table 502.1) when specifically included in the adopting ordinance (see sample ordinance on page xi). Its purpose is to provide an alternative methodology to using Table 502.1 for analyzing the fire hazard severity of building sites using a pre-assigned value/scoring system for each feature that impacts the hazard level of a building site. Included in the evaluation are site access, types and management of vegetation, percentage of defensible space on the site, site topography, class of roofing and other construction materials used on the building existing or to be constructed on the site, fire protection water supply, and whether utilities are installed above or below ground.

Appendix D Fire Danger Rating System. Appendix D is an excerpt from the National Fire Danger Rating System (NFDRS), 1978, United States Department of Agriculture Forest Service, General Technical Report INT-39, and is for information purposes and is not intended for adoption. The fuel models that are included are only general descriptions because they represent all wildfire fuels from Florida to Alaska and from the East Coast to California.

The National Fire Danger Rating System (NFDRS) is a set of computer programs and algorithms that allow land management agencies to estimate today's or tomorrow's fire danger for a given rating area. NFDRS characterizes fire danger by evaluating the approximate upper limit of fire behavior in a fire danger rating area during a 24-hour period based on fuels, topography and weather, or what is commonly called the fire triangle. Fire danger ratings are guides for initiating presuppression activities and selecting the appropriate level of initial response to a reported wildfire in lieu of detailed, site- and time-specific information.

Predicting the potential behavior and effects of wildland fire are essential tasks in fire management. Surface fire behavior and fire effects models and prediction systems are driven in part by fuelbed inputs such as load, bulk density, fuel particle size, heat content, and moisture content. To facilitate use in models and systems, fuelbed inputs have been formulated into fuel models. A fuel model is a set of fuelbed inputs needed by a particular fire behavior or fire effects model. Different kinds of fuel models are used in fire spread models in a variety of fire behavior modeling systems. The fuel models in this appendix correlate with the light, medium and heavy fuel definitions found in Chapter 2 of the code.

Appendix E Findings of Fact. Appendix E is an informational appendix that intends to provide a methodology for presenting the findings of fact that are required by Chapter 3 of the code when a jurisdiction defines and establishes a wildland-urban interface area that will be the subject of regulation by the IWUIC. The development of written "findings of fact" that justifies designation of wild-

land-interface areas by local jurisdictions requires that a certain amount of research and analysis be conducted to support a written finding that is both credible and professional. In the context of adopting a supplemental document such as the wildland-urban interface declaration, the writing of these findings is essential in creating the maps and overlap needed to use their specific options.

The purpose of this appendix is to provide an overview of how local officials could approach this process. There are three essential phenomena cited in some adoption statutes that vary from community to community: climate, topography and geography. Although it can be agreed that there are other findings that could draw distinction in local effects, these three features are also consistent with standard code text that offers opportunity to be more restrictive than local codes. The process demands a high level of professionalism to protect the jurisdiction's credibility in adopting more restrictive requirements. A superficial effort in preparing the findings of fact could jeopardize the proposed or adopted code restriction. Jurisdictions should devote a sufficient amount of time to draft the findings of fact to ensure that the facts are accurate, comprehensive and verifiable.

Appendix F Characteristics of Fire-Resistive Vegetation. Appendix F is an informational appendix provided for the convenience of the code user. It is simply a compilation of the eight characteristics of fire-resistive vegetation that can be used effectively within wildland-urban interface areas to reduce the likelihood of fire spread through vegetation.

Appendix G Self-Defense Mechanism. The *International Wildland-Urban Interface Code* establishes a set of minimum standards to reduce the loss of property from wildfire. The purpose of these standards is to prevent wildfire spreading from vegetation to a building. Frequently, proposals are made by property or landowners of buildings located in the wildland-urban interface to consider other options and alternatives instead of meeting these minimum standards. Appendix G is an information appendix that provides discussion of some elements of the proposed self-defense mechanisms and their role in enhancing the protection of exposed structures in the wildland-urban interface. To accept alternative self-defense mechanisms, the code official must carefully examine whether these devices will be in place at the time of an event and whether or not they will assist or actually complicate the defense of the structure by fire suppression forces if they are available.

Appendix H International Wildland-Urban Interface Code Flowchart. Appendix H is an information appendix that is based on the "Decision Tree" concept and is intended to provide the code official with a graphical, flowchart representation of how the IWUIC is to be applied in an orderly manner.

LEGISLATION

Jurisdictions wishing to adopt the 2015 *International Wildland-Urban Interface Code* as an enforceable regulation for the mitigation of fire in the wildland-urban interface should ensure that certain factual information is included in the adopting legislation at the time adoption is being considered by the appropriate governmental body. The following sample adoption legislation addresses several key elements, including the information required for insertion into the code text.

SAMPLE LEGISLATION FOR ADOPTION OF THE *INTERNATIONAL WILDLAND-URBAN INTERFACE CODE* ORDINANCE NO. _____

A[**N**] [**ORDINANCE/STATUTE/REGULATION**] of the [**JURISDICTION**] adopting the 2015 edition of the *International Wildland-Urban Interface Code*, regulating and governing the mitigation of hazard to life and property from the intrusion of fire from wildland exposures, fire from adjacent structures and prevention of structure fires from spreading to wildland fuels in the [**JURISDICTION**]; providing for the issuance of permits and collection of fees therefor; repealing [**ORDINANCE/STATUTE/REGULATION**] No. _____ of the [**JURISDICTION**] and all other ordinances or parts of laws in conflict therewith.

The [**GOVERNING BODY**] of the [**JURISDICTION**] does ordain as follows:

Section 1. That a certain document, three (3) copies of which are on file in the office of the [**TITLE OF JURISDICTION'S KEEPER OF RECORDS**] of [**NAME OF JURISDICTION**], being marked and designated as the *International Wildland-Urban Interface Code*, 2015 edition, including Appendix Chapters [**FILL IN THE APPENDIX CHAPTERS BEING ADOPTED**], as published by the International Code Council, be and is hereby adopted as the *Wildland-Urban Interface Code* of the [**JURISDICTION**], in the State of [**STATE NAME**] for regulating and governing the mitigation of hazard to life and property from the intrusion of fire from wildland exposures, fire from adjacent structures and prevention of structure fires from spreading to wildland fuels as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said *Wildland-Urban Interface Code* on file in the office of the [**JURISDICTION**] are hereby referred to, adopted, and made a part hereof, as if fully set out in this legislation, with the additions, insertions, deletions and changes, if any, prescribed in Section 2 of this ordinance.

Section 2. The following sections are hereby revised:

Section 101.1. Insert: [**NAME OF JURISDICTION**]

Section 103.1. Insert: [**NAME OF DEPARTMENT**]

Section 109.4.7. Insert: [**OFFENSE, DOLLAR AMOUNT, NUMBER OF DAYS**]

Section 114.4. Insert: [**DOLLAR AMOUNT**] in two places

Section 3. That [**ORDINANCE/STATUTE/REGULATION**] No. _____ of [**JURISDICTION**] entitled [**FILL IN HERE THE COMPLETE TITLE OF THE LEGISLATION OR LAWS IN EFFECT AT THE PRESENT TIME SO THAT THEY WILL BE REPEALED BY DEFINITE MENTION**] and all other ordinances or parts of laws in conflict herewith are hereby repealed.

Section 4. That if any section, subsection, sentence, clause or phrase of this legislation is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The [**GOVERNING BODY**] hereby declares that it would have passed this law, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

Section 5. That nothing in this legislation or in the *Wildland-Urban Interface Code* hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 3 of this law; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this legislation.

Section 6. That the [**JURISDICTION'S KEEPER OF RECORDS**] is hereby ordered and directed to cause this legislation to be published. (An additional provision may be required to direct the number of times the legislation is to be published and to specify that it is to be in a newspaper in general circulation. Posting may also be required.)

Section 7. That this law and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect [**TIME PERIOD**] from and after the date of its final passage and adoption.

Section 8. Specific boundaries of natural or man-made features of wildland-urban interface areas shall be as shown on the wildland-urban interface area map. The legal description of such areas is as described as follows: [**INSERT LEGAL DESCRIPTION**]

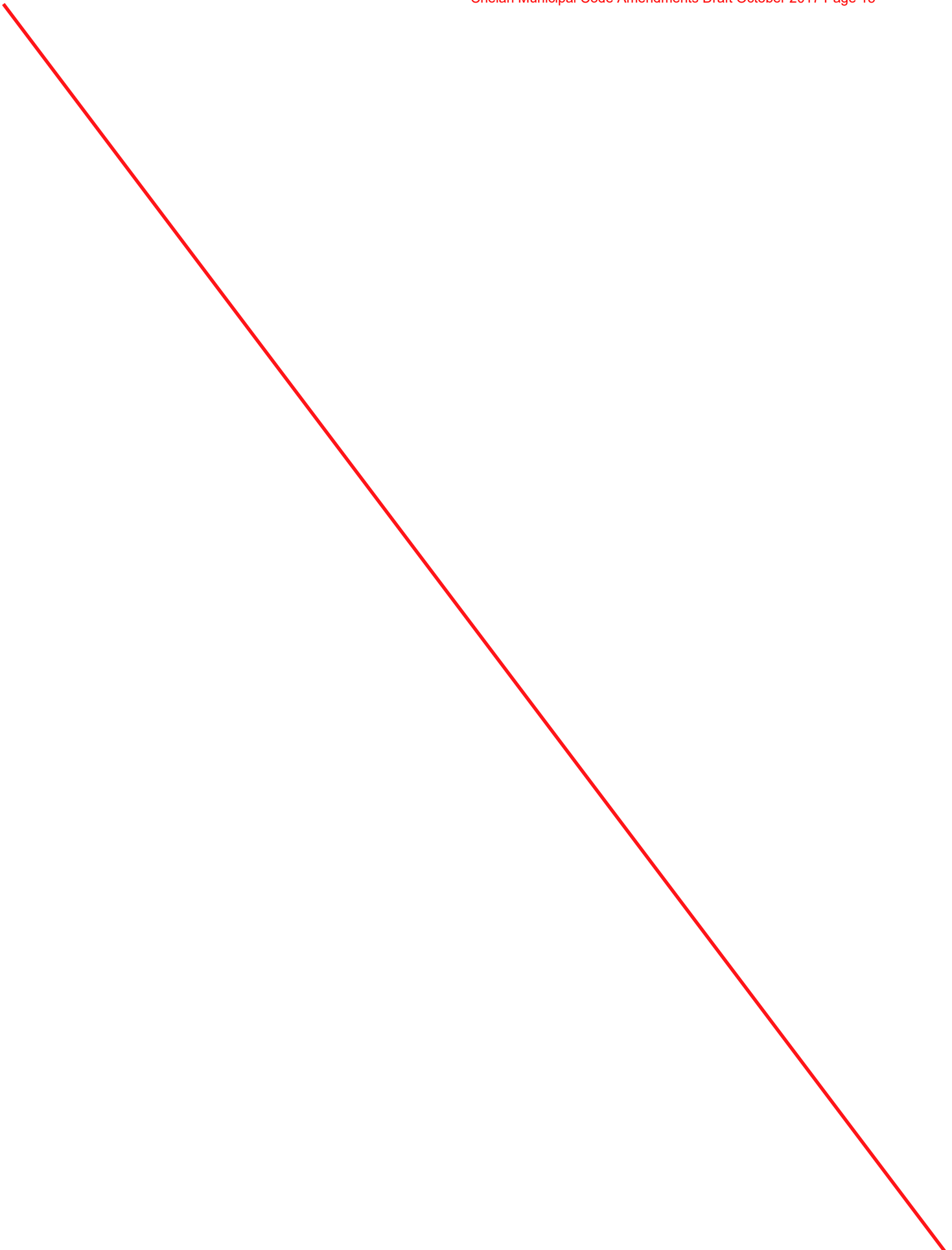


TABLE OF CONTENTS

CHAPTER 1 SCOPE AND ADMINISTRATION 1	CHAPTER 5 SPECIAL BUILDING CONSTRUCTION REGULATIONS. 19
PART 1—GENERAL PROVISIONS. 1	Section
Section	501 General 19
101 Scope and General Requirements. 1	502 Fire Hazard Severity 19
PART 2—ADMINISTRATIVE PROVISIONS. 1	503 Ignition-resistant Construction and Material 19
102 Applicability. 1	504 Class 1 Ignition-resistant Construction 20
103 Enforcement Agency 2	505 Class 2 Ignition-resistant Construction 22
104 Authority of the Code Official 2	506 Class 3 Ignition-resistant Construction 23
105 Compliance Alternatives 2	507 Replacement or Repair of Roof Coverings 23
106 Appeals 3	CHAPTER 6 FIRE PROTECTION REQUIREMENTS. 25
107 Permits 3	Section
108 Plans and Specifications 5	601 General 25
109 Inspection and Enforcement 5	602 Automatic Sprinkler Systems. 25
110 Certificate of Completion 8	603 Defensible Space 25
111 Temporary Structures and Uses 8	604 Maintenance of Defensible Space 26
112 Fees. 8	605 Spark Arresters. 26
113 Service Utilities 8	606 Liquefied Petroleum Gas Installations. 26
114 Stop Work Order 9	607 Storage of Firewood and Combustible Materials. 26
CHAPTER 2 DEFINITIONS 11	CHAPTER 7 REFERENCED STANDARDS. 27
Section	APPENDIX A GENERAL REQUIREMENTS 29
201 General 11	Section
202 Definitions 11	A101 General. 29
CHAPTER 3 WILDLAND-URBAN INTERFACE AREAS 13	A102 Vegetation Control. 29
Section	A103 Access Restrictions 30
301 General 13	A104 Ignition Source Control 30
302 Wildland-urban Interface Area Designations. . . . 13	A105 Control of Storage 31
CHAPTER 4 WILDLAND-URBAN INTERFACE AREA REQUIREMENTS 15	A106 Dumping. 31
Section	A107 Protection of Pumps and Water Storage Facilities 32
401 General 15	A108 Land Use Limitations. 32
402 Applicability. 15	A109 Referenced Standards. 32
403 Access. 15	APPENDIX B VEGETATION MANAGEMENT PLAN 33
404 Water Supply 16	Section
405 Fire Protection Plan 17	B101 General. 33

TABLE OF CONTENTS

**APPENDIX C FIRE HAZARD SEVERITY
FORM 35**

**APPENDIX D FIRE DANGER RATING
SYSTEM 37**

APPENDIX E FINDINGS OF FACT..... 41

**APPENDIX F CHARACTERISTICS OF
FIRE-RESISTIVE
VEGETATION 45**

**APPENDIX G SELF-DEFENSE
MECHANISM..... 47**

**APPENDIX H INTERNATIONAL WILDLAND-
URBAN INTERFACE CODE
FLOWCHART 49**

INDEX 53

CHAPTER 1

SCOPE AND ADMINISTRATION

PART 1—GENERAL PROVISIONS

SECTION 101 SCOPE AND GENERAL REQUIREMENTS

[A] 101.1 Title. These regulations shall be known as the *Wildland-Urban Interface Code* of [NAME OF JURISDICTION], hereinafter referred to as “this code.”

[A] 101.2 Scope. The provisions of this code shall apply to the construction, alteration, movement, repair, maintenance and use of any building, structure or premises within the *wildland-urban interface areas* in this jurisdiction.

Buildings or conditions in existence at the time of the adoption of this code are allowed to have their use or occupancy continued, if such condition, use or occupancy was legal at the time of the adoption of this code, provided such continued use does not constitute a distinct danger to life or property.

Buildings or structures moved into or within the jurisdiction shall comply with the provisions of this code for new buildings or structures.

[A] 101.2.1 Appendices. Provisions in the appendices shall not apply unless specifically adopted.

[A] 101.3 Objective. The objective of this code is to establish minimum regulations consistent with nationally recognized good practice for the safeguarding of life and for property protection. Regulations in this code are intended to mitigate the risk to life and structures from intrusion of fire from wildland fire exposures and fire exposures from adjacent structures and to mitigate structure fires from spreading to wildland fuels. The extent of this regulation is intended to be tiered commensurate with the relative level of hazard present.

The unrestricted use of property in *wildland-urban interface areas* is a potential threat to life and property from fire and resulting erosion. Safeguards to prevent the occurrence of fires and to provide adequate fire protection facilities to control the spread of fire in *wildland-urban interface areas* shall be in accordance with this code.

This code shall supplement the jurisdiction’s building and fire codes, if such codes have been adopted, to provide for special regulations to mitigate the fire- and life-safety hazards of the *wildland-urban interface areas*.

[A] 101.4 Retroactivity. The provisions of the code shall apply to conditions arising after the adoption thereof, conditions not legally in existence at the adoption of this code and conditions that, in the opinion of the code official, constitute a distinct hazard to life or property.

Exception: Provisions of this code that specifically apply to existing conditions are retroactive.

[A] 101.5 Additions or alterations. Additions or alterations shall be permitted to be made to any building or structure

without requiring the existing building or structure to comply with all of the requirements of this code, provided the addition or alteration conforms to that required for a new building or structure.

Exception: Provisions of this code that specifically apply to existing conditions are retroactive.

Additions or alterations shall not be made to an existing building or structure that will cause the existing building or structure to be in violation of any of the provisions of this code nor shall such additions or alterations cause the existing building or structure to become unsafe. An unsafe condition shall be deemed to have been created if an addition or alteration will cause the existing building or structure to become structurally unsafe or overloaded; will not provide adequate access in compliance with the provisions of this code or will obstruct existing exits or access; will create a fire hazard; will reduce required fire resistance or will otherwise create conditions dangerous to human life.

[A] 101.6 Maintenance. Buildings, structures, landscape materials, vegetation, *defensible space* or other devices or safeguards required by this code shall be maintained in conformance to the code edition under which installed. The owner or the owner’s authorized agent shall be responsible for the maintenance of buildings, structures, landscape materials and vegetation.

PART 2—ADMINISTRATIVE PROVISIONS

SECTION 102 APPLICABILITY

[A] 102.1 General. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall govern. Where, in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern.

[A] 102.2 Other laws. The provisions of this code shall not be deemed to nullify any provisions of local, state or federal law.

[A] 102.3 Application of references. References to chapter or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter, section or provision of this code.

[A] 102.4 Referenced codes and standards. The codes and standards referenced in this code shall be those that are listed in Chapter 7 and such codes and standards shall be considered as part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.4.1 and 102.4.2.

SCOPE AND ADMINISTRATION

[A] **102.4.1 Conflicts.** Where conflicts occur between provisions of this code and the referenced standards, the provisions of this code shall govern.

[A] **102.4.2 Provisions in referenced codes and standards.** Where the extent of the reference to a referenced code or standard includes subject matter that is within the scope of this code, the provisions of this code, as applicable, shall take precedence over the provisions in the referenced standard.

[A] **102.5 Partial invalidity.** In the event that any part or provision of this code is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts or provisions.

[A] **102.6 Existing conditions.** The legal occupancy or use of any structure or condition existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the *International Property Maintenance Code* or the *International Fire Code*, or as is deemed necessary by the code official for the general safety and welfare of the occupants and the public.

SECTION 103 ENFORCEMENT AGENCY

[A] **103.1 Creation of enforcement agency.** The department of [INSERT NAME OF DEPARTMENT] is hereby created and the official in charge thereof shall be known as the code official.

[A] **103.2 Appointment.** The code official shall be appointed by the chief appointing authority of the jurisdiction.

[A] **103.3 Deputies.** In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the code official shall have the authority to appoint a deputy(s). Such employees shall have powers as delegated by the code official.

SECTION 104 AUTHORITY OF THE CODE OFFICIAL

[A] **104.1 Powers and duties of the code official.** The code official is hereby authorized to enforce the provisions of this code. The code official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.

[A] **104.2 Interpretations, rules and regulations.** The code official shall have the power to render interpretations of this code and to adopt and enforce rules and supplemental regulations to clarify the application of its provisions. Such interpretations, rules and regulations shall be in conformance to the intent and purpose of this code.

A copy of such rules and regulations shall be filed with the clerk of the jurisdiction and shall be in effect immediately thereafter. Additional copies shall be available for distribution to the public.

[A] **104.3 Liability of the code official.** The code official, member of the board of appeals or employee charged with the enforcement of this code, acting in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered civilly or criminally personally liable for damages that accrue to persons or property as a result of an act or by reason of an act or omission in the discharge of such duties.

[A] **104.3.1 Legal defense.** A suit or criminal complaint brought against the code official or employee because of such act or omission performed by the code official or employee in the enforcement of any provision of such codes or other pertinent laws or ordinances implemented through the enforcement of this code or enforced by the code enforcement agency shall be defended by this jurisdiction until final termination of such proceedings, and any judgment resulting therefrom shall be assumed by this jurisdiction. The code enforcement agency or its parent jurisdiction shall not be held as assuming any liability by reason of the inspections authorized by this code or any permits or certificates issued under this code.

[A] **104.4 Subjects not regulated by this code.** Where applicable standards or requirements are not set forth in this code, or are contained within other laws, codes, regulations, ordinances or policies adopted by the jurisdiction, compliance with applicable standards of other nationally recognized safety standards, as *approved*, shall be deemed as prima facie evidence of compliance with the intent of this code.

[A] **104.5 Matters not provided for.** Requirements that are essential for the public safety of an existing or proposed activity, building or structure, or for the safety of the occupants thereof, which are not specifically provided for by this code, shall be determined by the code official consistent with the necessity to establish the minimum requirements to safeguard the public health, safety and general welfare.

[A] **104.6 Applications and permits.** The code official is authorized to receive applications, review construction documents and issue permits for construction regulated by this code, issue permits for operations regulated by this code, inspect the premises for which such permits have been issued and enforce compliance with the provisions of this code.

[A] **104.7 Other agencies.** Where requested to do so by the code official, other officials of this jurisdiction shall assist and cooperate with the code official in the discharge of the duties required by this code.

SECTION 105 COMPLIANCE ALTERNATIVES

[A] **105.1 Practical difficulties.** Where there are practical difficulties involved in carrying out the provisions of this code, the code official is authorized to grant modifications for individual cases on application in writing by the owner or an owner's authorized agent. The code official shall first find that a special individual reason makes enforcement of the strict letter of this code impractical, that the modification is in conformance to the intent and purpose of this code, and that

the modification does not lessen any fire protection requirements or any degree of structural integrity. The details of any action granting modifications shall be recorded and entered into the files of the code enforcement agency.

[A] 105.2 Technical assistance. To determine the acceptability of technologies, processes, products, facilities, materials and uses attending the design, operation or use of a building or premises subject to the inspection of the code official, the code official is authorized to require the owner, the owner's authorized agent or the person in possession or control of the building or premises to provide, without charge to the jurisdiction, a technical opinion and report. The opinion and report shall be prepared by a qualified engineer, specialist, laboratory or fire safety specialty organization acceptable to the code official and the owner or the owner's authorized agent, and shall analyze the fire safety of the design, operation or use of the building or premises, the facilities and appurtenances situated thereon and fuel management for purposes of establishing fire hazard severity to recommend necessary changes.

[A] 105.3 Alternative materials or methods. The code official, in concurrence with approval from the *building official* and fire chief, is authorized to approve alternative materials or methods, provided that the code official finds that the proposed design, use or operation satisfactorily complies with the intent of this code and that the alternative is, for the purpose intended, at least equivalent to the level of quality, strength, effectiveness, fire resistance, durability and safety prescribed by this code. Approvals under the authority herein contained shall be subject to the approval of the *building official* where the alternate material or method involves matters regulated by the *International Building Code*.

The code official shall require that sufficient evidence or proof be submitted to substantiate any claims made regarding the use of alternative materials or methods. The details of any action granting approval of an alternative shall be recorded and entered in the files of the code enforcement agency. Where the alternative material, design or method of construction is not approved, the *code official* shall respond in writing, stating the reasons the alternative was not approved.

SECTION 106 APPEALS

[A] 106.1 General. To determine the suitability of alternative materials and methods and to provide for reasonable interpretations of the provisions of this code, there shall be and hereby is created a board of appeals consisting of five members who are qualified by experience and training to pass judgment on pertinent matters. The code official, *building official* and fire chief shall be ex officio members, and the code official shall act as secretary of the board. The board of appeals shall be appointed by the legislative body and shall hold office at their discretion. The board shall adopt reasonable rules and regulations for conducting its investigations and shall render decisions and findings in writing to the code official, with a duplicate copy to the applicant.

[A] 106.2 Limitations of authority. The board of appeals shall not have authority relative to interpretation of the

administrative provisions of this code and shall not have authority to waive requirements of this code.

SECTION 107 PERMITS

[A] 107.1 General. Where not otherwise provided in the requirements of the *International Building Code* or *International Fire Code*, permits are required in accordance with Sections 107.2 through 107.10.

[A] 107.2 Permits required. Unless otherwise exempted, buildings or structures regulated by this code shall not be erected, constructed, altered, repaired, moved, removed, converted, demolished or changed in use or occupancy unless a separate permit for each building or structure has first been obtained from the code official.

For buildings or structures erected for temporary uses, see Appendix A, Section A108.3, of this code.

Where required by the code official, a permit shall be obtained for the following activities, operations, practices or functions within a *wildland-urban interface area*:

1. Automobile wrecking yard.
2. Candles and open flames in assembly areas.
3. Explosives or blasting agents.
4. Fireworks.
5. Flammable or combustible liquids.
6. Hazardous materials.
7. Liquefied petroleum gases.
8. Lumberyards.
9. Motor vehicle fuel-dispensing stations.
10. Open burning.
11. Pyrotechnical special effects material.
12. Tents, canopies and temporary membrane structures.
13. Tire storage.
14. Welding and cutting operations.

[A] 107.3 Work exempt from permit. Unless otherwise provided in the requirements of the *International Building Code* or *International Fire Code*, a permit shall not be required for the following:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet (11.15 m²) and the structure is located more than 50 feet (15 240 mm) from the nearest adjacent structure.
2. Fences not over 6 feet (1829 mm) high.

Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

The code official is authorized to stipulate conditions for permits. Permits shall not be issued where public safety would be at risk, as determined by the code official.

SCOPE AND ADMINISTRATION

[A] 107.4 Permit application. To obtain a permit, the applicant shall first file an application therefor in writing on a form furnished by the code enforcement agency for that purpose. Every such application shall:

1. Identify and describe the work, activity, operation, practice or function to be covered by the permit for which application is made.
2. Describe the land on which the proposed work, activity, operation, practice or function is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building, work, activity, operation, practice or function.
3. Indicate the use or occupancy for which the proposed work, activity, operation, practice or function is intended.
4. Be accompanied by plans, diagrams, computation and specifications and other data as required in Section 108 of this code.
5. State the valuation of any new building or structure or any addition, remodeling or alteration to an existing building.
6. Be signed by the applicant or the applicant's authorized agent.
7. Give such other data and information as required by the code official.

[A] 107.4.1 Preliminary inspection. Before a permit is issued, the code official is authorized to inspect and approve the systems, equipment, buildings, devices, premises and spaces or areas to be used.

[A] 107.4.2 Time limitation of application. An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the code official is authorized to grant one or more extensions of time for additional periods not exceeding 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

[A] 107.5 Permit approval. Before a permit is issued, the code official, or an authorized representative, shall review and approve permitted uses, occupancies or structures. Where laws or regulations are enforceable by other agencies or departments, a joint approval shall be obtained from agencies or departments concerned.

[A] 107.6 Permit issuance. The application, plans, specifications and other data filed by an applicant for a permit shall be reviewed by the code official. If the code official finds that the work described in an application for a permit and the plan, specifications and other data filed therewith conform to the requirements of this code, the code official is allowed to issue a permit to the applicant.

When the code official issues the permit, the code official shall endorse in writing or stamp the plans and specifications APPROVED. Such *approved* plans and specifications shall not be changed, modified or altered without authorization

from the code official, and work regulated by this code shall be done in accordance with the *approved* plans.

[A] 107.6.1 Refusal to issue a permit. Where the application or construction documents do not conform to the requirements of pertinent laws, the code official shall reject such application in writing, stating the reasons therefor.

[A] 107.7 Validity of permit. The issuance or granting of a permit or approval of plans, specifications and computations shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or conceal the provisions of this code or other ordinances of the jurisdiction shall not be valid.

[A] 107.8 Expiration. Every permit issued by the code official under the provisions of this code shall expire by limitation and become null and void if the building, use or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building, use or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days.

Any permittee holding an unexpired permit is allowed to apply for an extension of the time within which work is allowed to commence under that permit when the permittee is unable to commence work within the time required by this section for good and satisfactory reasons. The code official is authorized to extend the time for action by the permittee for a period not exceeding 180 days on written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. Permits shall not be extended more than once.

[A] 107.9 Retention of permits. Permits shall at all times be kept on the premises designated therein and shall at all times be subject to inspection by the code official or other authorized representative.

[A] 107.10 Revocation of permits. Permits issued under this code can be suspended or revoked when it is determined by the code official that:

1. It is used by a person other than the person to whom the permit was issued.
2. It is used for a location other than that for which the permit was issued.
3. Any of the conditions or limitations set forth in the permit have been violated.
4. The permittee fails, refuses or neglects to comply with any order or notice duly served on him or her under the provisions of this code within the time provided therein.
5. There has been any false statement or misrepresentation as to material fact in the application or plans on which the permit or application was made.
6. When the permit is issued in error or in violation of any other ordinance, regulations or provisions of this code.

The code official is allowed to, in writing, suspend or revoke a permit issued under the provisions of this code whenever the permit is issued in error or on the basis of incor-

rect information supplied, or in violation of any ordinance or regulation or any of the provisions of this code.

SECTION 108 PLANS AND SPECIFICATIONS

[A] **108.1 General.** Plans, engineering calculations, diagrams and other data shall be submitted in at least two sets with each application for a permit. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the code official is authorized to require additional documents to be prepared by a registered design professional.

Exception: Submission of plans, calculations, construction inspection requirements and other data, if it is found that the nature of the work applied for is such that reviewing of plans is not necessary to obtain compliance with this code.

[A] **108.2 Information on plans and specifications.** Plans and specifications shall be drawn to scale on substantial paper or cloth and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed, and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations.

[A] **108.3 Site plan.** In addition to the requirements for plans in the *International Building Code*, site plans shall include topography, width and percent of grade of access roads, landscape and vegetation details, locations of structures or building envelopes, existing or proposed overhead utilities, occupancy classification of buildings, types of ignition-resistant construction of buildings, structures and their appendages, roof classification of buildings and site water supply systems. The code official is authorized to waive or modify the requirement for a site plan where the application for permit is for alteration or repair or where otherwise warranted.

[A] **108.4 Vegetation management plans.** Where utilized by the permit applicant pursuant to Section 502, vegetation management plans shall be prepared and shall be submitted to the code official for review and approval as part of the plans required for a permit.

[A] **108.5 Fire protection plan.** Where required by the code official pursuant to Section 405, a fire protection plan shall be prepared and shall be submitted to the code official for review and *approved* as a part of the plans required for a permit.

[A] **108.6 Other data and substantiation.** Where required by the code official, the plans and specifications shall include classification of fuel loading, fuel model light, medium or heavy, and substantiating data to verify classification of fire-resistant vegetation.

[A] **108.7 Vicinity plan.** In addition to the requirements for site plans, plans shall include details regarding the vicinity within 300 feet (91 440 mm) of lot lines, including other structures, slope, vegetation, *fuel breaks*, water supply systems and access roads.

[A] **108.8 Retention of plans.** One set of *approved* plans, specifications and computations shall be retained by the code official for a period of not less than 180 days from date of completion of the permitted work or as required by state or local laws; and one set of *approved* plans and specifications shall be returned to the applicant, and said set shall be kept on the site of the building, use or work at all times during which the work authorized thereby is in progress.

[A] **108.9 Examination of documents.** The code official shall examine or cause to be examined the accompanying construction documents and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of this code and other pertinent laws or ordinances.

[A] **108.10 Amended construction documents.** Work shall be installed in accordance with the approved construction documents, and changes made during construction that are not in compliance with the *approved* documents shall be resubmitted for *approval* as an amended set of construction documents.

[A] **108.11 Previous approvals.** This code shall not require changes in the construction documents, construction or designated occupancy of a structure for which a lawful permit has been heretofore issued or otherwise lawfully authorized, and the construction of which has been pursued in good faith within 180 days after the effective date of this code and has not been abandoned.

[A] **108.12 Phased approval.** The code official is authorized to issue a permit for the construction of foundations or any other part of a building or structure before the construction documents for the whole building or structure have been submitted, provided that adequate information and detailed statements have been filed complying with pertinent requirements of this code. The holder of such permit for the foundation or other parts of a building or structure shall proceed at the holder's own risk with the building operation and without assurance that a permit for the entire structure will be granted.

SECTION 109 INSPECTION AND ENFORCEMENT

[A] **109.1 Inspection.** Inspections shall be in accordance with Sections 109.1.1 through 109.1.4.3.

[A] **109.1.1 General.** Construction or work for which a permit is required by this code shall be subject to inspection by the code official and such construction or work shall remain accessible and exposed for inspection purposes until *approved* by the code official.

It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the code official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspec-

SCOPE AND ADMINISTRATION

tions presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid.

Where required by the code official, a survey of the lot shall be provided to verify that the mitigation features are provided and the building or structure is located in accordance with the *approved* plans.

[A] 109.1.2 Authority to inspect. The code official shall inspect, as often as necessary, buildings and premises, including such other hazards or appliances designated by the code official for the purpose of ascertaining and causing to be corrected any conditions that could reasonably be expected to cause fire or contribute to its spread, or any violation of the purpose of this code and of any other law or standard affecting fire safety.

[A] 109.1.2.1 Approved inspection agencies. The code official is authorized to accept reports of *approved* inspection agencies, provided such agencies satisfy the requirements as to qualifications and reliability.

[A] 109.1.2.2 Inspection requests. It shall be the duty of the holder of the permit or their duly authorized agent to notify the code official when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by this code.

[A] 109.1.2.3 Approval required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the code official. The code official, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or notify the permit holder or his or her agent wherein the same fails to comply with this code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the code official.

[A] 109.1.3 Reinspections. To determine compliance with this code, the code official can cause a structure to be reinspected. A fee can be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete or when corrections called for are not made.

Reinspection fees can be assessed when the *approved* plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested or for deviating from plans requiring the approval of the code official.

To obtain a reinspection, the applicant shall pay the reinspection fee as set forth in the fee schedule adopted by the jurisdiction. Where reinspection fees have been assessed, additional inspection of the work will not be performed until the required fees have been paid.

[A] 109.1.4 Testing. Installations shall be tested as required in this code and in accordance with Sections 109.1.4.1 through 109.1.4.3. Tests shall be made by the permit holder or authorized agent and observed by the code official.

[A] 109.1.4.1 New, altered, extended or repaired installations. New installations and parts of existing installations that have been altered, extended, renovated or repaired, shall be tested as prescribed herein to disclose defects.

[A] 109.1.4.2 Apparatus, instruments, material and labor for tests. Apparatus, instruments, material and labor required for testing an installation or part thereof shall be furnished by the permit holder or authorized agent.

[A] 109.1.4.3 Reinspection and testing. Where any work or installation does not pass an initial test or inspection, the necessary corrections shall be made so as to achieve compliance with this code. The work or installation shall then be resubmitted to the code official for inspection and testing.

[A] 109.2 Enforcement. Enforcement shall be in accordance with Sections 109.2.1 and 109.2.2.

[A] 109.2.1 Authorization to issue corrective orders and notices. Where the code official finds any building or premises that are in violation of this code, the code official is authorized to issue corrective orders and notices.

[A] 109.2.2 Service of orders and notices. Orders and notices authorized or required by this code shall be given or served on the owner, the owner's authorized agent, operator, occupant or other person responsible for the condition or violation either by verbal notification, personal service, or delivering the same to, and leaving it with, a person of suitable age and discretion on the premises; or, if such person is not found on the premises, by affixing a copy thereof in a conspicuous place on the door to the entrance of said premises and by mailing a copy thereof to such person by registered or certified mail to the person's last known address.

Orders or notices that are given verbally shall be confirmed by service in writing as herein provided.

[A] 109.3 Right of entry. Where necessary to make an inspection to enforce any of the provisions of this code, or whenever the code official has reasonable cause to believe that there exists in any building or on any premises any condition that makes such building or premises unsafe, the code official is authorized to enter such building or premises at reasonable times to inspect the same or to perform any duty authorized by this code, provided that if such building or premises is occupied, the code official shall first present proper credentials and request entry; and if such building or premises is unoccupied, the code official shall first make a reasonable effort to locate the owner, the owner's authorized agent, or other persons having charge or control of the building or premises and request entry.

If such entry is refused, then the code official shall have recourse to every remedy provided by law to secure entry. Owners, the owner's authorized agent, occupants or any other persons having charge, care or control of any building or premises, shall, after proper request is made as herein provided, promptly permit entry therein by the code official for

the purpose of inspection and examination pursuant to this code.

[A] 109.4 Compliance with orders and notices. Compliance with orders and notices shall be in accordance with Sections 109.4.1 through 109.4.8.

[A] 109.4.1 General compliance. Orders and notices issued or served as provided by this code shall be complied with by the owner, the owner's authorized agent, operator, occupant or other person responsible for the condition or violation to which the corrective order or notice pertains.

If the building or premises is not occupied, then such corrective orders or notices shall be complied with by the owner or the owner's authorized agent.

[A] 109.4.2 Compliance with tags. A building or premises shall not be used when in violation of this code as noted on a tag affixed in accordance with Section 109.4.1.

[A] 109.4.3 Removal and destruction of signs and tags. A sign or tag posted or affixed by the code official shall not be mutilated, destroyed or removed without authorization by the code official.

[A] 109.4.4 Citations. Persons operating or maintaining an occupancy, premises or vehicle subject to this code who allow a hazard to exist or fail to take immediate action to abate a hazard on such occupancy, premises or vehicle when ordered or notified to do so by the code official shall be guilty of a misdemeanor.

[A] 109.4.5 Unsafe conditions. Buildings, structures or premises that constitute a fire hazard or are otherwise dangerous to human life, or that in relation to existing use constitute a hazard to safety or health or public welfare, by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster damage or abandonment as specified in this code or any other ordinance, are unsafe conditions. Unsafe buildings or structures shall not be used. Unsafe buildings are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal, pursuant to applicable state and local laws and codes.

[A] 109.4.5.1 Record. The code official shall cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

[A] 109.4.5.2 Notice. Where an unsafe condition is found, the code official shall serve on the owner, owner's authorized agent or person in control of the building, structure or premises, a written notice that describes the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition, or requires the unsafe structure to be demolished. Such notice shall require the person thus notified, or their designee, to declare to the code official within a stipulated time, acceptance or rejection of the terms of the order.

[A] 109.4.5.2.1 Method of service. Such notice shall be deemed properly served where a copy thereof is served by one of the following methods:

1. Delivered to the owner or the owner's authorized agent personally.
2. Sent by certified or registered mail addressed to the owner or the owner's authorized agent at the last known address with a return receipt requested.
3. Delivered in any other manner as prescribed by local law.

Where the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner upon the owner's authorized agent or upon the person responsible for the structure shall constitute service of notice upon the owner.

[A] 109.4.5.3 Placarding. Upon failure of the owner, the owner's authorized agent or the person responsible to comply with the notice provisions within the time given, the code official shall post on the premises or on defective equipment a placard bearing the word "UNSAFE" and a statement of the penalties provided for occupying the premises, operating the equipment or removing the placard.

[A] 109.4.5.3.1 Placard removal. The code official shall remove the unsafe condition placard whenever the defect or defects upon which the unsafe condition and placarding action were based have been eliminated. Any person who defaces or removes an unsafe condition placard without the approval of the code official shall be subject to the penalties provided by this code.

[A] 109.4.5.4 Abatement. The owner, the owner's authorized agent, operator or occupant of a building, structure or premises deemed unsafe by the code official shall abate, correct or cause to be abated or corrected such unsafe conditions either by repair, rehabilitation, demolition or other *approved* corrective action.

[A] 109.4.5.5 Summary abatement. Where conditions exist that are deemed hazardous to life and property, the code official is authorized to abate or correct summarily such hazardous conditions that are in violation of this code.

[A] 109.4.5.6 Evacuation. The code official shall be authorized to order the immediate evacuation of any occupied building, structure or premises deemed unsafe where such hazardous conditions exist that present imminent danger to the occupants. Persons so notified shall immediately leave the structure or premises and shall not enter or reenter until authorized to do so by the code official.

SCOPE AND ADMINISTRATION

[A] **109.4.6 Prosecution of violation.** If the notice of violation is not complied with promptly, the code official is authorized to request the legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

[A] **109.4.7 Violation penalties.** Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the *approved* construction documents or directive of the code official, or of a permit or certificate used under provisions of this code, shall be guilty of a [SPECIFY OFFENSE], punishable by a fine of not more than [AMOUNT] dollars, or by imprisonment not exceeding [NUMBER OF DAYS], or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

[A] **109.4.8 Abatement of violation.** In addition to the imposition of the penalties herein described, the code official is authorized to institute appropriate action to prevent unlawful construction or to restrain, correct or abate a violation; or to prevent illegal occupancy of a structure or premises; or to stop an illegal act, conduct of business or occupancy of a structure on or about any premises.

SECTION 110 CERTIFICATE OF COMPLETION

[A] **110.1 General.** A building, structure or premises shall not be used or occupied, and a change in the existing use or occupancy classification of a building, structure, premise or portion thereof shall not be made until the code official has issued a certificate of completion therefor as provided herein. The certificate of occupancy shall not be issued until the certificate of completion indicating that the project is in compliance with this code has been issued by the code official.

[A] **110.2 Certificate of occupancy.** Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other pertinent laws and ordinances of the jurisdiction. Certificates presuming to give authority to violate or cancel the provisions of this code or other laws or ordinances of the jurisdiction shall not be valid.

Exceptions:

1. Certificates of occupancy are not required for work exempt from permits under Section 107.3.
2. Accessory structures.

[A] **110.3 Temporary occupancy.** The code official is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely. The code official shall set a time period during which the temporary certificate of occupancy is valid.

[A] **110.4 Revocation.** The code official is authorized to, in writing, suspend or revoke a certificate of occupancy or completion issued under the provisions of this code wherever the certificate is issued in error, on the basis of incorrect information supplied, or where it is determined that the building or structure, premise or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code.

SECTION 111 TEMPORARY STRUCTURES AND USES

[A] **111.1 General.** The code official is authorized to issue a permit for temporary structures and temporary uses. Such permits shall be limited as to time of service, but shall not be permitted for more than 180 days. The code official is authorized to grant extensions for demonstrated cause.

[A] **111.2 Conformance.** Temporary structures and uses shall conform to the structural strength, fire safety, means of egress, accessibility, light, ventilation and sanitary requirements of this code as necessary to ensure the public health, safety and general welfare.

[A] **111.3 Termination of approval.** The code official is authorized to terminate such permit for a temporary structure or use and to order the temporary structure or use to be discontinued.

SECTION 112 FEES

[A] **112.1 Fees.** A permit shall not be issued until the fees prescribed in Section 112.2 have been paid, nor shall an amendment to a permit be released until the additional fee, if any, has been paid.

[A] **112.2 Schedule of permit fees.** A fee for each permit shall be paid as required, in accordance with the schedule as established by the applicable governing authority.

[A] **112.3 Work commencing before permit issuance.** Any person who commences any work before obtaining the necessary permits shall be subject to an additional fee established by the applicable governing authority, which shall be in addition to the required permit fees.

[A] **112.4 Related fees.** The payment of the fee for the construction, alteration, removal or demolition of work done in connection to or concurrently with the work or activity authorized by a permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law.

[A] **112.5 Refunds.** The applicable governing authority is authorized to establish a refund policy.

SECTION 113 SERVICE UTILITIES

[A] **113.1 Connection of service utilities.** No person shall make connections from a utility, source of energy, fuel or power to any building or system that is regulated by this code.

for which a permit is required until released by the code official.

[A] 113.2 Authority to disconnect service utilities. The code official shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the referenced codes and standards set forth in Section 102.4 in case of emergency where necessary to eliminate an immediate hazard to life or property or when such utility connection has been made without the release required by Section 113.1. The code official shall notify the serving utility and, whenever possible, the owner or the owner's authorized agent and the occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnection, the owner, the owner's authorized agent or the occupant of the building, structure or service system shall be notified in writing as soon as practical thereafter.

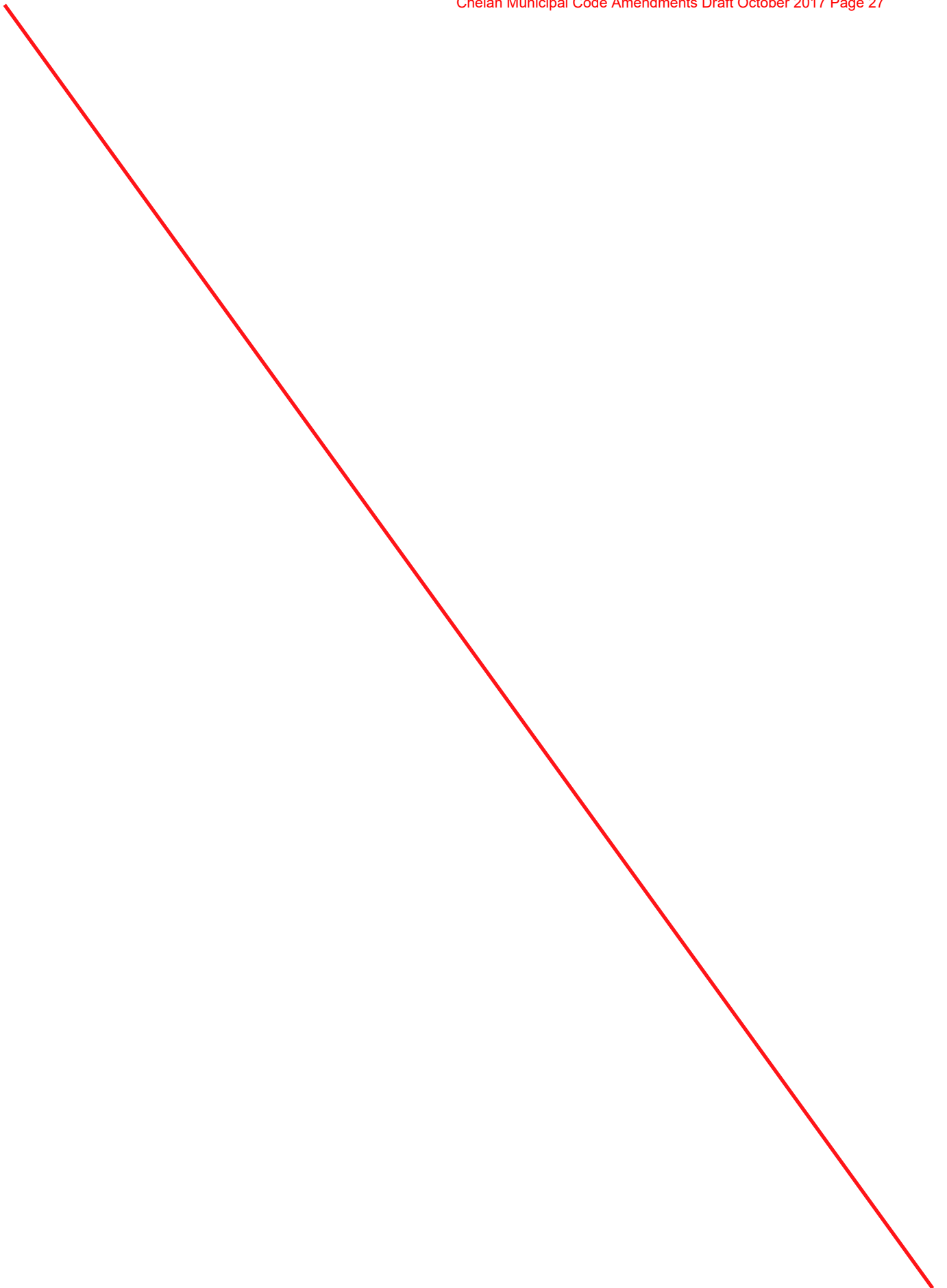
SECTION 114 STOP WORK ORDER

[A] 114.1 Authority. Whenever the code official finds any work regulated by this code being performed in a manner either contrary to the provisions of this code or dangerous or unsafe, the code official is authorized to issue a stop work order.

[A] 114.2 Issuance. The stop work order shall be in writing and shall be given to the owner of the property involved, to the owner's authorized agent or to the person doing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order and the conditions under which the cited work will be permitted to resume.

[A] 114.3 Emergencies. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work.

[A] 114.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than **[AMOUNT]** dollars or more than **[AMOUNT]** dollars.



CHAPTER 2

DEFINITIONS

SECTION 201 GENERAL

201.1 Scope. Unless otherwise expressly stated, the following words and terms shall, for the purposes of this code, have the meanings shown in this chapter.

201.2 Interchangeability. Words stated in the present tense include the future; words stated in the masculine gender include the feminine and neuter; and the singular number includes the plural and the plural the singular.

201.3 Terms defined in other codes. Where terms are not defined in this code and are defined in other *International Codes*, such terms shall have the meanings ascribed to them as in those codes.

201.4 Terms not defined. Where terms are not defined through the methods authorized by this section, such terms shall have their ordinarily accepted meanings such as the context implies.

SECTION 202 DEFINITIONS

ACCESSORY STRUCTURE. A building or structure used to shelter or support any material, equipment, chattel or occupancy other than a habitable building.

[A] APPROVED. Acceptable to the code official.

[A] BUILDING. Any structure used or intended for supporting or sheltering any use or occupancy.

[A] BUILDING OFFICIAL. The officer or other designated authority charged with the administration and enforcement of the *International Building Code*, or the building official's duly authorized representative.

CERTIFICATE OF COMPLETION. Written documentation that the project or work for which a permit was issued has been completed in conformance with requirements of this code.

CODE OFFICIAL. The official designated by the jurisdiction to interpret and enforce this code, or the code official's authorized representative.

CRITICAL FIRE WEATHER. A set of weather conditions (usually a combination of low relative humidity and wind) whose effects on fire behavior make control difficult and threaten fire fighter safety.

DEFENSIBLE SPACE. An area either natural or man-made, where material capable of allowing a fire to spread unchecked has been treated, cleared or modified to slow the rate and intensity of an advancing wildfire and to create an area for fire suppression operations to occur.

DRIVEWAY. A vehicular ingress and egress route that serves no more than two buildings or structures, not including accessory structures, or more than five dwelling units.

[BG] DWELLING. A building that contains one or two dwelling units used, intended or designed to be used, rented, leased, let or hired out to be occupied for living purposes.

[F] FIRE CHIEF. The chief officer or the chief officer's authorized representative of the fire department serving the jurisdiction.

FIRE FLOW CALCULATION AREA. The floor area, in square feet (square meters), used to determine the adequate water supply.

FIRE PROTECTION PLAN. A document prepared for a specific project or development proposed for the *wildland-urban interface area*. It describes ways to minimize and mitigate the fire problems created by the project or development, with the purpose of reducing impact on the community's fire protection delivery system.

FIRE WEATHER. Weather conditions favorable to the ignition and rapid spread of fire. In wildfires, this generally includes high temperatures combined with strong winds and low humidity. See "Critical fire weather."

FIRE-RESISTANCE-RATED CONSTRUCTION. The use of materials and systems in the design and construction of a building or structure to safeguard against the spread of fire within a building or structure and the spread of fire to or from buildings or structures to the *wildland-urban interface area*.

[BG] FLAME SPREAD INDEX. A comparative measure, expressed as a dimensionless number, derived from visual measurements of the spread of flame versus time for a material tested in accordance with ASTM E 84.

FUEL BREAK. An area, strategically located for fighting anticipated fires, where the native vegetation has been permanently modified or replaced so that fires burning into it can be more easily controlled. Fuel breaks divide fire-prone areas into smaller areas for easier fire control and to provide access for fire fighting.

FUEL, HEAVY. Vegetation consisting of round wood 3 to 8 inches (76 to 203 mm) in diameter. See Fuel Models G, I, J, K and U described in Appendix D.

FUEL, LIGHT. Vegetation consisting of herbaceous plants and round wood less than 1/4 inch (6.4 mm) in diameter. See Fuel Models A, C, E, L, N, P, R and S described in Appendix D.

FUEL, MEDIUM. Vegetation consisting of round wood 1/4 to 3 inches (6.4 mm to 76 mm) in diameter. See Fuel Models B, D, F, H, O, Q and T described in Appendix D.

FUEL MODIFICATION. A method of modifying fuel load by reducing the amount of nonfire-resistive vegetation or altering the type of vegetation to reduce the fuel load.

FUEL MOSAIC. A *fuel modification* system that provides for the creation of islands and irregular boundaries to reduce the visual and ecological impact of *fuel modification*.

DEFINITIONS

FUEL-LOADING. The oven-dry weight of fuels in a given area, usually expressed in pounds per acre (lb/a) (kg/ha). Fuel-loading may be referenced to fuel size or timelag categories, and may include surface fuels or total fuels.

GREEN BELT. A *fuel break* designated for a use other than fire protection.

HAZARDOUS MATERIALS. As defined in the *International Fire Code*.

HEAVY TIMBER CONSTRUCTION. As described in the *International Building Code*.

IGNITION-RESISTANT BUILDING MATERIAL. A type of building material that resists ignition or sustained flaming combustion sufficiently so as to reduce losses from wildland-urban interface conflagration under worst-case weather and fuel conditions with wildfire exposure of burning embers and small flames, as prescribed in Section 503.

IGNITION-RESISTANT CONSTRUCTION, CLASS 1. A schedule of additional requirements for construction in wildland-urban interface areas based on extreme fire hazard.

IGNITION-RESISTANT CONSTRUCTION, CLASS 2. A schedule of additional requirements for construction in wildland-urban interface areas based on high fire hazard.

IGNITION-RESISTANT CONSTRUCTION, CLASS 3. A schedule of additional requirements for construction in wildland-urban interface areas based on moderate fire hazard.

LOG WALL CONSTRUCTION. A type of construction in which exterior walls are constructed of solid wood members and where the smallest horizontal dimension of each solid wood member is at least 6 inches (152 mm).

MULTILAYERED GLAZED PANELS. Window or door assemblies that consist of two or more independently glazed panels installed parallel to each other, having a sealed air gap in between, within a frame designed to fill completely the window or door opening in which the assembly is intended to be installed.

NONCOMBUSTIBLE. As applied to building construction material means a material that, in the form in which it is used, is either one of the following:

1. Material of which no part will ignite and burn when subjected to fire. Any material conforming to ASTM E 136 shall be considered noncombustible within the meaning of this section.
2. Material having a structural base of *noncombustible* material as defined in Item 1 above, with a surfacing material not over $\frac{1}{8}$ inch (3.2 mm) thick, which has a flame spread index of 50 or less. Flame spread index as used herein refers to a flame spread index obtained according to tests conducted as specified in ASTM E 84 or UL 723.

“Noncombustible” does not apply to surface finish materials. Material required to be noncombustible for reduced clearances to flues, heating appliances or other sources of high temperature shall refer to material conforming to Item 1. No material shall be classified as noncombustible that is subject

to increase in combustibility or flame spread index, beyond the limits herein established, through the effects of age, moisture or other atmospheric condition.

NONCOMBUSTIBLE ROOF COVERING. A roof covering consisting of any of the following:

1. Cement shingles or sheets.
2. Exposed concrete slab roof.
3. Ferrous or copper shingles or sheets.
4. Slate shingles.
5. Clay or concrete roofing tile.
6. *Approved* roof covering of *noncombustible* material.

SLOPE. The variation of terrain from the horizontal; the number of feet (meters) rise or fall per 100 feet (30 480 mm) measured horizontally, expressed as a percentage.

[A] STRUCTURE. That which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some manner.

[Z] SUBDIVISION. The division of a tract, lot or parcel of land into two or more lots, plats, sites or other divisions of land.

TREE CROWN. The primary and secondary branches growing out from the main stem, together with twigs and foliage.

UNENCLOSED ACCESSORY STRUCTURE. An accessory structure without a complete exterior wall system enclosing the area under roof or floor above.

WILDFIRE. An uncontrolled fire spreading through vegetative fuels, exposing and possibly consuming structures.

WILDLAND. An area in which development is essentially nonexistent, except for roads, railroads, power lines and similar facilities.

WILDLAND-URBAN INTERFACE AREA. That geographical area where structures and other human development meets or intermingles with wildland or vegetative fuels.

CHAPTER 3

WILDLAND-URBAN INTERFACE AREAS

SECTION 301 GENERAL

301.1 Scope. The provisions of this chapter provide methodology to establish and record wildland-urban interface areas based on the findings of fact.

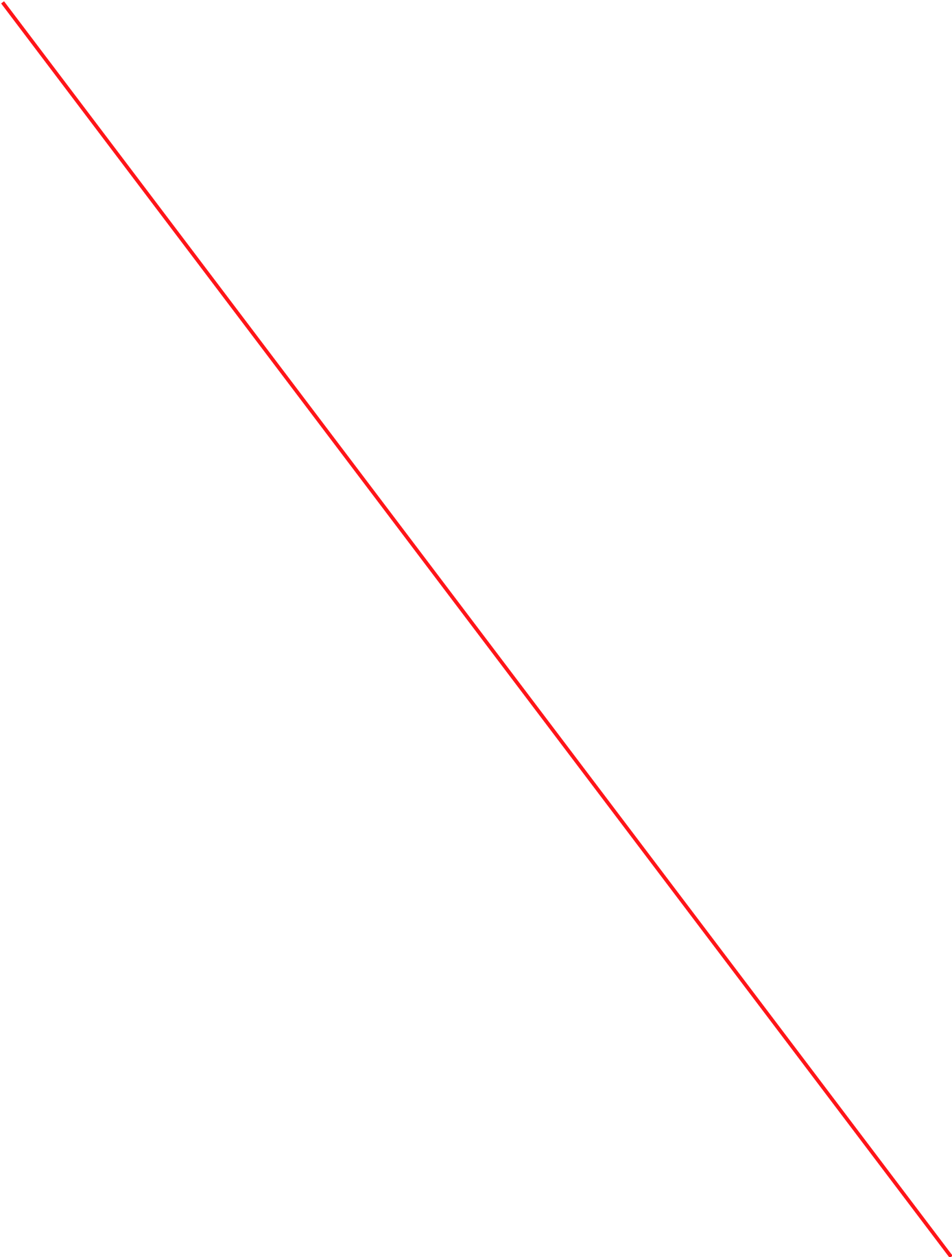
301.2 Objective. The objective of this chapter is to provide simple baseline criteria for determining wildland-urban interface areas.

SECTION 302 WILDLAND-URBAN INTERFACE AREA DESIGNATIONS

302.1 Declaration. The legislative body shall declare the *wildland-urban interface areas* within the jurisdiction. The *wildland-urban interface areas* shall be based on the findings of fact. The *wildland-urban interface area* boundary shall correspond to natural or man-made features.

302.2 Mapping. The *wildland-urban interface areas* shall be recorded on maps available for inspection by the public.

302.3 Review of wildland-urban interface areas. The code official shall reevaluate and recommend modification to the *wildland-urban interface areas* in accordance with Section 302.1 on a 3-year basis or more frequently as deemed necessary by the legislative body.



CHAPTER 4

WILDLAND-URBAN INTERFACE AREA REQUIREMENTS

SECTION 401 GENERAL

401.1 Scope. *Wildland-urban interface areas* shall be provided with emergency vehicle access and water supply in accordance with this chapter.

401.2 Objective. The objective of this chapter is to establish the minimum requirements for emergency vehicle access and water supply for buildings and structures located in the *wildland-urban interface areas*.

401.3 General safety precautions. General safety precautions shall be in accordance with this chapter. See also Appendix A.

SECTION 402 APPLICABILITY

402.1 Subdivisions. Subdivisions shall comply with Sections 402.1.1 and 402.1.2.

402.1.1 Access. New subdivisions, as determined by this jurisdiction, shall be provided with fire apparatus access roads in accordance with the *International Fire Code* and access requirements in accordance with Section 403.

402.1.2 Water supply. New subdivisions as determined by this jurisdiction shall be provided with water supply in accordance with Section 404.

402.2 Individual structures. Individual structures shall comply with Sections 402.2.1 and 402.2.2.

402.2.1 Access. Individual structures hereafter constructed or relocated into or within *wildland-urban interface areas* shall be provided with fire apparatus access in accordance with the *International Fire Code* and driveways in accordance with Section 403.2. Marking of fire protection equipment shall be provided in accordance with Section 403.5 and address markers shall be provided in accordance with Section 403.6.

402.2.2 Water supply. Individual structures hereafter constructed or relocated into or within *wildland-urban interface areas* shall be provided with a conforming water supply in accordance with Section 404.

Exceptions:

1. Structures constructed to meet the requirements for the class of ignition-resistant construction specified in Table 503.1 for a nonconforming water supply.
2. Buildings containing only private garages, carports, sheds and agricultural buildings with a floor area of not more than 600 square feet (56 m²).

402.3 Existing conditions. Existing buildings shall be provided with address markers in accordance with Section 403.6.

Existing roads and fire protection equipment shall be provided with markings in accordance with Sections 403.4 and 403.5, respectively.

SECTION 403 ACCESS

403.1 Restricted access. Where emergency vehicle access is restricted because of secured access roads or driveways or where immediate access is necessary for life-saving or fire-fighting purposes, the code official is authorized to require a key box to be installed in an accessible location. The key box shall be of a type *approved* by the code official and shall contain keys to gain necessary access as required by the code official.

403.2 Driveways. Driveways shall be provided where any portion of an exterior wall of the first story of a building is located more than 150 feet (45 720 mm) from a fire apparatus access road.

403.2.1 Dimensions. Driveways shall provide a minimum unobstructed width of 12 feet (3658 mm) and a minimum unobstructed height of 13 feet 6 inches (4115 mm).

403.2.2 Length. Driveways in excess of 150 feet (45 720 mm) in length shall be provided with turnarounds. Driveways in excess of 200 feet (60 960 mm) in length and less than 20 feet (6096 mm) in width shall be provided with turnouts in addition to turnarounds.

403.2.3 Service limitations. A driveway shall not serve in excess of five dwelling units.

Exception: Where such driveways meet the requirements for fire apparatus access road in accordance with Section 503 of the *International Fire Code*.

403.2.4 Turnarounds. Driveway turnarounds shall have inside turning radii of not less than 30 feet (9144 mm) and outside turning radii of not less than 45 feet (13 716 mm). Driveways that connect with a road or roads at more than one point shall be considered as having a turnaround if all changes of direction meet the radii requirements for driveway turnarounds.

403.2.5 Turnouts. Driveway turnouts shall be an all-weather road surface not less than 10 feet (3048 mm) wide and 30 feet (9144 mm) long. Driveway turnouts shall be located as required by the code official.

403.2.6 Bridges. Vehicle load limits shall be posted at both entrances to bridges on driveways and private roads. Design loads for bridges shall be established by the code official.

403.3 Fire apparatus access road. Where required, fire apparatus access roads shall be all-weather roads with a minimum width of 20 feet (6096 mm) and a clear height of 13 feet 6 inches (4115 mm); shall be designed to accommodate the

WILDLAND-URBAN INTERFACE AREA REQUIREMENTS

loads and turning radii for fire apparatus; and shall have a gradient negotiable by the specific fire apparatus normally used at that location within the jurisdiction. Dead-end roads in excess of 150 feet (45 720 mm) in length shall be provided with turnarounds as *approved* by the code official. An all-weather road surface shall be any surface material acceptable to the code official that would normally allow the passage of emergency service vehicles typically used to respond to that location within the jurisdiction.

403.4 Marking of roads. *Approved* signs or other *approved* notices shall be provided and maintained for access roads and driveways to identify such roads and prohibit the obstruction thereof or both.

403.4.1 Sign construction. Road identification signs and supports shall be of noncombustible materials. Signs shall have minimum 4-inch-high (102 mm) reflective letters with 1/2-inch (12.7 mm) stroke on a contrasting 6-inch-high (152 mm) sign. Road identification signage shall be mounted at a height of 7 feet (2134 mm) from the road surface to the bottom of the sign.

403.5 Marking of fire protection equipment. Fire protection equipment and fire hydrants shall be clearly identified in a manner *approved* by the code official to prevent obstruction.

403.6 Address markers. Buildings shall have a permanently posted address, which shall be placed at each driveway entrance and be visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter, and the address shall be visible and legible from the road on which the address is located.

403.6.1 Signs along one-way roads. Address signs along one-way roads shall be visible from both the intended direction of travel and the opposite direction.

403.6.2 Multiple addresses. Where multiple addresses are required at a single driveway, they shall be mounted on a single post, and additional signs shall be posted at locations where driveways divide.

403.6.3 Single business sites. Where a roadway provides access solely to a single commercial or industrial business, the address sign shall be placed at the nearest road intersection providing access to that site.

403.7 Grade. The gradient for fire apparatus access roads and driveways shall not exceed the maximum *approved* by the code official.

SECTION 404 WATER SUPPLY

404.1 General. Where provided in order to qualify as a conforming water supply for the purpose of Table 503.1 or as required for new subdivisions in accordance with Section 402.1.2, an *approved* water source shall have an adequate

water supply for the use of the fire protection service to protect buildings and structures from exterior fire sources or to suppress structure fires within the *wildland-urban interface area* of the jurisdiction in accordance with this section.

Exception: Buildings containing only private garages, carports, sheds and agricultural buildings with a floor area of not more than 600 square feet (56 m²).

404.2 Water sources. The point at which a water source is available for use shall be located not more than 1,000 feet (305 m) from the building and be *approved* by the code official. The distance shall be measured along an unobstructed line of travel.

Water sources shall comply with the following:

1. Man-made water sources shall have a minimum usable water volume as determined by the adequate water supply needs in accordance with Section 404.5. This water source shall be equipped with an *approved* hydrant. The water level of the water source shall be maintained by rainfall, water pumped from a well, water hauled by a tanker or by seasonal high water of a stream or river. The design, construction, location, water level maintenance, access and access maintenance of man-made water sources shall be *approved* by the code official.
2. Natural water sources shall have a minimum annual water level or flow sufficient to meet the adequate water supply needs in accordance with Section 404.5. This water level or flow shall not be rendered unusable because of freezing. This water source shall have an *approved* draft site with an *approved* hydrant. Adequate water flow and rights for access to the water source shall be ensured in a form acceptable to the code official.

404.3 Draft sites. *Approved* draft sites shall be provided at natural water sources intended for use as fire protection for compliance with this code. The design, construction, location, access and access maintenance of draft sites shall be *approved* by the code official.

404.3.1 Access. The draft site shall have emergency vehicle access from an access road in accordance with Section 403.

404.3.2 Pumper access points. The pumper access point shall be either an emergency vehicle access area alongside a conforming access road or an *approved* driveway not longer than 150 feet (45 720 mm). Pumper access points and access driveways shall be designed and constructed in accordance with all codes and ordinances enforced by this jurisdiction. Pumper access points shall not require the pumper apparatus to obstruct a road or driveway.

404.4 Hydrants. Hydrants shall be designed and constructed in accordance with nationally recognized standards. The location and access shall be *approved* by the code official.

404.5 Adequate water supply. Adequate water supply shall be determined for purposes of initial attack and flame front control as follows:

1. One- and two-family dwellings. The required water supply for one- and two-family dwellings having a fire flow calculation area that does not exceed 3,600 square feet (334 m²) shall be 1,000 gallons per minute (63.1 L/s) for a minimum duration of 30 minutes. The required water supply for one- and two-family dwellings having a fire flow calculation area in excess of 3,600 square feet (334 m²) shall be 1,500 gallons per minute (95 L/s) for a minimum duration of 30 minutes.

Exception: A reduction in required flow rate of 50 percent, as *approved* by the code official, is allowed where the building is provided with an *approved* automatic sprinkler system.

2. Buildings other than one- and two-family dwellings. The water supply required for buildings other than one- and two-family dwellings shall be as *approved* by the code official but shall be not less than 1,500 gallons per minute (95 L/s) for a duration of 2 hours.

Exception: A reduction in required flow rate of up to 75 percent, as *approved* by the code official, is allowed where the building is provided with an *approved* automatic sprinkler system. The resulting water supply shall not be less than 1,500 gallons per minute (94.6 L/s).

404.6 Fire department. The water supply required by this code shall only be approved where a fire department, rated Class 9 or better in accordance with ISO Commercial Rating Service, 1995, is available.

404.7 Obstructions. Access to water sources required by this code shall be unobstructed at all times. The code official shall not be deterred or hindered from gaining immediate access to water source equipment, fire protection equipment or hydrants.

404.8 Identification. Water sources, draft sites, hydrants and fire protection equipment and hydrants shall be clearly identified in a manner *approved* by the code official to identify location and to prevent obstruction by parking and other obstructions.

404.9 Testing and maintenance. Water sources, draft sites, hydrants and other fire protection equipment required by this code shall be subject to periodic tests as required by the code official. All such equipment installed under the provisions of this code shall be maintained in an operative condition at all times and shall be repaired or replaced where defective. Additions, repairs, alterations and servicing of such fire protection equipment and resources shall be in accordance with *approved* standards.

404.10 Reliability. Water supply reliability shall comply with Sections 404.10.1 through 404.10.3.

404.10.1 Objective. The objective of this section is to increase the reliability of water supplies by reducing the exposure of vegetative fuels to electrically powered systems.

404.10.2 Clearance of fuel. *Defensible space* shall be provided around water tank structures, water supply pumps and pump houses in accordance with Section 603.

404.10.3 Standby power. Standby power shall be provided to pumps, controllers and related electrical equipment so that stationary water supply facilities within the *wildland-urban interface area* that are dependent on electrical power can provide the required water supply. The standby power system shall be in accordance with Section 2702 of the *International Building Code*, and Section 604 of the *International Fire Code*. The standby power source shall be capable of providing power for not less than 2 hours.

Exceptions:

1. Where *approved* by the code official, a standby power supply is not required where the primary power service to the stationary water supply facility is underground.
2. A standby power supply is not required where the stationary water supply facility serves not more than one single-family dwelling.

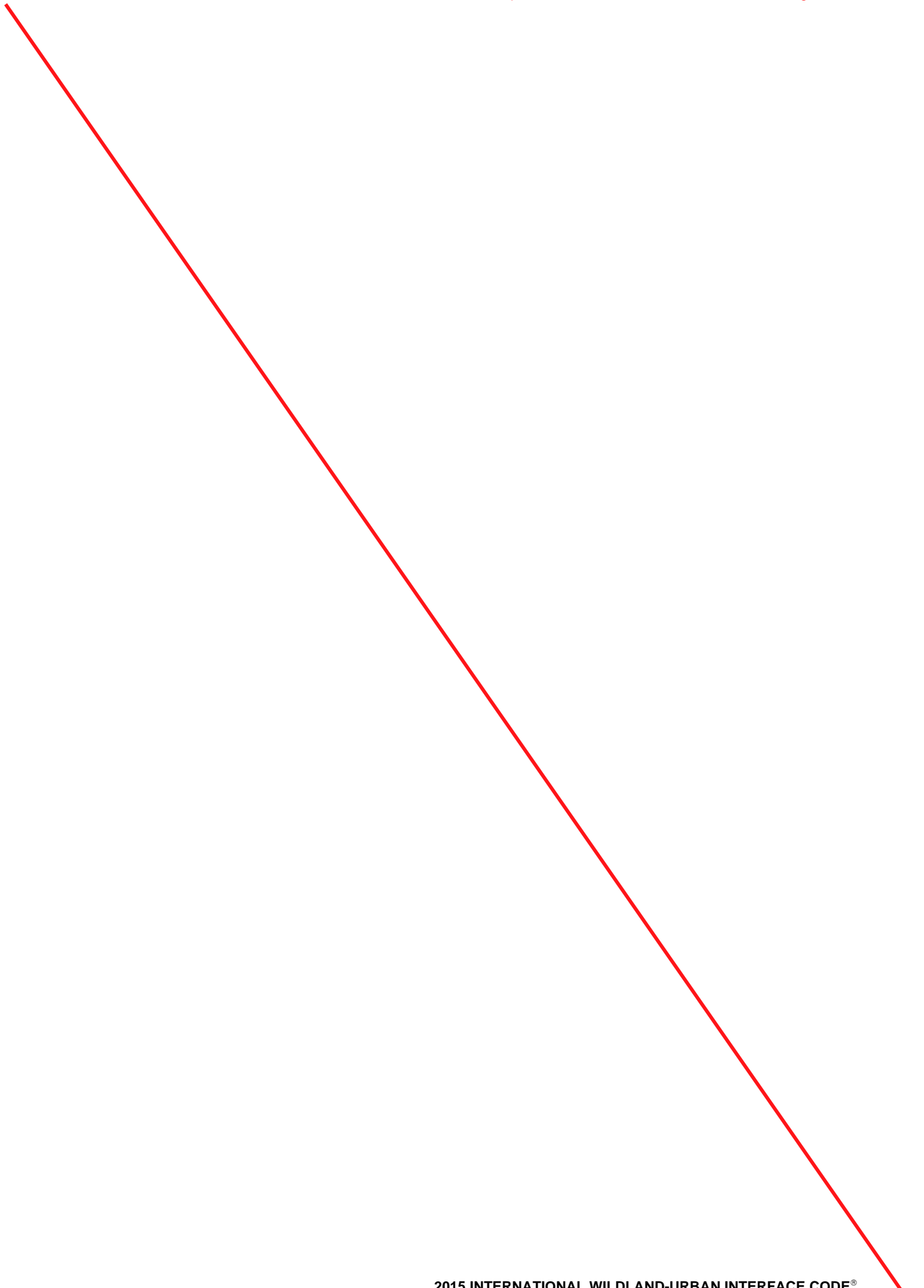
**SECTION 405
FIRE PROTECTION PLAN**

405.1 General. Where required by the code official, a fire protection plan shall be prepared.

405.2 Content. The plan shall be based upon a site-specific wildfire risk assessment that includes considerations of location, topography, aspect, flammable vegetation, climatic conditions and fire history. The plan shall address water supply, access, building ignition and fire-resistance factors, fire protection systems and equipment, *defensible space* and vegetation management.

405.3 Cost. The cost of fire protection plan preparation and review shall be the responsibility of the applicant.

405.4 Plan retention. The fire protection plan shall be retained by the code official.



CHAPTER 5 SPECIAL BUILDING CONSTRUCTION REGULATIONS

SECTION 501 GENERAL

501.1 Scope. Buildings and structures shall be constructed in accordance with the *International Building Code* and this code.

Exceptions:

1. Accessory structures not exceeding 120 square feet (11 m²) in floor area where located not less than 50 feet (15 240 mm) from buildings containing habitable spaces.
2. Agricultural buildings not less than 50 feet (15 240 mm) from buildings containing habitable spaces.

501.2 Objective. The objective of this chapter is to establish minimum standards to locate, design and construct buildings and structures or portions thereof for the protection of life and property, to resist damage from wildfires, and to mitigate building and structure fires from spreading to wildland fuels. The minimum standards set forth in this chapter vary with the critical *fire weather*, slope and fuel type to provide increased protection, above the requirements set forth in the *International Building Code*, from the various levels of hazards.

501.3 Fire-resistance-rated construction. Where this code requires 1-hour fire-resistance-rated construction, the fire-resistance rating of building elements, components or assemblies shall be determined in accordance with the test procedures set forth in ASTM E 119 or UL 263.

Exceptions:

1. The fire-resistance rating of building elements, components or assemblies based on the prescriptive designs prescribed in Section 721 of the *International Building Code*.
2. The fire-resistance rating of building elements, components or assemblies based on the calculation procedures in accordance with Section 722 of the *International Building Code*.

SECTION 502 FIRE HAZARD SEVERITY

502.1 General. The fire hazard severity of building sites for buildings hereafter constructed, modified or relocated into *wildland-urban interface areas* shall be established in accordance with Table 502.1. See also Appendix C.

502.2 Fire hazard severity reduction. The fire hazard severity identified in Table 502.1 is allowed to be reduced by implementing a vegetation management plan in accordance with Appendix B.

SECTION 503 IGNITION-RESISTANT CONSTRUCTION AND MATERIAL

503.1 General. Buildings and structures hereafter constructed, modified or relocated into or within *wildland-urban interface areas* shall meet the construction requirements in accordance with Table 503.1. Class 1, Class 2 or Class 3, ignition-resistant construction shall be in accordance with Sections 504, 505 and 506, respectively. Materials required to be ignition-resistant materials shall comply with the requirements of Section 503.2.

503.2 Ignition-resistant building material. Ignition-resistant building materials shall comply with any one of the following:

1. Material shall be tested on all sides with the extended ASTM E 84 (UL 723) test or ASTM E 2768, except panel products shall be permitted to test only the front and back faces. Panel products shall be tested with a ripped or cut longitudinal gap of 1/8 inch (3.2 mm). Materials that, when tested in accordance with the test procedures set forth in ASTM E 84 or UL 723 for a test period of 30 minutes, or with ASTM E 2768, comply with the following:
 - 1.1. Flame spread. Material shall exhibit a flame spread index not exceeding 25 and shall not

**TABLE 502.1
FIRE HAZARD SEVERITY**

FUEL MODEL ^b	CRITICAL FIRE WEATHER FREQUENCY								
	≤ 1 Day ^a			2 to 7 days ^a			≥ 8 days ^a		
	Slope (%)			Slope (%)			Slope (%)		
	≤ 40	41-60	≥ 61	≤ 40	41-60	≥ 61	≤ 40	41-60	≥ 61
Light fuel	M	M	M	M	M	M	M	M	H
Medium fuel	M	M	H	H	H	H	E	E	E
Heavy fuel	H	H	H	H	E	E	E	E	E

E = Extreme hazard;
H = High hazard;
M = Moderate hazard.

a. Days per annum.

b. Where required by the code official, fuel classification shall be based on the historical fuel type for the area.

SPECIAL BUILDING CONSTRUCTION REGULATIONS

show evidence of progressive combustion following the extended 30-minute test.

- 1.2. Flame front. Material shall exhibit a flame front that does not progress more than 10¹/₂ feet (3200 mm) beyond the centerline of the burner at any time during the extended 30-minute test.
- 1.3. Weathering. Ignition-resistant building materials shall maintain their performance in accordance with this section under conditions of use. Materials shall meet the performance requirements for weathering (including exposure to temperature, moisture and ultraviolet radiation) contained in the following standards, as applicable to the materials and the conditions of use:
 - 1.3.1. Method A “Test Method for Accelerated Weathering of Fire-Retardant-Treated Wood for Fire Testing” in ASTM D 2898, for fire-retardant-treated wood, wood-plastic composite and plastic lumber materials.
 - 1.3.2. ASTM D 7032 for wood-plastic composite materials.
 - 1.3.3. ASTM D 6662 for plastic lumber materials.
- 1.4. Identification. All materials shall bear identification showing the fire test results.

Exception: Materials comprised of a combustible core and a noncombustible exterior covering, comprised of either aluminum at a minimum 0.019 inch (0.48 mm) thickness or corrosion-resistant steel at a minimum 0.0149 inch (0.38 mm) thickness shall not be required to be tested with a ripped or cut longitudinal gap.

- 2. Noncombustible material. Material that complies with the requirements for *noncombustible* materials in Section 202.

- 3. Fire-retardant-treated wood. Fire-retardant-treated wood identified for exterior use and meeting the requirements of Section 2303.2 of the *International Building Code*.
- 4. Fire-retardant-treated wood roof coverings. Roof assemblies containing fire-retardant-treated wood shingles and shakes that comply with the requirements of Section 1505.6 of the *International Building Code* and classified as Class A roof assemblies as required in Section 1505.2 of the *International Building Code*.

SECTION 504

CLASS 1 IGNITION-RESISTANT CONSTRUCTION

504.1 General. Class 1 ignition-resistant construction shall be in accordance with Sections 504.2 through 504.11.


504.2 Roof covering. Roofs shall have a roof assembly that complies with a Class A rating when tested in accordance with ASTM E 108 or UL 790. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be firestopped to preclude entry of flames or embers, or have one layer of 72-pound (32.4 kg) mineral-surfaced, nonperforated cap sheet complying with ASTM D 3909 installed over the combustible decking.

Exceptions:

- 1. Class A roof assemblies include those with coverings of brick, masonry or an exposed concrete roof deck.
- 2. Class A roof assemblies also include ferrous or copper shingles or sheets, metal sheets and shingles, clay or concrete roof tile or slate installed on noncombustible decks or ferrous, copper or metal sheets installed without a roof deck on noncombustible framing.

**TABLE 503.1
IGNITION-RESISTANT CONSTRUCTION^a**

DEFENSIBLE SPACE ^c	FIRE HAZARD SEVERITY					
	Moderate Hazard		High Hazard		Extreme Hazard	
	Water Supply ^b		Water Supply ^b		Water Supply ^b	
	Conforming ^d	Nonconforming ^e	Conforming ^d	Nonconforming ^e	Conforming ^d	Nonconforming ^e
Nonconforming	IR 2	IR 1	IR 1	IR 1 N.C.	IR 1 N.C.	Not Permitted
Conforming	IR 3	IR 2	IR 2	IR 1	IR 1	IR 1 N.C.
1.5 × Conforming	Not Required	IR 3	IR 3	IR 2	IR 2	IR 1

- a. Access shall be in accordance with Section 403.
- b. Subdivisions shall have a conforming water supply in accordance with Section 402.1.
 - IR 1 = Ignition-resistant construction in accordance with Section 504.
 - IR 2 = Ignition-resistant construction in accordance with Section 505.
 - IR 3 = Ignition-resistant construction in accordance with Section 506.
 - N.C. = Exterior walls shall have a fire-resistance rating of not less than 1 hour and the exterior surfaces of such walls shall be *noncombustible*. Usage of log wall construction is allowed.
- c. Conformance based on Section 603. 
- d. Conformance based on Section 404.
- e. A nonconforming water supply is any water system or source that does not comply with Section 404, including situations where there is no water supply for structure protection or fire suppression.

3. Class A roof assemblies include minimum 16 oz/sq. ft. (0.0416 kg/m²) copper sheets installed over combustible decks.

504.2.1 Roof valleys. When provided, valley flashings shall be not less than 0.019 inch (0.48 mm) (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36-inch-wide (914 mm) underlayment consisting of one layer of 72-pound (32.4 kg) mineral-surfaced, nonperforated cap sheet complying with ASTM D 3909 running the full length of the valley.

504.3 Protection of eaves. Eaves and soffits shall be protected on the exposed underside by ignition-resistant materials or by materials *approved* for not less than 1-hour fire-resistance-rated construction, 2-inch (51 mm) nominal dimension lumber, or 1-inch (25 mm) nominal fire-retardant-treated lumber or 3/4-inch (19.1 mm) nominal fire-retardant-treated plywood, identified for exterior use and meeting the requirements of Section 2303.2 of the *International Building Code*. Fascias are required and shall be protected on the backside by ignition-resistant materials or by materials *approved* for not less than 1-hour fire-resistance-rated construction or 2-inch (51 mm) nominal dimension lumber.

504.4 Gutters and downspouts. Gutters and downspouts shall be constructed of *noncombustible* material. Gutters shall be provided with an *approved* means to prevent the accumulation of leaves and debris in the gutter.

504.5 Exterior walls. Exterior walls of buildings or structures shall be constructed with one of the following methods:

1. Materials *approved* for not less than 1-hour fire-resistance-rated construction on the exterior side.
2. *Approved noncombustible* materials.
3. Heavy timber or log wall construction.
4. Fire-retardant-treated wood on the exterior side. The fire-retardant-treated wood shall be labeled for exterior use and meet the requirements of Section 2303.2 of the *International Building Code*.
5. Ignition-resistant materials on the exterior side.

Such material shall extend from the top of the foundation to the underside of the roof sheathing.

504.6 Underfloor enclosure. Buildings or structures shall have underfloor areas enclosed to the ground with exterior walls in accordance with Section 504.5.

Exception: Complete enclosure shall not be required where the underside of exposed floors and exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance-rated construction or heavy timber construction or fire-retardant-treated wood. The fire-retardant-treated wood shall be labeled for exterior use and meet the requirements of Section 2303.2 of the *International Building Code*.

504.7 Appendages and projections. *Unenclosed accessory structures* attached to buildings with habitable spaces and projections, such as decks, shall be not less than 1-hour fire-

resistance-rated construction, heavy timber construction or constructed of one of the following:

1. *Approved noncombustible* materials.
2. Fire-retardant-treated wood identified for exterior use and meeting the requirements of Section 2303.2 of the *International Building Code*.
3. Ignition-resistant building materials in accordance with Section 503.2.

504.7.1 Underfloor areas. Where the attached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have underfloor areas enclosed to within 6 inches (152 mm) of the ground, with exterior wall construction in accordance with Section 504.5.

504.8 Exterior glazing. Exterior windows, window walls and glazed doors, windows within exterior doors, and skylights shall be tempered glass, multilayered glazed panels, glass block or have a fire protection rating of not less than 20 minutes.

504.9 Exterior doors. Exterior doors shall be *approved noncombustible* construction, solid core wood not less than 1 3/4 inches thick (44 mm), or have a fire protection rating of not less than 20 minutes. Windows within doors and glazed doors shall be in accordance with Section 504.8.

Exception: Vehicle access doors.

504.10 Vents. Attic ventilation openings, foundation or underfloor vents, or other ventilation openings in vertical exterior walls and vents through roofs shall not exceed 144 square inches (0.0929 m²) each. Such vents shall be covered with *noncombustible* corrosion-resistant mesh with openings not to exceed 1/4 inch (6.4 mm), or shall be designed and *approved* to prevent flame or ember penetration into the structure.

504.10.1 Vent locations. Attic ventilation openings shall not be located in soffits, in eave overhangs, between rafters at eaves, or in other overhang areas. Gable end and dormer vents shall be located not less than 10 feet (3048 mm) from lot lines. Underfloor ventilation openings shall be located as close to grade as practical.

504.11 Detached accessory structures. Detached accessory structures located less than 50 feet (15 240 mm) from a building containing habitable space shall have exterior walls constructed with materials *approved* for not less than 1-hour fire-resistance-rated construction, heavy timber, log wall construction, or constructed with *approved noncombustible* materials or fire-retardant-treated wood on the exterior side. The fire-retardant-treated wood shall be labeled for exterior use and meet the requirements of Section 2303.2 of the *International Building Code*.

504.11.1 Underfloor areas. Where the detached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall

SPECIAL BUILDING CONSTRUCTION REGULATIONS

have underfloor areas enclosed to within 6 inches (152 mm) of the ground, with exterior wall construction in accordance with Section 504.5 or underfloor protection in accordance with Section 504.6.

Exception: The enclosure shall not be required where the underside of exposed floors and exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance-rated construction or heavy timber construction or fire-retardant-treated wood on the exterior side. The fire-retardant-treated wood shall be labeled for exterior use and meet the requirements of Section 2303.2 of the *International Building Code*.

SECTION 505**CLASS 2 IGNITION-RESISTANT CONSTRUCTION**

505.1 General. Class 2 ignition-resistant construction shall be in accordance with Sections 505.2 through 505.11.

505.2 Roof covering. Roofs shall have at least a roof assembly that complies with a Class B rating when tested in accordance with ASTM E 108 or UL 790 or an *approved noncombustible roof covering*. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be firestopped to preclude entry of flames or embers, or have one layer of 72-pound (32.4 kg) mineral-surfaced, nonperforated cap sheet complying with ASTM D 3909 installed over the combustible decking.

505.2.1 Roof valleys. Where provided, valley flashings shall be not less than 0.019-inch (0.48 mm) (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36-inch-wide (914 mm) underlayment consisting of one layer of 72-pound (32.4 kg) mineral-surfaced, nonperforated cap sheet complying with ASTM D 3909 running the full length of the valley.

505.3 Protection of eaves. Combustible eaves, fascias and soffits shall be enclosed with solid materials with a minimum thickness of $\frac{3}{4}$ inch (19 mm). Exposed rafter tails shall not be permitted unless constructed of heavy timber materials.

505.4 Gutters and downspouts. Gutters and downspouts shall be constructed of *noncombustible* material. Gutters shall be provided with an *approved* means to prevent the accumulation of leaves and debris in the gutter.

505.5 Exterior walls. Exterior walls of buildings or structures shall be constructed with one of the following methods:

1. Materials *approved* for a minimum of 1-hour fire-resistance-rated construction on the exterior side.
2. *Approved noncombustible* materials.
3. Heavy timber or log wall construction.
4. Fire-retardant-treated wood on the exterior side. The fire-retardant-treated wood shall be labeled for exterior use and meet the requirements of Section 2303.2 of the *International Building Code*.
5. Ignition-resistant materials on the exterior side.

Such material shall extend from the top of the foundation to the underside of the roof sheathing.

505.6 Underfloor enclosure. Buildings or structures shall have underfloor areas enclosed to the ground, with exterior walls in accordance with Section 505.5.

Exception: Complete enclosure shall not be required where the underside of exposed floors and exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance-rated construction or heavy timber construction or fire-retardant-treated wood. The fire-retardant-treated wood shall be labeled for exterior use and meet the requirements of Section 2303.2 of the *International Building Code*.

505.7 Appendages and projections. *Unenclosed accessory structures* attached to buildings with habitable spaces and projections, such as decks, shall be not less than 1-hour fire-resistance-rated construction, heavy timber construction or constructed of one of the following:

1. *Approved noncombustible* materials.
2. Fire-retardant-treated wood identified for exterior use and meeting the requirements of Section 2303.2 of the *International Building Code*.
3. Ignition-resistant building materials in accordance with Section 503.2.

505.7.1 Underfloor areas. Where the attached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have underfloor areas enclosed to within 6 inches (152 mm) of the ground, with exterior wall construction in accordance with Section 505.5.

505.8 Exterior glazing. Exterior windows, window walls and glazed doors, windows within exterior doors, and skylights shall be tempered glass, multilayered glazed panels, glass block or have a fire protection rating of not less than 20 minutes.

505.9 Exterior doors. Exterior doors shall be *approved noncombustible* construction, solid core wood not less than $1\frac{3}{4}$ inches thick (45 mm), or have a fire protection rating of not less than 20 minutes. Windows within doors and glazed doors shall be in accordance with Section 505.8.

Exception: Vehicle access doors.

505.10 Vents. Attic ventilation openings, foundation or underfloor vents or other ventilation openings in vertical exterior walls and vents through roofs shall not exceed 144 square inches (0.0929 m²) each. Such vents shall be covered with *noncombustible* corrosion-resistant mesh with openings not to exceed $\frac{1}{4}$ inch (6.4 mm) or shall be designed and *approved* to prevent flame or ember penetration into the structure.

505.10.1 Vent locations. Attic ventilation openings shall not be located in soffits, in eave overhangs, between rafters at eaves, or in other overhang areas. Gable end and dormer vents shall be located not less than 10 feet (3048 mm) from lot lines. Underfloor ventilation openings shall be located as close to grade as practical.

505.11 Detached accessory structures. Detached accessory structures located less than 50 feet (15 240 mm) from a building containing habitable space shall have exterior walls constructed with materials *approved* for not less than 1-hour fire-resistance-rated construction, heavy timber, log wall construction, or constructed with *approved noncombustible* materials or fire-retardant-treated wood on the exterior side. The fire-retardant-treated wood shall be labeled for exterior use and meet the requirements of Section 2303.2 of the *International Building Code*.

505.11.1 Underfloor areas. Where the detached accessory structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have underfloor areas enclosed to within 6 inches (152 mm) of the ground, with exterior wall construction in accordance with Section 505.5 or underfloor protection in accordance with Section 505.6.

Exception: The enclosure shall not be required where the underside of exposed floors and exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance-rated construction or heavy-timber construction or fire-retardant-treated wood on the exterior side. The fire-retardant-treated wood shall be labeled for exterior use and meet the requirements of Section 2303.2 of the *International Building Code*.

SECTION 506

CLASS 3 IGNITION-RESISTANT CONSTRUCTION

506.1 General. Class 3 ignition-resistant construction shall be in accordance with Sections 506.2 through 506.4.

506.2 Roof covering. Roofs shall have at least a roof assembly that complies with a Class C rating when tested in accordance with ASTM E 108 or UL 790 or an *approved noncombustible* roof covering. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be firestopped to preclude entry of flames or embers, or have one layer of 72-pound (32.4 kg) mineral-surfaced, nonperforated cap sheet complying with ASTM D 3909 installed over the combustible decking.

506.2.1 Roof valleys. Where provided, valley flashings shall be not less than 0.019-inch (0.44 mm) (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36-inch-wide (914 mm) underlayment consisting of one layer of 72-pound (32.4 kg) mineral-surfaced, nonperforated cap sheet complying with ASTM D 3909 running the full length of the valley.

506.3 Underfloor enclosure. Buildings or structures shall have underfloor areas enclosed to the ground with exterior walls.

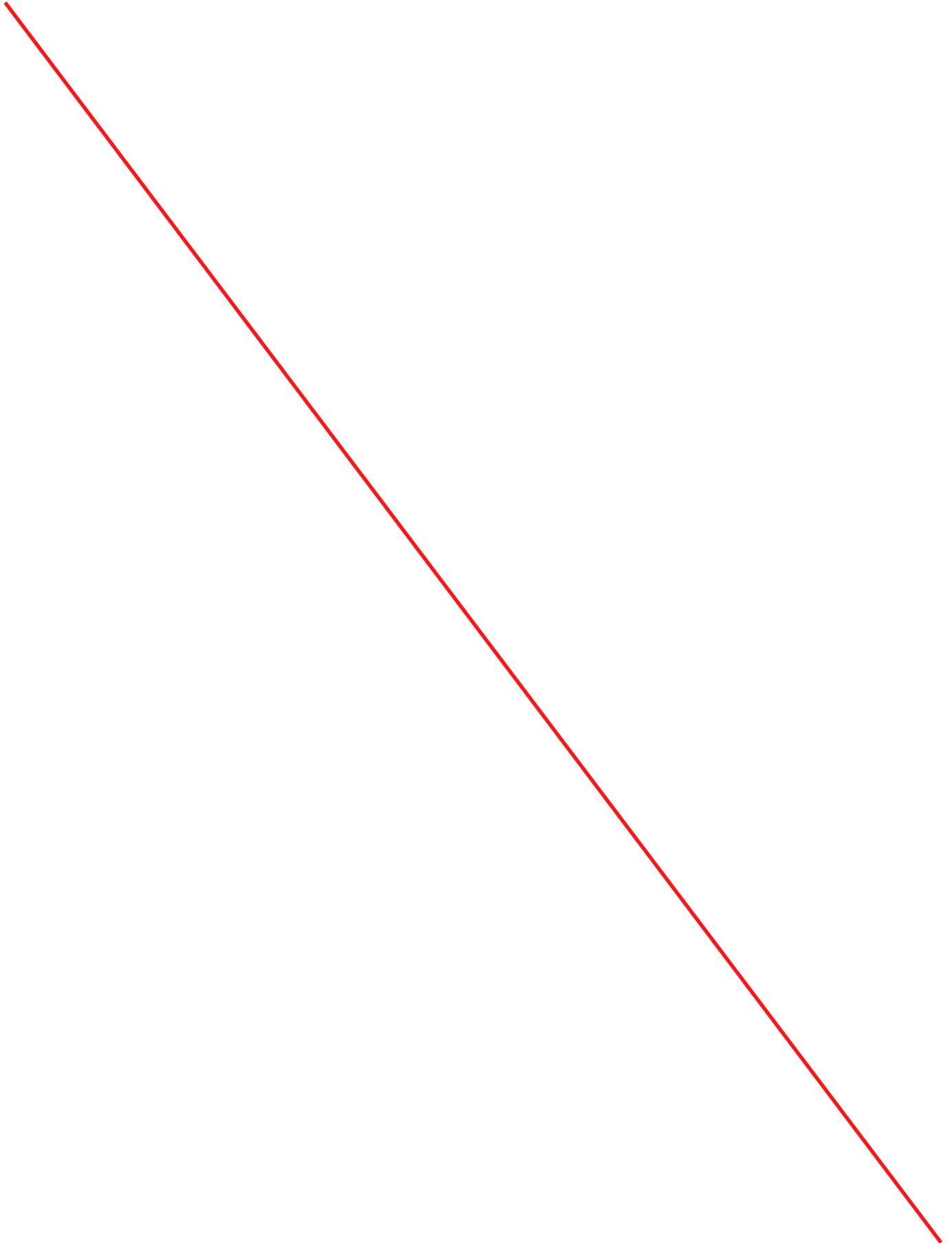
Exception: Complete enclosure shall not be required where the underside of exposed floors and exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance-rated construction or heavy timber construction.

506.4 Gutters and downspouts. Gutters and downspouts shall be constructed of *noncombustible* material. Gutters shall be provided with an *approved* means to prevent the accumulation of leaves and debris in the gutter.

SECTION 507

REPLACEMENT OR REPAIR OF ROOF COVERINGS

507.1 General. The roof covering on buildings or structures in existence prior to the adoption of this code that are replaced or have 25 percent or more replaced in a 12-month period shall be replaced with a roof covering required for new construction based on the type of ignition-resistant construction specified in accordance with Section 503.



CHAPTER 6 FIRE PROTECTION REQUIREMENTS

SECTION 601 GENERAL

601.1 Scope. The provisions of this chapter establish general requirements for new and existing buildings, structures and premises located within *wildland-urban interface areas*.

601.2 Objective. The objective of this chapter is to establish minimum requirements to mitigate the risk to life and property from wildland fire exposures, exposures from adjacent structures and to mitigate structure fires from spreading to wildland fuels.

SECTION 602 AUTOMATIC SPRINKLER SYSTEMS

602.1 General. An *approved* automatic sprinkler system shall be installed in all occupancies in new buildings required to meet the requirements for Class 1 ignition-resistant construction in Chapter 5. The installation of the automatic sprinkler systems shall be in accordance with nationally recognized standards.

SECTION 603 DEFENSIBLE SPACE

603.1 Objective. Provisions of this section are intended to modify the fuel load in areas adjacent to structures to create a *defensible space*.

603.2 Fuel modification. Buildings or structures, constructed in compliance with the conforming *defensible space* category of Table 503.1, shall comply with the *fuel modification* dis-

tances contained in Table 603.2. For all other purposes the *fuel modification* distance shall not be less than 30 feet (9144 mm) or to the lot line, whichever is less. Distances specified in Table 603.2 shall be measured on a horizontal plane from the perimeter or projection of the building or structure as shown in Figure 603.2. Distances specified in Table 603.2 are allowed to be increased by the code official because of a site-specific analysis based on local conditions and the fire protection plan.

**TABLE 603.2
REQUIRED DEFENSIBLE SPACE**

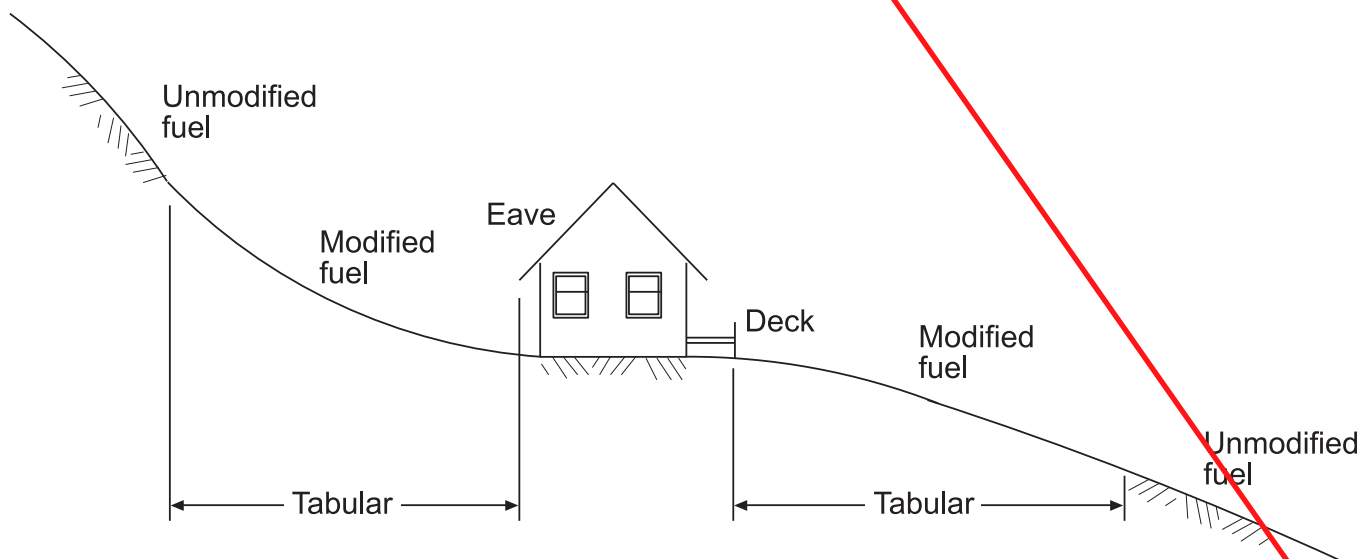
WILDLAND-URBAN INTERFACE AREA	FUEL MODIFICATION DISTANCE (feet) ^a
Moderate hazard	30
High hazard	50
Extreme hazard	100

For SI: 1 foot = 304.8 mm.

a. Distances are allowed to be increased due to site-specific analysis based on local conditions and the fire protection plan.

603.2.1 Responsible party. Persons owning, leasing, controlling, operating or maintaining buildings or structures requiring defensible spaces are responsible for modifying or removing nonfire-resistive vegetation on the property owned, leased or controlled by said person.

603.2.2 Trees. Trees are allowed within the *defensible space*, provided the horizontal distance between crowns of adjacent trees and crowns of trees and structures, overhead electrical facilities or unmodified fuel is not less than 10 feet (3048 mm).



**FIGURE 603.2
MEASUREMENTS OF FUEL MODIFICATION DISTANCE**

FIRE PROTECTION REQUIREMENTS

603.2.3 Groundcover. Deadwood and litter shall be regularly removed from trees. Where ornamental vegetative fuels or cultivated ground cover, such as green grass, ivy, succulents or similar plants are used as ground cover, they are allowed to be within the designated *defensible space*, provided they do not form a means of transmitting fire from the native growth to any structure.

**SECTION 604
MAINTENANCE OF DEFENSIBLE SPACE**

604.1 General. Defensible spaces required by Section 603 shall be maintained in accordance with Section 604.

604.2 Modified area. Nonfire-resistive vegetation or growth shall be kept clear of buildings or structures, in accordance with Section 603, in such a manner as to provide a clear area for fire suppression operations.

604.3 Responsibility. Persons owning, leasing, controlling, operating or maintaining buildings or structures are responsible for maintenance of *defensible spaces*. Maintenance of the *defensible space* shall include modifying or removing non-fire-resistive vegetation and keeping leaves, needles and other dead vegetative material regularly removed from roofs of buildings and structures.

604.4 Trees. Tree crowns extending to within 10 feet (3048 mm) of any structure shall be pruned to maintain a minimum horizontal clearance of 10 feet (3048 mm). Tree crowns within the *defensible space* shall be pruned to remove limbs located less than 6 feet (1829 mm) above the ground surface adjacent to the trees.

604.4.1 Chimney clearance. Portions of tree crowns that extend to within 10 feet (3048 mm) of the outlet of a chimney shall be pruned to maintain a minimum horizontal clearance of 10 feet (3048 mm).

604.4.2 Deadwood removed. Deadwood and litter shall be regularly removed from trees.

**SECTION 605
SPARK ARRESTERS**

605.1 General. Chimneys serving fireplaces, barbecues, incinerators or decorative heating appliances in which solid or liquid fuel is used, shall be provided with a spark arrester. Spark arresters shall be constructed of woven or welded wire screening of 12 USA standard gage wire (0.1046 inch) (2.66 mm) having openings not exceeding $\frac{1}{2}$ inch (12.7 mm).

605.2 Net free area. The net free area of the spark arrester shall not be less than four times the net free area of the outlet of the chimney.

**SECTION 606
LIQUEFIED PETROLEUM GAS INSTALLATIONS**

606.1 General. The storage of liquefied petroleum gas (LP-gas) and the installation and maintenance of pertinent equipment shall be in accordance with the *International Fire Code* or, in the absence thereof, recognized standards.

606.2 Location of containers or tanks. LP-gas containers or tanks shall be located within the *defensible space* in accordance with the *International Fire Code*.

**SECTION 607
STORAGE OF FIREWOOD
AND COMBUSTIBLE MATERIALS**

607.1 General. Firewood and combustible material shall not be stored in unenclosed spaces beneath buildings or structures, or on decks or under eaves, canopies or other projections or overhangs. When required by the code official, storage of firewood and combustible material stored in the *defensible space* shall be located a minimum of 20 feet (6096 mm) from structures and separated from the crown of trees by a minimum horizontal distance of 15 feet (4572 mm).

607.2 Storage for off-site use. Firewood and combustible materials not for consumption on the premises shall be stored so as to not pose a hazard. See Appendix A.

CHAPTER 7 REFERENCED STANDARDS

This chapter lists the standards that are referenced in various sections of this document. The standards are listed herein by the promulgating agency of the standard, the standard identification, the effective date and title, and the section or sections of this document that reference the standard.

ASTM

ASTM International
100 Barr Harbor Drive
West Conshohocken, PA 19428-2959

Standard reference number	Title	Referenced in code section number
D 2898—10	Standard Test Methods for Accelerated Weathering of Fire-Retardant-Treated Wood for Fire Testing . . . . .	.503.2
D 3201—13	Standard Test Methods for Hygroscopic Properties of Fire-Retardant Wood and Wood-based Products. . . . .	.503.2
D 3909/D3909M—97b (2012e1)	Standard Specification for Asphalt Roll Roofing (Glass Felt) Surfaced with Mineral Granules . . . . .	.504.2, 504.2.1, 505.2, 505.2.1, 506.2, 506.2.1
D 6662—13	Standard Specification for Polyolefin-based Plastic Lumber Decking Boards . . . . .	.503.2
D 7032—10a	Standard Specification for Establishing Performance Ratings for Wood-plastic Composite Deck Boards and Guardrail Systems (Guards or Handrails). . . . .	.503.2
E 84—2013A	Test Method for Surface-Burning Characteristics of Building Materials . . . . .	.202, 503.2
E 108—11	Standard Test Methods for Fire Tests of Roof Coverings . . . . .	.504.2, 505.2, 506.2
E 119—2012a	Standard Test Methods for Fire Tests of Building Construction and Materials . . . . .	.501.3
E 136—2012	Test Method for Behavior of Materials in a Vertical Tube Furnace at 750°C. . . . .	.202
E 1354—13	Standard Test Method for Heat and Visible Smoke Release Rates for Materials and Products Using and Oxygen Consumption Calorimeter . . . . .	.504.7, 505.7
E 2632/E2632—13E1	Standard Test Method for Evaluating the Under-Deck Fire Test Response of Deck Materials . . . . .	.504.7, 505.7
E 2768—2011	Standard Test Method for Extended Duration Surface Burning Characteristics of Building Materials (30 Minute Tunnel Test). . . . .	.503.2

ICC

International Code Council, Inc.
500 New Jersey Ave, NW
6th Floor
Washington, DC 20001

Standard reference number	Title	Referenced in code section number
IBC—15	International Building Code® . . . . .	.103.3, 107.1, 107.3, 108.3, 202, 404.10.3, 501.1, 501.2, 501.3, 503.2, 504.3, 504.5, 504.6, 504.7, 504.11, 505.5, 505.6, 505.7, 505.11, A107.5
IFC—15	International Fire Code® . . . . .	.102.6, 107.1, 107.3, 202, 402.1.1, 402.2.1, 403.2, 403.2.3, 404.10.3, 606.1, 606.2, A104.6, A105.1, A107.5
IPMC—15	International Property Maintenance Code® . . . . .	.102.6

NFPA

National Fire Protection Association
Batterymarch Park
Quincy, MA 02169-7471

Standard reference number	Title	Referenced in code section number
NFPA 70—14	National Electrical Code . . . . .	.404.10.3, A107.5

REFERENCED STANDARDS

UL

UL LLC
 333 Pfingsten Road
 Northbrook, IL 60062-2096

Standard reference number	Title	Referenced in code section number
263—2011	Standard for Fire Test of Building Construction and Materials	501.3
723—2008	Standard for Test for Surface Burning Characteristics of Building Materials—with Revisions through September 2010	202, 503.2
790—2004	Standard Test Methods for Fire Tests of Roof Coverings— with revisions through October 2008	504.2, 505.2, 506.2

APPENDIX A

GENERAL REQUIREMENTS

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

SECTION A101 GENERAL

A101.1 Scope. The provisions of this appendix establish general requirements applicable to new and existing properties located within *wildland-urban interface areas*.

A101.2 Objective. The objective of this appendix is to provide necessary fire protection measures to reduce the threat of wildfire in a *wildland-urban interface area* and improve the capability of controlling such fires.

SECTION A102 VEGETATION CONTROL

A102.1 General. Vegetation control shall comply with Sections A102.2 through A102.4.

A102.2 Clearance of brush or vegetative growth from roadways. The code official is authorized to require areas within 10 feet (3048 mm) on each side of portions of fire apparatus access roads and driveways to be cleared of non fire-resistive vegetation growth.

Exception: Single specimens of trees, ornamental vegetative fuels or cultivated ground cover, such as green grass, ivy, succulents or similar plants used as ground cover, provided they do not form a means of readily transmitting fire.

A102.3 Clearance of brush and vegetative growth from electrical transmission and distribution lines. Clearance of brush and vegetative growth from electrical transmission and distribution lines shall be in accordance with Sections A102.3.1 through A102.3.2.3.

Exception: Sections A102.3.1 through A102.3.2.3 do not authorize persons not having legal right of entry to enter on or damage the property of others without consent of the owner.

A102.3.1 Support clearance. Persons owning, controlling, operating or maintaining electrical transmission or distribution lines shall have an *approved* program in place that identifies poles or towers with equipment and hardware types that have a history of becoming an ignition source, and provides a combustible free space consisting of a clearing of not less than 10 feet (3048 mm) in each direction from the outer circumference of such pole or tower during such periods of time as designated by the code official.

Exception: Lines used exclusively as telephone, telegraph, messenger call, alarm transmission or other lines classed as communication circuits by a public utility.

A102.3.2 Electrical distribution and transmission line clearances. Clearances between vegetation and electrical

lines shall be in accordance with Sections A102.3.2.1 through A102.3.2.3.

A102.3.2.1 Trimming clearance. At the time of trimming, clearances not less than those established by Table A102.3.2.1 shall be provided. The radial clearances shown are minimum clearances that shall be established, at time of trimming, between the vegetation and the energized conductors and associated live parts.

Exception: The code official is authorized to establish minimum clearances different than those specified by Table A102.3.2.1 when evidence substantiating such other clearances is submitted to and *approved* by the code official.

**TABLE A102.3.2.1
MINIMUM CLEARANCES BETWEEN VEGETATION AND ELECTRICAL LINES AT TIME OF TRIMMING**

LINE VOLTAGE	MINIMUM RADIAL CLEARANCE FROM CONDUCTOR (feet)
2,400 - 72,000	4
72,001 - 110,000	6
110,001 - 300,000	10
300,001 or more	15

For SI: 1 foot = 304.8 mm.

A102.3.2.2 Minimum clearance to be maintained. Clearances not less than those established by Table A102.3.2.2 shall be maintained during such periods of time as designated by the code official. The site-specific clearance achieved, at time of pruning, shall vary based on species growth rates, the utility company-specific trim cycle, the potential line sway due to wind, line sag due to electrical loading and ambient temperature and the tree's location in proximity to the high voltage lines.

Exception: The code official is authorized to establish minimum clearances different than those specified by Table A102.3.2.2 when evidence substantiating such other clearances is submitted to and *approved* by the code official.

**TABLE A102.3.2.2
MINIMUM CLEARANCES BETWEEN VEGETATION AND ELECTRICAL LINES TO BE MAINTAINED**

LINE VOLTAGE	MINIMUM CLEARANCE (inches)
750 - 35,000	6
35,001 - 60,000	12
60,001 - 115,000	19
115,001 - 230,000	30.5
230,001 - 500,000	115

For SI: 1 inch = 25.4 mm.

APPENDIX A

A102.3.2.3 Electrical power line emergencies. During emergencies, the utility shall perform the required work to the extent necessary to clear the hazard. An emergency can include situations such as trees falling into power lines, or trees in violation of Table A102.3.2.2.

A102.4 Correction of condition. The code official is authorized to give notice to the owner of the property on which conditions regulated by Section A102 exist to correct such conditions. If the owner fails to correct such conditions, the legislative body of the jurisdiction is authorized to cause the same to be done and make the expense of such correction a lien on the property where such condition exists.

SECTION A103 ACCESS RESTRICTIONS

A103.1 Restricted entry to public lands. The code official is authorized to determine and publicly announce when wildland-urban interface areas shall be closed to entry and when such areas shall again be opened to entry. Entry on and occupation of *wildland-urban interface areas*, except public roadways, inhabited areas or established trails and campsites that have not been closed during such time when the *wildland-urban interface area* is closed to entry, is prohibited.

Exceptions:

1. Residents and owners of private property within *wildland-urban interface areas* and their invitees and guests going to or being on their lands.
2. Entry, in the course of duty, by peace or police officers, and other duly authorized public officers, members of a fire department and members of the Wildland Firefighting Service.

A103.2 Trespassing on posted private property. Where the code official determines that a specific area within a *wildland-urban interface area* presents an exceptional and continuing fire danger because of the density of natural growth, difficulty of terrain, proximity to structures or accessibility to the public, such areas shall be restricted or closed until changed conditions warrant termination of such restriction or closure. Such areas shall be posted in accordance with Section A103.2.1.

A103.2.1 Signs. *Approved* signs prohibiting entry by unauthorized persons and referring to this code shall be placed on every closed area.

A103.2.2 Trespassing. Entering and remaining within areas closed and posted is prohibited.

Exception: Owners and occupiers of private or public property within closed and posted areas; their guests or invitees; authorized persons engaged in the operation and maintenance of necessary utilities such as electrical power, gas, telephone, water and sewer; and local, state and federal public officers and their authorized agents acting in the course of duty.

A103.3 Use of fire roads and defensible space. Motorcycles, motor scooters and motor vehicles shall not be driven or parked on, and trespassing is prohibited on, fire roads or

defensible space beyond the point where travel is restricted by a cable, gate or sign, without the permission of the property owners. Vehicles shall not be parked in a manner that obstructs the entrance to a fire road or *defensible space*.

Exception: Public officers acting within their scope of duty.

A103.3.1 Obstructions. Radio and television aerials, guy wires thereto, and other obstructions shall not be installed or maintained on fire roads or *defensible spaces*, unless located 16 feet (4877 mm) or more above such fire road or *defensible space*.

A103.4 Use of motorcycles, motor scooters, ultralight aircraft and motor vehicles. Motorcycles, motor scooters, ultralight aircraft and motor vehicles shall not be operated within *wildland-urban interface areas*, without a permit by the code official, except on clearly established public or private roads. Permission from the property owner shall be presented when requesting a permit.

A103.5 Tampering with locks, barricades, signs and address markers. Locks, barricades, seals, cables, signs and address markers installed within *wildland-urban interface areas*, by or under the control of the code official, shall not be tampered with, mutilated, destroyed or removed.

A103.5.1 Gates, doors, barriers and locks. Gates, doors, barriers and locks installed by or under the control of the code official shall not be unlocked.

SECTION A104 IGNITION SOURCE CONTROL

A104.1 General. Ignition sources shall be controlled in accordance with Sections A104.2 through A104.10.

A104.2 Objective. Regulations in this section are intended to provide the minimum requirements to prevent the occurrence of wildfires.

A104.3 Clearance from ignition sources. Clearance between ignition sources and grass, brush or other combustible materials shall be maintained at not less than 30 feet (9144 mm).

A104.4 Smoking. Where required by the code official, signs shall be posted stating NO SMOKING. Persons shall not smoke within 15 feet (4572 mm) of combustible materials or nonfire-resistive vegetation.

Exception: Places of habitation or in the boundaries of established smoking areas or campsites as designated by the code official.

A104.5 Equipment and devices generating heat, sparks or open flames. Equipment and devices generating heat, sparks or open flames capable of igniting nearby combustibles shall not be used in *wildland-urban interface areas* without a permit from the code official.

Exception: Use of *approved* equipment within inhabited premises or designated campsites that are not less than 30 feet (9144 mm) from grass-, grain-, brush- or forest-covered areas.

A104.6 Fireworks. Fireworks shall not be used or possessed in *wildland-urban interface areas*.

Exception: Fireworks allowed by the code official under permit in accordance with the *International Fire Code* where not prohibited by applicable local or state laws, ordinances and regulations.

A104.6.1 Authority to seize. The code official is authorized to seize, take, remove or cause to be removed fireworks in violation of this section.

A104.7 Outdoor fires. Outdoor fires in wildland-urban interface areas shall comply with Sections A104.7.1 through A104.7.3.

A104.7.1 General. Persons shall not build, ignite or maintain any outdoor fire of any kind for any purpose in or on any *wildland-urban interface area*, except by the authority of a written permit from the code official.

Exception: Outdoor fires within inhabited premises or designated campsites where such fires are in a permanent barbecue, portable barbecue, outdoor fireplace, incinerator or grill and are not less than 30 feet (9144 mm) from any combustible material or nonfire-resistive vegetation.

A104.7.2 Permits. Permits shall incorporate such terms and conditions that will reasonably safeguard public safety and property. Outdoor fires shall not be built, ignited or maintained in or on hazardous fire areas under the following conditions:

1. When high winds are blowing;
2. When a person 17 years old or over is not present at all times to watch and tend such fire; or
3. When a public announcement is made that open burning is prohibited.

A104.7.3 Restrictions. Persons shall not use a permanent barbecue, portable barbecue, outdoor fireplace or grill for the disposal of rubbish, trash or combustible waste material.

A104.8 Incinerators, outdoor fireplaces, permanent barbecues and grills. Incinerators, outdoor fireplaces, permanent barbecues and grills shall not be built, installed or maintained in *wildland-urban interface areas* without approval of the code official.

A104.8.1 Maintenance. Incinerators, outdoor fireplaces, permanent barbecues and grills shall be maintained in good repair and in a safe condition at all times. Openings in such appliances shall be provided with an *approved* spark arrestor, screen or door.

Exception: Where *approved* by the code official, unprotected openings in barbecues and grills necessary for proper functioning.

A104.9 Reckless behavior. The code official is authorized to stop any actions of a person or persons if the official determines that the action is reckless and could result in an ignition of fire or spread of fire.

A104.10 Planting vegetation under or adjacent to energized electrical lines. Vegetation that, at maturity, would

grow to within 10 feet (3048 mm) of the energized conductors shall not be planted under or adjacent to energized power lines.

SECTION A105 CONTROL OF STORAGE

A105.1 General. In addition to the requirements of the *International Fire Code*, storage and use of the materials shall be in accordance with Sections A105.2 through A105.4.2.

A105.2 Hazardous materials. Hazardous materials in excess of 10 gallons (37.8 L) of liquid, 200 cubic feet (5.66 m³) of gas, or 10 pounds (4.54 kg) of solids require a permit and shall comply with nationally recognized standards for storage and use.

A105.3 Explosives. Explosives shall not be possessed, kept, stored, sold, offered for sale, given away, used, discharged, transported or disposed of within *wildland-urban interface areas*, except by permit from the code official.

A105.4 Combustible materials. Outside storage of combustible materials such as, but not limited to, wood, rubber tires, building materials or paper products shall comply with the other applicable sections of this code and this section.

A105.4.1 Individual piles. Individual piles shall not exceed 5,000 square feet (465 m²) of contiguous area. Piles shall not exceed 50,000 cubic feet (1416 m³) in volume or 10 feet (3048 mm) in height.

A105.4.2 Separation. A clear space of not less than 40 feet (12 192 mm) shall be provided between piles. The clear space shall not contain combustible material or nonfire-resistive vegetation.

SECTION A106 DUMPING

A106.1 Waste material. Waste material shall not be placed, deposited or dumped in wildland-urban interface areas, or in, on or along trails, roadways or highways or against structures in *wildland-urban interface areas*.

Exception: *Approved* public and *approved* private dumping areas.

A106.2 Ashes and coals. Ashes and coals shall not be placed, deposited or dumped in or on wildland-urban interface areas.

Exceptions:

1. In the hearth of an established fire pit, camp stove or fireplace.
2. In a noncombustible container with a tightfitting lid, which is kept or maintained in a safe location not less than 10 feet (3048 mm) from nonfire-resistive vegetation or structures.
3. Where such ashes or coals are buried and covered with 1 foot (305 mm) of mineral earth not less than 25 feet (7620 mm) from nonfire-resistive vegetation or structures.

APPENDIX A

SECTION A107 PROTECTION OF PUMPS AND WATER STORAGE FACILITIES

A107.1 General. The reliability of the water supply shall be in accordance with Sections A107.2 through A107.5.

A107.2 Objective. The intent of this section is to increase the reliability of water storage and pumping facilities and to protect such systems against loss from intrusion by fire.

A107.3 Fuel modification area. Water storage and pumping facilities shall be provided with a *defensible space* of not less than 30 feet (9144 mm) clear of nonfire-resistive vegetation or growth around and adjacent to such facilities.

Persons owning, controlling, operating or maintaining water storage and pumping systems requiring this *defensible space* are responsible for clearing and removing nonfire-resistive vegetation and maintaining the *defensible space* on the property owned, leased or controlled by said person.

A107.4 Trees. Portions of trees that extend to within 30 feet (9144 mm) of combustible portions of water storage and pumping facilities shall be removed.

A107.5 Protection of electrical power supplies. Where electrical pumps are used to provide the required water supply, such pumps shall be connected to a standby power source to automatically maintain electrical power in the event of power loss. The standby power source shall be capable of providing power for not less than 2 hours in accordance with Chapter 27 of the *International Building Code*, Section 604 of the *International Fire Code* and NFPA 70.

Exception: A standby power source is not required where the primary power service to pumps is underground as *approved* by the code official.

SECTION A108 LAND USE LIMITATIONS

A108.1 General. Temporary fairs, carnivals, public exhibitions and similar uses must comply with all other provisions of this code in addition to enhanced ingress and egress requirements.

A108.2 Objective. The increased public use of land or structures in wildland-urban interface areas also increases the potential threat to life safety. The provisions of this section are intended to reduce that threat.

A108.3 Permits. Temporary fairs, carnivals, public exhibitions or similar uses shall not be allowed in a designated *wildland-urban interface area*, except by permit from the code official.

Permits shall incorporate such terms and conditions that will reasonably safeguard public safety and property.

A108.4 Access roadways. In addition to the requirements in Section 403, access roadways shall be not less than 24 feet (7315 mm) wide and posted NO PARKING. Two access roadways shall be provided to serve the permitted use area.

Where required by the code official to facilitate emergency operations, *approved* emergency vehicle operating areas shall be provided.

SECTION A109 REFERENCED STANDARDS

IBC—15	International Building Code®	A107.5
IFC—15	International Fire Code®	A104.6, A105.1, A107.5
NFPA 70—14	National Electrical Code	A107.5

APPENDIX B

VEGETATION MANAGEMENT PLAN

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

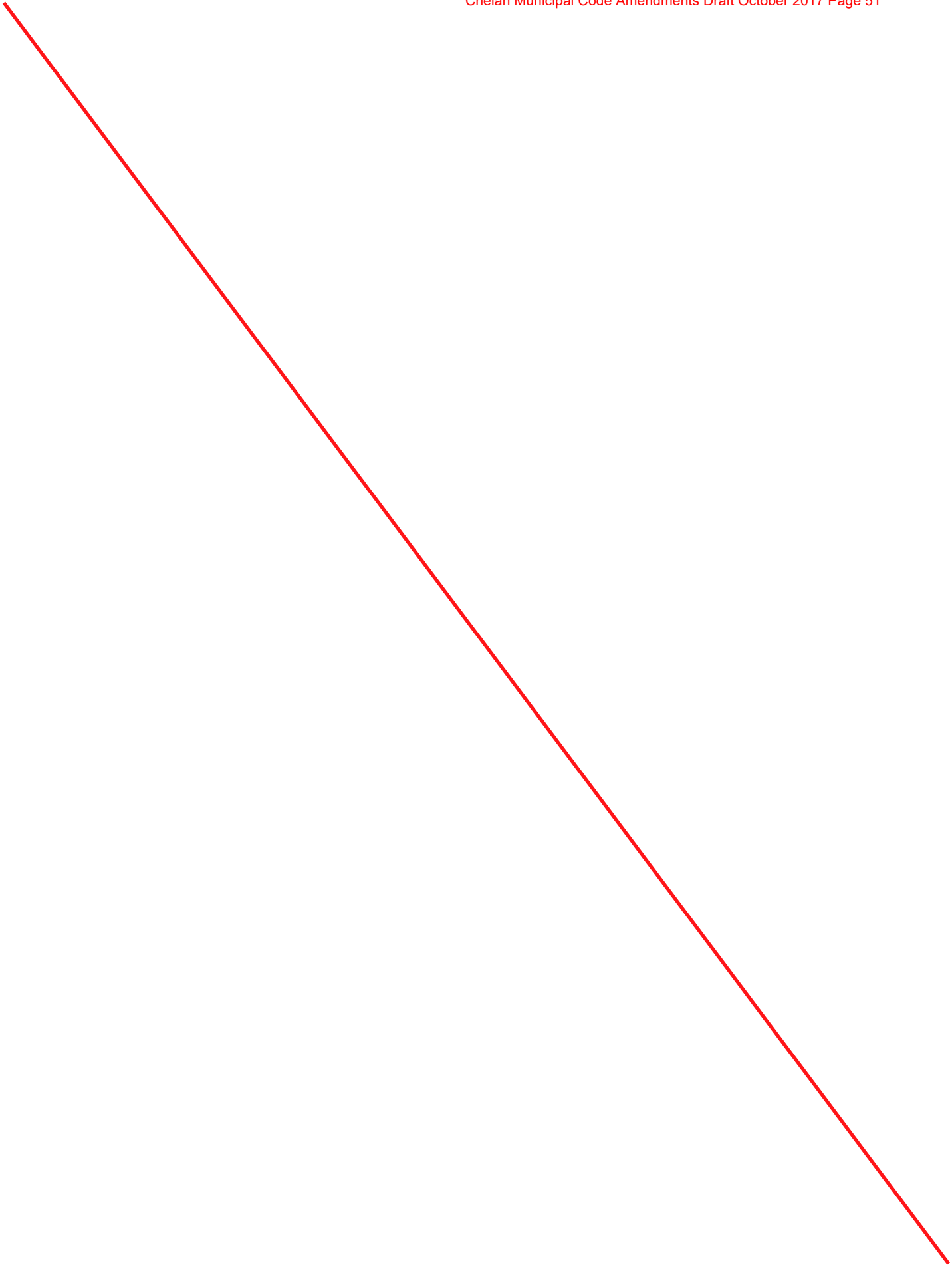
SECTION B101 GENERAL

B101.1 Scope. Vegetation management plans shall be submitted to the code official for review and approval as part of the plans required for a permit.

B101.2 Plan content. Vegetation management plans shall describe all actions that will be taken to prevent a fire from being carried toward or away from the building. A vegetation management plan shall include at least the following information:

1. A copy of the site plan.
2. Methods and timetables for controlling, changing or modifying areas on the property. Elements of the plan shall include removal of slash, snags, vegetation that may grow into overhead electrical lines, other ground fuels, ladder fuels and dead trees, and the thinning of live trees.
3. A plan for maintaining the proposed fuel-reduction measures.

B101.3 Fuel modification. To be considered a *fuel modification* for purposes of this code, continuous maintenance of the clearance is required.



APPENDIX C

FIRE HAZARD SEVERITY FORM

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

Where adopted, this appendix is to be used in place of Table 502.1 to determine the fire hazard severity.

A. Subdivision Design Points

1. Ingress/Egress
 - Two or more primary roads 1__
 - One road 3__
 - One-way road in, one-way road out 5__

2. Width of Primary Road
 - 20 feet (6096 mm) or more 1__
 - Less than 20 feet (6096 mm) 3__

3. Accessibility
 - Road grade 5% or less 1__
 - Road grade more than 5% 3__

4. Secondary Road Terminus
 - Loop roads, cul-de-sacs with an outside turning radius of 45 feet (13 716 mm) or greater 1__
 - Cul-de-sac turnaround
 - Dead-end roads 200 feet (60 960 mm) or less in length 3__
 - Dead-end roads greater than 200 feet (60 960 mm) in length 5__

5. Street Signs
 - Present 1__
 - Not present 3__

B. Vegetation (IWUIC Definitions)

1. Fuel Types
 - Light 1__
 - Medium 5__
 - Heavy 10__

2. Defensible Space
 - 70% or more of site 1__
 - 30% or more, but less than 70% of site 10__
 - Less than 30% of site 20__

C. Topography

- 8% or less 1__
- More than 8%, but less than 20% 4__
- 20% or more, but less than 30% 7__
- 30% or more 10__

D. Roofing Material

- Class A Fire Rated 1__
- Class B Fire Rated 5__
- Class C Fire Rated 10__
- Nonrated 20__

E. Fire Protection—Water Source

- 500 GPM (1892.5 L/min) hydrant within 1,000 feet (304.8 m) 1__
- Hydrant farther than 1,000 feet (304.8 m) or draft site 2__
- Water source 20 min. or less, round trip 5__
- Water source farther than 20 min., and 45 min. or less, round trip 7__
- Water source farther than 45 min., round trip 10__

F. Existing Building Construction Materials

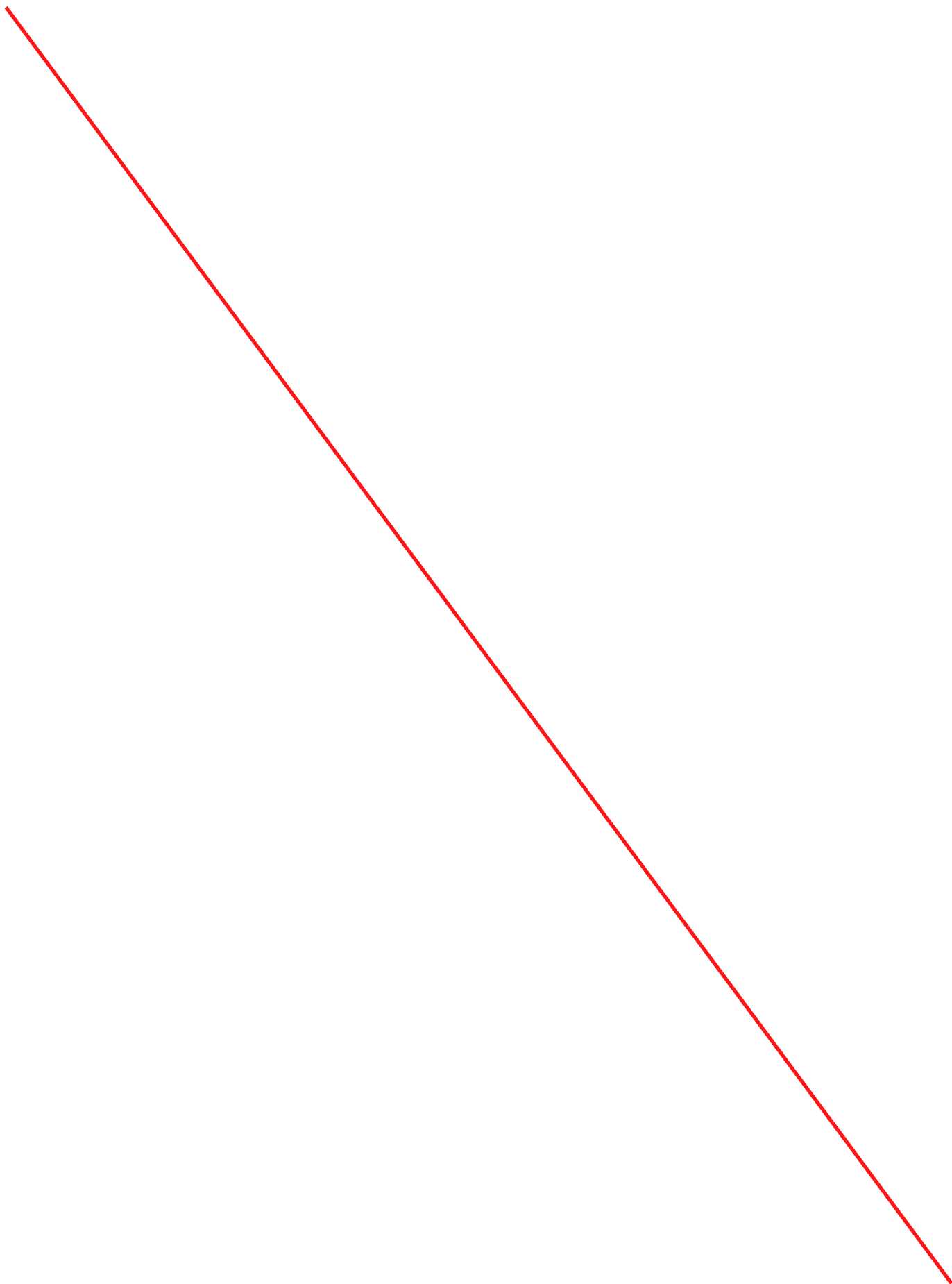
- Noncombustible siding/deck 1__
- Noncombustible siding/combustible deck 5__
- Combustible siding and deck 10__

G. Utilities (gas and/or electric)

- All underground utilities 1__
- One underground, one above ground 3__
- All above ground 5__

Total for Subdivision

- Moderate Hazard 40–59
- High Hazard 60–74
- Extreme Hazard 75+



APPENDIX D

FIRE DANGER RATING SYSTEM

This appendix is an excerpt from the National Fire Danger Rating (NFDR) System, 1978, United States Department of Agriculture Forest Service, general technical report INT-39.

This appendix is for information purposes and is not intended for adoption.

The fuel models that follow are only general descriptions because they represent all wildfire fuels from Florida to Alaska and from the East Coast to California.

FUEL MODEL KEY

- I. Mosses, lichens and low shrubs predominate ground fuels.
 - A. An overstory of conifers occupies more than one-third of the site: MODEL Q
 - B. There is no overstory, or it occupies less than one-third of the site (tundra): MODEL S
- II. Marsh grasses and/or reeds predominate: MODEL N
- III. Grasses and/or forbs predominate.
 - A. There is an open overstory of conifer and/or hardwood trees: MODEL C
 - B. There is no overstory.
 - 1. Woody shrubs occupy more than one-third, but less than two-thirds of the site: MODEL T
 - 2. Woody shrubs occupy less than one-third of the site.
 - a. The grasses and forbs are primarily annuals: MODEL A
 - b. The grasses and forbs are primarily perennials: MODEL L
- IV. Brush, shrubs, tree reproduction or dwarf tree species predominate.
 - A. Average height of woody plants is 6 feet or greater.
 - 1. Woody plants occupy two-thirds or more of the site.
 - a. One-fourth or more of the woody foliage is dead.
 - (1) Mixed California chaparral: MODEL B
 - (2) Other types of brush: MODEL F
 - b. Up to one-fourth of the woody foliage is dead: MODEL Q
 - c. Little dead foliage: MODEL O
 - 2. Woody plants occupy less than two-thirds of the site: MODEL F
 - B. Average height of woody plants is less than 6 feet.
 - 1. Woody plants occupy two-thirds or more of the site.
 - a. Western United States: MODEL F
 - b. Eastern United States: MODEL O
 - 2. Woody plants occupy less than two-thirds but more than one-third of the site.
 - a. Western United States: MODEL T
 - b. Eastern United States: MODEL D
 - 3. Woody plants occupy less than one-third of the site.
 - a. The grasses and forbs are primarily annuals: MODEL A
 - b. The grasses and forbs are primarily perennials: MODEL L
 - V. Trees predominate.
 - A. Deciduous broadleaf species predominate.
 - 1. The area has been thinned or partially cut, leaving slash as the major fuel component: MODEL K
 - 2. The area has not been thinned or partially cut.
 - a. The overstory is dormant; the leaves have fallen: MODEL E
 - b. The overstory is in full leaf: MODEL R
 - B. Conifer species predominate.
 - 1. Lichens, mosses, and low shrubs dominate as understory fuels: MODEL Q
 - 2. Grasses and forbs are the primary ground fuels: MODEL C
 - 3. Woody shrubs and/or reproduction dominate as understory fuels.
 - a. The understory burns readily.
 - (1) Western United States: MODEL T
 - (2) Eastern United States:
 - (a) The understory is more than 6 feet tall: MODEL O
 - (b) The understory is less than 6 feet tall: MODEL D
 - b. The understory seldom burns: MODEL H
 - 4. Duff and litter, branchwood, and tree boles are the primary ground fuels.
 - a. The overstory is overmature and decadent, there is a heavy accumulation of dead tree debris: MODEL G

APPENDIX D

b. The overstory is not decadent; there is only a nominal accumulation of debris.

(1) The needles are 2 inches (51 mm) or more in length (most pines).

(a) Eastern United States: MODEL P

(b) Western United States: MODEL U

(2) The needles are less than 2 inches (51 mm) long: MODEL H

VI. Slash is the predominant fuel.

A. The foliage is still attached; there has been little settling.

1. The loading is 25 tons/acre (56.1 tons/ha) or greater: MODEL I

2. The loading is less than 25 tons/acre (56.1 tons/ha) but more than 15 tons/acre (33.7 tons/ha): MODEL J

3. The loading is less than 15 tons/acre (33.7 tons/ha): MODEL K

B. Settling is evident; the foliage is falling off; grasses, forbs, and shrubs are invading the area.

1. The loading is 25 tons/acre (56.1 tons/ha) or greater: MODEL J

2. The loading is less than 25 tons/acre (56.1 tons/ha): MODEL K

FUEL MODEL A

This fuel model represents western grasslands vegetated by annual grasses and forbs. Brush or trees may be present but are very sparse, occupying less than a third of the area. Examples of types where Fuel Model A should be used are cheatgrass and medusahead. Open pinyon-juniper, sagebrush-grass, and desert shrub associations may appropriately be assigned this fuel model if the woody plants meet the density criteria. The quantity and continuity of the ground fuels vary greatly with rainfall from year to year.

FUEL MODEL B

Mature, dense fields of brush 6 feet (1829 mm) or more in height are represented by this fuel model. One-fourth or more of the aerial fuel in such stands is dead. Foliage burns readily. Model B fuels are potentially very dangerous, fostering intense, fast-spreading fires. This model is for California mixed chaparral generally 30 years or older. The F model is more appropriate for pure chamise stands. The B model may also be used for the New Jersey pine barrens.

FUEL MODEL C

Open pine stands typify Model C fuels. Perennial grasses and forbs are the primary ground fuel but there is enough needle litter and branchwood present to contribute significantly to the fuel loading. Some brush and shrubs may be present but they are of little consequence. Situations covered by Fuel Model C are open, longleaf, slash, ponderosa, Jeffrey, and sugar pine stands. Some pinyon-juniper stands may qualify.

FUEL MODEL D

This fuel model is specifically for the palmetto-gallberry understory-pine overstory association of the southeast coastal plains. It can also be used for the so-called "low pocosins" where Fuel Model O might be too severe. This model should only be used in the Southeast, because of a high moisture of extinction.

FUEL MODEL E

Use this model after leaf fall for hardwood and mixed hardwood-conifer types where the hardwoods dominate. The fuel is primarily hardwood leaf litter. The oak-hickory types are best represented by Fuel Model E, but E is an acceptable choice for northern hardwoods and mixed forests of the Southeast. In high winds, the fire danger may be underrated because rolling and blowing leaves are not accounted for. In the summer after the trees have leafed out, Fuel Model E should be replaced by Fuel Model R.

FUEL MODEL F

Fuel Model F is the only one of the 1972 NFDR System Fuel Models whose application has changed. Model F now represents mature closed chamise stands and oakbrush fields of Arizona, Utah and Colorado. It also applies to young, closed stands and mature, open stands of California mixed chaparral. Open stands of pinyon-juniper are represented; however, fire activity will be overrated at low wind speeds and where there is sparse ground fuels.

FUEL MODEL G

Fuel Model G is used for dense conifer stands where there is a heavy accumulation of litter and downed woody material. Such stands are typically overmature and may also be suffering insect, disease, wind or ice damage-natural events that create a very heavy buildup of dead material on the forest floor. The duff and litter are deep, and much of the woody material is more than 3 inches (76 mm) in diameter. The undergrowth is variable, but shrubs are usually restricted to openings. Types meant to be represented by Fuel Model G are hemlock-Sitka spruce, Coast Douglas-fir, and wind-thrown or bug-killed stands of lodgepole pine and spruce.

FUEL MODEL H

The short-needled conifers (white pines, spruces, larches and firs) are represented by Fuel Model H. In contrast to Model G fuels, Fuel Model H describes a healthy stand with sparse undergrowth and a thin layer of ground fuels. Fires in H fuels are typically slow spreading and are dangerous only in scattered areas where the downed woody material is concentrated.

FUEL MODEL I

Fuel Model I was designed for clearcut conifer slash where the total loading of materials less than 6 inches (152 mm) in diameter exceeds 25 tons/acre (56.1 metric tons/ha). After settling and the fines (needles and twigs) fall from the branches, Fuel Model I will overrate the fire potential. For lighter loadings of clearcut conifer slash, use Fuel Model J, and for light thinnings and partial cuts

where the slash is scattered under a residual overstory, use Fuel Model K.

FUEL MODEL J

This model is complementary to Fuel Model I. It is for clearcuts and heavily thinned conifer stands where the total loading of materials less than 6 inches (152 mm) in diameter is less than 25 tons/acre (56.1 metric tons/ha). Again, as the slash ages, the fire potential will be over-rated.

FUEL MODEL K

Slash fuels from light thinnings and partial cuts in conifer stands are represented by Fuel Model K. Typically, the slash is scattered about under an open overstory. This model applies to hardwood slash and to southern pine clearcuts where the loading of all fuels is less than 15 tons/acre (33.7 tons/ha).

FUEL MODEL L

This fuel model is meant to represent western grasslands vegetated by perennial grasses. The principal species are coarser and the loadings heavier than those in Model A fuels. Otherwise, the situations are very similar: shrubs and trees occupy less than one-third of the area. The quantity of fuel in these areas is more stable from year to year. In sagebrush areas, Fuel Model T may be more appropriate.

FUEL MODEL N

This fuel model was constructed specifically for the sawgrass prairies of south Florida. It may be useful in other marsh situations where the fuel is coarse and reedlike. This model assumes that one-third of the aerial portion of the plants is dead. Fast-spreading, intense fires can occur even over standing water.

FUEL MODEL O

The O fuel model applies to dense, brushlike fuels of the Southeast. O fuels, except for a deep litter layer, are almost entirely living, in contrast to B fuels. The foliage burns readily, except during the active growing season. The plants are typically over 6 feet (1829 mm) tall and are often found under an open stand of pine. The high pocosins of the Virginia, North and South Carolina coasts are the ideal of Fuel Model O. If the plants do not meet the 6-foot (1829 mm) criterion in those areas, Fuel Model D should be used.

FUEL MODEL P

Closed, thrifty stands of long-needled southern pines are characteristic of P fuels. A 2- to 4-inch (51 to 102 mm) layer of lightly compacted needle litter is the primary fuel. Some small-diameter branchwood is present, but the density of the canopy precludes more than a scattering of shrubs and grass. Fuel Model P has the high moisture of extinction characteristic of the Southeast. The corresponding model for other long-needled pines is U.

FUEL MODEL Q

Upland Alaskan black spruce is represented by Fuel Model Q. The stands are dense but have frequent openings

filled with usually flammable shrub species. The forest floor is a deep layer of moss and lichens, but there is some needle litter and small-diameter branchwood. The branches are persistent on the trees, and ground fires easily reach into the tree crowns. This fuel model may be useful for jack pine stands in the Lake States. Ground fires are typically slow spreading, but a dangerous crowning potential exists.

FUEL MODEL R

This fuel model represents the hardwood areas after the canopies leaf out in the spring. It is provided as the off-season substitute for E. It should be used during the summer in all hardwood and mixed conifer-hardwood stands where more than half of the overstory is deciduous.

FUEL MODEL S

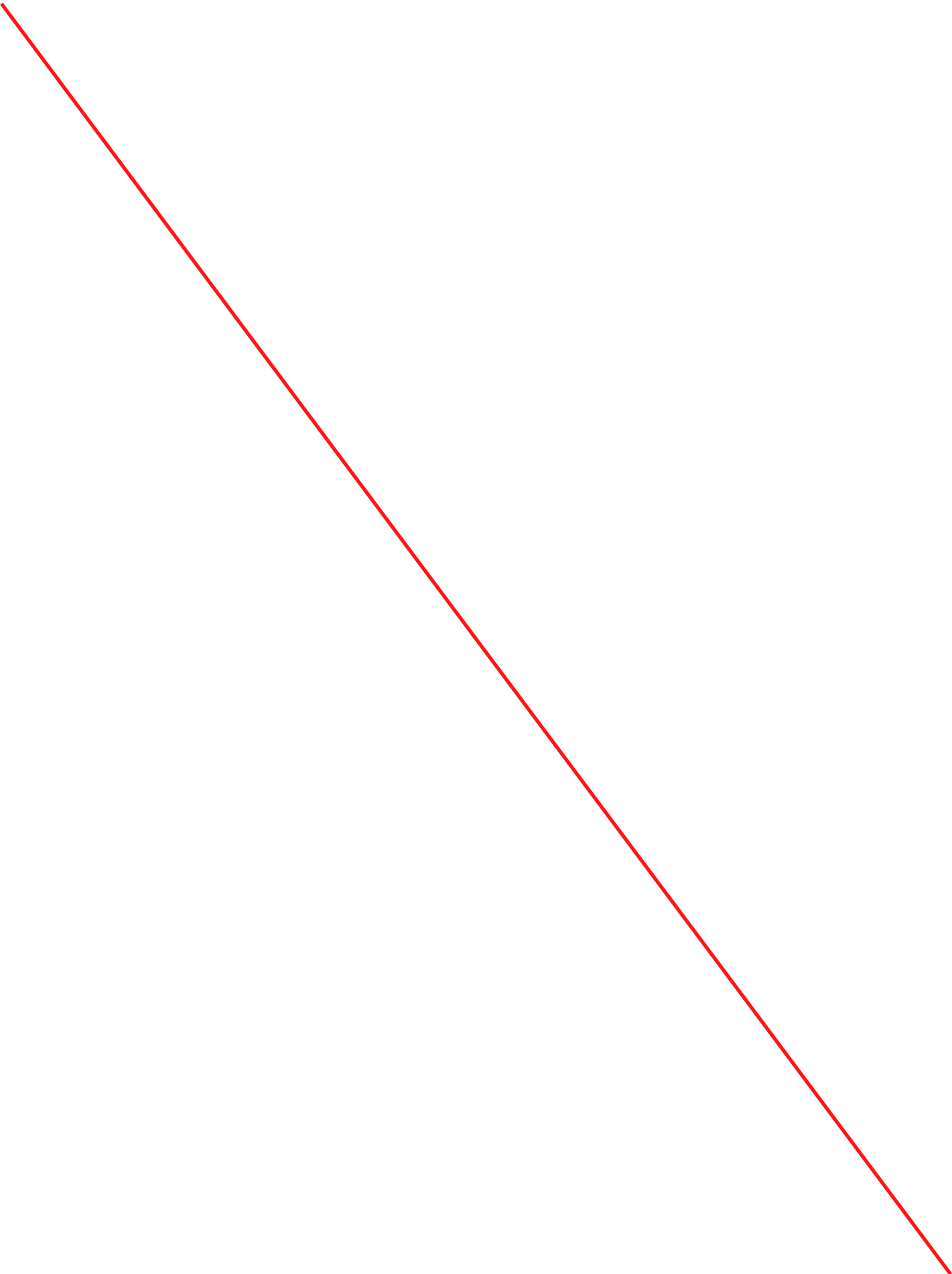
Alaskan or alpine tundra on relatively well-drained sites is the S fuel. Grass and low shrubs are often present, but the principal fuel is a deep layer of lichens and moss. Fires in these fuels are not fast spreading or intense, but are difficult to extinguish.

FUEL MODEL T

The bothersome sagebrush-grass types of the Great Basin and the Intermountain West are characteristic of T fuels. The shrubs burn easily and are not dense enough to shade out grass and other herbaceous plants. The shrubs must occupy at least one-third of the site or the A or L fuel models should be used. Fuel Model T might be used for immature scrub oak and desert shrub associations in the West, and the scrub oak-wire grass type in the Southeast.

FUEL MODEL U

Closed stands of western long-needled pines are covered by this model. The ground fuels are primarily litter and small branchwood. Grass and shrubs are precluded by the dense canopy but occur in the occasional natural opening. Fuel Model U should be used for ponderosa, Jeffrey, sugar pine, and red pine stands of the Lake States. Fuel Model P is the corresponding model for southern pine plantations.



APPENDIX E

FINDINGS OF FACT

This appendix is for information purposes and is not intended for adoption.

Originally, most fire and building codes were written and adopted at the local government level. As a result, there were many differences in code provisions from community to community. Local problems often resulted in unique code provisions that were appropriate to the local situation, but not of much use in other communities.

With the development of uniform and model codes and their subsequent adoption by state governments, the common features were applied everywhere. Once the basic provisions were codified into a format and structure that had appeal to both code officials and the builder-development community, their code became “minimum standards.” The model codes were just that—a document that set the minimum criteria that most communities could find acceptable, but not intended to solve every problem everywhere. The developers of model codes left one option to be used: those exceptional situations that require local modifications based on a specific problem could use a specific process to increase the level of a particular requirement.

The solution that was commonly made available in the model adoption process was the development of written “findings of fact” that justified modifications by local code officials. Many state codes identify a specific adoption process. This provision requires that a certain amount of research and analysis be conducted to support a written finding that is both credible and professional. In the context of adopting a supplemental document such as the wildland-urban interface provision, the writing of these findings is essential in creating the maps and overlap needed to use their specific options.

The purpose of this appendix is to provide an overview of how local code officials could approach this process. There are three essential phenomena cited in some model adoption statutes that vary from community to community: climate, topography and geography. Although it can be agreed that there are other findings that could draw distinction in local effects, these three features are also consistent with standard code text that offers opportunity to be more restrictive than local codes.

One point that needs to be reinforced is that the process demands a high level of professionalism to protect the code official’s credibility in adopting more restrictive requirements. A superficial effort in preparing the findings of fact could jeopardize the proposed or adopted code restriction. A code official should devote a sufficient amount of time to draft the findings of fact to ensure that the facts are accurate, comprehensive and verifiable.

DEFINITIONS

CLIMATE. The average course or condition of the weather at a particular place over a period of many years, as exhibited in absolute extremes, means and frequencies of given depar-

tures from these means (i.e., of temperature, wind velocity, precipitation and other weather elements).

GEOGRAPHY. “A science that deals with the earth and its life, especially the description of land, sea, air, and the distribution of plant and animal life including man and his industries with reference to the mutual relations of these diverse elements.” *Webster’s Third New International Dictionary of the English Language, Unabridged.*

INSURANCE SERVICES OFFICE (ISO). An agency that recommends fire insurance rates based on a grading schedule that incorporates evaluation of fire fighting resources and capabilities.

TOPOGRAPHY. The configuration of landmass surface, including its relief (elevation) and the position of its natural and man-made features that affect the ability to cross or transit a terrain.

CLIMATIC CONSIDERATIONS

There are two types of climates: macro and micro. A macro climate affects an entire region and gives the area a general environmental context. A micro climate is a specific variation that could be related to the other two factors, topography and geography. A micro climate may cover a relatively small area or be able to encompass an entire community, as opposed to another community in the same county.

Climatic consideration should be given to the extremes, means and anomalies of the following weather elements:

1. Temperatures.
2. Relative humidities.
3. Precipitation and flooding conditions.
4. Wind speed and duration of periods of high velocity.
5. Wind direction.
6. Fog and other atmospheric conditions.

What is essential in creating an wildland-urban overlay are the data that suggest the existence of critical *fire weather* in the jurisdiction.

TOPOGRAPHIC CONSIDERATIONS

Topographic considerations should be given to the presence of the following topographical elements:

1. Elevation and ranges of elevation.
2. Location of ridges, drainages and escarpments.
3. Percent of grade (slope).
4. Location of roads, bridges and railroads.
5. Other topographical features, such as aspect exposure.

This information becomes an important part of creating an analysis of *wildland-urban areas* because topography and slope are key elements (along with fuel type) that create the

APPENDIX E

need for specific ignition-resistance requirements in this code.

GEOGRAPHIC CONSIDERATIONS

Geography should be evaluated to determine the relationship between man-made improvements (creating an exposure) and factors such as the following:

1. Fuel types, concentration in a mosaic and distribution of fuel types.
2. Earthquake fault zones.
3. Hazardous material routes.
4. Artificial boundaries created by jurisdictional boundaries.
5. Vulnerability of infrastructure to damage by climate and topographical concerns.

Fuel types are the final component of the findings that suggest the need for identifying *wildland-urban areas* in a jurisdiction. Review Appendix D for a brief description of the various fuel models that relate to the specific areas under evaluation.

REPORTING THE FINDINGS

After a person has researched a specific jurisdictional area, the facts should be incorporated into a written document that reflects how these facts relate to the code official's specific needs. The following is an exhibit that incorporates one such report. It should be reviewed as an example of how a relationship can be drawn between specific facts, fire protection problems and specific code modifications. It should be noted that this is an example only.

EXHIBIT 1 — Findings

The [INSERT TITLE: **ADMINISTRATOR**] does herewith make findings that certain climatic, topographic or geological features exist in the [INSERT NAME: **JURISDICTION**], and that those features can, under certain circumstances, affect emergency services. Further, certain code amendments are made to the [INSERT: **INTERNATIONAL FIRE CODE**] and [INSERT: **INTERNATIONAL BUILDING CODE**] that are aimed at mitigating, to the extent possible, the impact of those features.

Finding 1

That the [INSERT NAME: **JURISDICTION**] is situated on the slopes of and at the base of the [INSERT: **NAME OF MOUNTAINS**]. Mountains, with drainages from the [INSERT: **DIRECTION**] portion of the district, including [INSERT: **IDENTIFY LOCAL CREEKS/STREAMS/RIVERS**], which, when flooded, could result in conditions rendering fire department vehicular traffic access unduly burdensome or impossible.

Further, the flood conditions described above carry the potential for overcoming the ability of the fire department to aid or assist in fire control, evacuations, rescues and the emergency task demands inherent in such situations. The potential for the aforementioned flooding conditions to result in limiting fire department emergency vehicular traffic, with resulting overtaxing fire department personnel, may further cause a substantial or total lack of protection against fire for the buildings and structures located within the jurisdiction.

The aforementioned conditions support the imposition of fire protection requirements greater than those set forth in the [INSERT: **INTERNATIONAL BUILDING CODE OR INTERNATIONAL FIRE CODE**].

Finding 2

That the [INSERT NAME: **JURISDICTION**] is situated near [INSERT: **NUMBER OF FAULTS**] major faults, each capable of generating earthquakes of significant magnitude. These are the [INSERT: **NAME OF FAULTS**]. These faults are subject to becoming active at any time; the [INSERT NAME: **JURISDICTION**] is particularly vulnerable to devastation should such an earthquake occur.

The potential effects of earthquake activity include isolating the [INSERT NAME: **JURISDICTION**] from the surrounding area and restricting or eliminating internal circulation due to the potential for collapsing of highway overpasses and underpasses, along with other bridges in the district, or an earth slide, and the potential for vertical movement rendering surface travel unduly burdensome or impossible.

Additional potential situations inherent in such an occurrence include loss of the [INSERT NAME: **JURISDICTION**] water sources; [INSERT: **IDENTIFICATION OF LOCAL SOURCES**] would be expected to suffer damage, along with the local reservoirs and water mains; broken natural gas mains causing structure and other fires; leakage of hazardous materials; the need for rescues from collapsed structures; and the rendering of first aid and other medical attention to large numbers of people.

The protection of human life and the preservation of property in the event of such an occurrence support the imposition of fire protection requirements greater than those set forth in the [INSERT: **INTERNATIONAL BUILDING CODE OR INTERNATIONAL FIRE CODE**].

Finding 3

That the [INSERT NAME: **JURISDICTION**] includes [INSERT: **IDENTITY OF MAJOR TRANSPORTATION ROUTES**]. [INSERT: **IDENTITY OF ROUTE**] is designated by the [INSERT NAME: **JURISDICTION**] as an approved transportation route for highly toxic and radioactive materials.

The potential for release or threatened release of a hazardous material along one of these routes is highly probable given the volume transported daily. Incidents of this nature will normally require all available emergency response personnel to prevent injury and loss of life and to prevent, as far as practicable, property loss. Emergency personnel responding to such aforementioned incidents may be unduly impeded and delayed in accomplishing an emergency response as a result of this situation, with the potential result of undue and unnecessary risk to the protection of life and public safety and, in particular, endangering residents and occupants in buildings or structures without the protection of automatic sprinklers.

The aforementioned problems support the imposition of fire protection requirements greater than those set forth in the [INSERT: **INTERNATIONAL BUILDING CODE OR INTERNATIONAL FIRE CODE**].

Finding 4

The seasonal climatic conditions during the late summer and fall create numerous serious difficulties regarding the control of and protection against fires in the [INSERT NAME: JURISDICTION]. The hot, dry weather typical of this area in summer and fall, coupled with [INSERT: IDENTITY OF ADDITIONAL CLIMATIC CONDITIONS] frequently results in wildfires that threaten or could threaten the [INSERT NAME: JURISDICTION].

Although some code requirements, such as fire-resistive roof classification, have a direct bearing on building survival in a wildland fire situation, others, such as residential automatic sprinklers, may also have a positive effect. In dry climate on low humidity days, many materials are much more easily ignited. More fires are likely to occur and any fire, once started, can expand extremely rapidly. Residential automatic sprinklers can arrest a fire starting within a structure before the fire is able to spread to adjacent brush and structures.

Seasonal winds also have the potential for interfering with emergency vehicle access, delaying or making impossible fire responses, because of toppling of extensive plantings of [INSERT: TYPE OF TREES] trees. The trees are subject to uprooting in strong winds due to relatively small root bases compared to the tree itself.

The aforementioned problems support the imposition of fire-protection requirements greater than those set forth in the [INSERT: INTERNATIONAL BUILDING CODE OR INTERNATIONAL FIRE CODE].

Finding 5

The [INSERT NAME: JURISDICTION] is a [INSERT: DESCRIBE TYPE OF REGION] and experiences water shortages from time to time. Those shortages can have a severely adverse effect on water availability for fire fighting.

Fires starting in sprinklered buildings are typically controlled by one or two sprinkler heads, flowing as little as 13 gallons per minute (0.82 L/s) each.

Hose streams used by engine companies on well-established structure fires operate at about 250 gallons per minute (15.8 L/s) each, and the estimated water need for a typical residential fire is 1,250 to 1,500 gallons per minute (78.9 to 94.6 L/s), according to the Insurance Services Office.

Under circumstances such as earthquakes, when multiple fires start within the community, the limited water demands of residential automatic sprinklers would control and extinguish many fires before they spread from building to building. In such a disaster, water demands needed for conflagration fire fighting probably would not be available.

The aforementioned problems support the imposition of fire protection requirements greater than those set forth in the [INSERT: INTERNATIONAL BUILDING CODE OR INTERNATIONAL FIRE CODE].

Finding 6

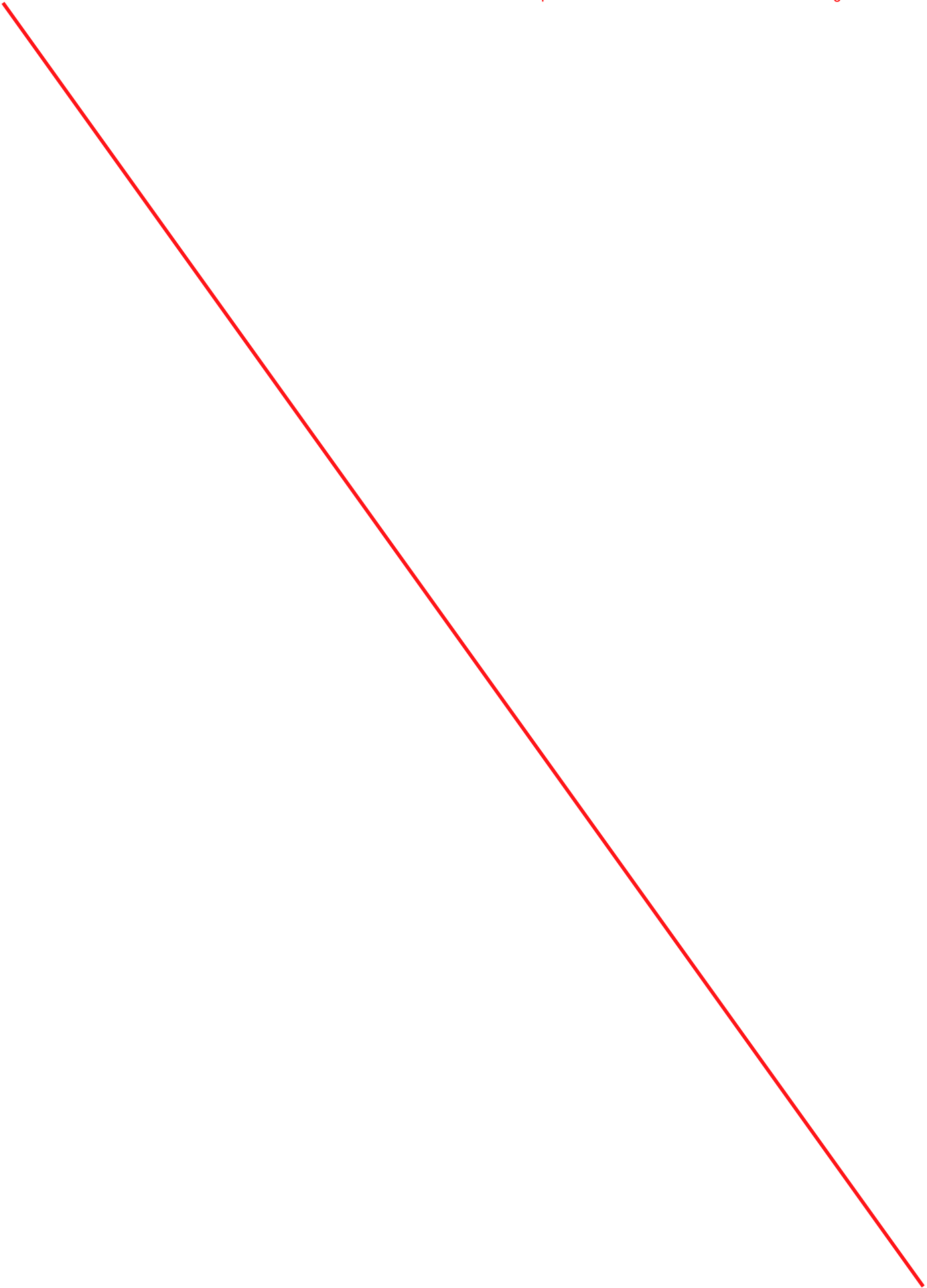
The topography of the [INSRT NAME: JURISDICTION] presents problems in delivery of emergency services, including fire

protection. Hilly terrain has narrow, winding roads with little circulation, preventing rapid access and orderly evacuation. Much of these hills are covered with highly nonfire-resistive natural vegetation. In addition to access and evacuation problems, the terrain makes delivery of water extremely difficult. Some hill areas are served by water pump systems subject to failure in fire, high winds, earthquake and other power failure situations.

The aforementioned problems support the imposition of fire protection requirements greater than those set forth in the [INSERT: INTERNATIONAL BUILDING CODE OR INTERNATIONAL FIRE CODE].

SUMMARY

Efforts to produce comprehensive findings of fact cannot be underestimated. It is an essential step for fire protection professionals to take before risking the proposal to modify a model code with a requirement that is unique to that community. Done properly, a findings-of-fact document will not only support the adoption of a local modification, it may make it virtually impossible to ignore the need without creating a community consequence.



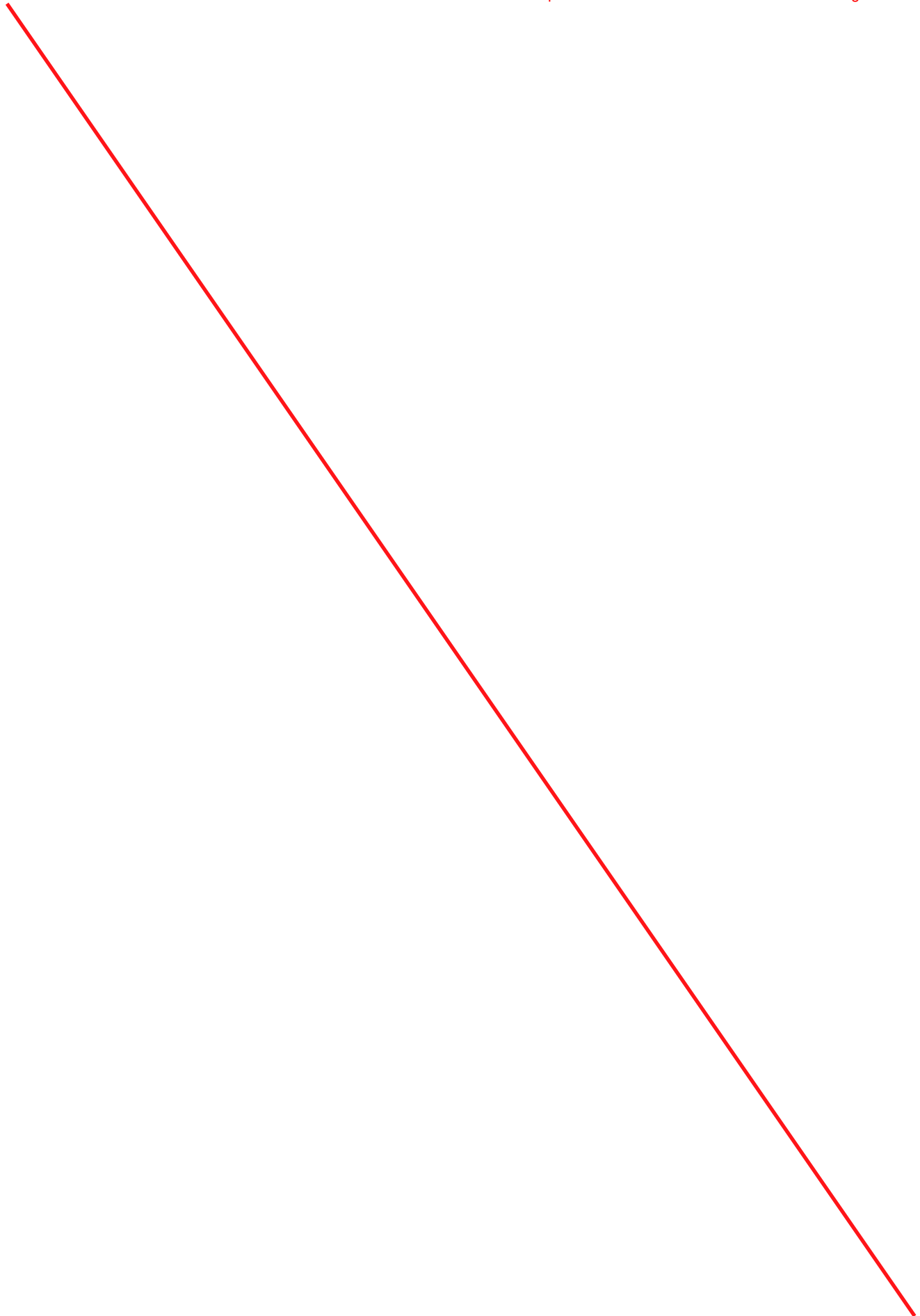
APPENDIX F

CHARACTERISTICS OF FIRE-RESISTIVE VEGETATION

This appendix is for information purposes and is not intended for adoption.

All plants will burn under extreme *fire weather* conditions such as drought. However, plants burn at different intensities and rates of consumption. Fire-resistive plants burn at a relatively low intensity, slow rates of spread and with short flame lengths. The following are characteristics of fire-resistive vegetation:

1. Growth with little or no accumulation of dead vegetation (either on the ground or standing upright).
2. Nonresinous plants (willow, poplar or tulip trees).
3. Low volume of total vegetation (for example, a grass area as opposed to a forest or shrub-covered land).
4. Plants with high live fuel moisture (plants that contain a large amount of water in comparison to their dry weight).
5. Drought-tolerant plants (deeply rooted plants with thick, heavy leaves).
6. Stands without ladder fuels (plants without small, fine branches and limbs between the ground and the canopy of overtopping shrubs and trees).
7. Plants requiring little maintenance (slow-growing plants that, when maintained, require little care).
8. Plants with woody stems and branches that require prolonged heating to ignite.



APPENDIX G

SELF-DEFENSE MECHANISM

This appendix is for information purposes and is not intended for adoption.

IDENTIFICATION OF THE PROBLEM

The *International Wildland-Urban Interface Code* establishes a set of minimum standards to reduce the loss of property from wildfire. The purpose of these standards is to prevent wildfire spreading from vegetation to a building. Frequently, proposals are made by property or landowners of buildings located in the wildland-urban interface to consider other options and alternatives instead of meeting these minimum standards. This appendix chapter provides discussion of some elements of the proposed self-defense mechanisms and their role in enhancing the protection of exposed structures.

STRUCTURAL SURVIVABILITY

Various stages of assault occur as a building is exposed to a wildland-urban fire. Ashes are cast in front of a fire out of a smoke or convection column, which can result in secondary ignitions. Heavier embers that have more body weight and may contain more heat to serve as sources of ignition follow. Finally, the actual intrusion of a flame front and the radiant heat flux can expose combustibles outside of a building and the exterior structure of a building to various levels of radiant heat. A study revealed that the actual exposure of a building to the flame front by the perimeter of the fire was usually less than six minutes. However, the exposure to the forms of other materials that can result in proliferation of other ignitions can vary, depending on wind, topography and fuel conditions.

To enhance structural survivability, the self-defense mechanisms must, first, do everything possible to prevent the ignition of materials from objects that are cast in front of the fire and, second, they must withstand the assault of the fire on the structure to prevent flames from penetrating into the building and resulting in an interior fire. There are considerable problems in achieving both of these objectives using some of the proposed alternative forms of protection such as the lack of definitive standards for self-defense mechanisms on the exterior of buildings. Although fire service has done considerable research into the evaluation of technology, such as smoke detectors, fire alarms, and interior sprinkler systems, very limited amount of study has been done on exterior sprinkler systems.

All forms of fire protection are classified as either active or passive. Active fire protection is taking specific action to control the fire in some manner. Passive fire protection uses resistance to ignition or provides some form of warning that allows other action to be taken. These two classifications of self-defense mechanisms create different problems with regard to being accepted as alternatives for building construction. Furthermore, certain self-defense mechanisms must be built in during new construction, and others may only be capable of being added as a retrofit to existing structures. As a matter of public policy, most code officials are reluctant to accept passive fire protection as an equivalent to a construc-

tion requirement, but are also reluctant to accept active fire protection systems that require intervention by suppression personnel.

The unequal distribution of self-defense mechanisms within a specific neighborhood poses another problem. If an individual is granted a waiver or exemption on the basis of putting in a nonmandated self-defense mechanism, and the neighbors to either side choose not to do so, or are not given the same options, there is a potential operational problem.

ALTERNATIVE CONCEPTS

This appendix chapter provides consideration of the following alternatives: (1) exterior sprinkler systems, (2) alternative water supply systems for exposure protection, (3) Class A foam systems, (4) enhanced exterior fire protection, (5) sheltering in place, and (6) building location.

Exterior sprinkler systems. Currently, there is no nationally accepted standard for the design and installation of exterior fire sprinkler systems. Interior sprinkler systems are regulated by nationally recognized standards that have specific requirements. However, exterior sprinkler systems lack such uniformity. What is generally proposed is a type of sprinkler system, placed on the roofs or eaves of a building, whose primary purpose is to wet down the roof. These types of systems can be activated either manually or automatically. However, the contemporary thought on exterior sprinkler systems is that if the roof classification is of sufficient fire resistance, exterior sprinklers are of little or no value.

Another option and alternative with exterior sprinklers is to use them to improve the relative humidity and fuel moisture in the *defensible space*. In this case, the exterior sprinkler is not used to protect the structure as much as it attempts to alter the fuel situation. However, studies do not support the idea that merely spraying water into the air in the immediate vicinity of a rapidly advancing wildland-urban fire does much good. Clearly, irrigation systems that keep plants healthy and fire-resistive plants that resist convection and radiated heat can accomplish the same purpose.

Alternative water supply systems for exposure protection. Pools and spas are often offered as an alternative water source for fire departments. These water sources must be accessible and reliable to be of any use by fire protection forces. Accessibility means that the fire department must be able to withdraw the water without having to go through extraordinary measures such as knocking down fences or having to set up drafting situations. Designs have been created to put liquid- or gas-fueled pumps or gravity valves on pools and spas to allow fire departments to access these water systems. A key vulnerability to the use of these alternative water systems is loss of electrical power. When the reliability of a water system depends on external power sources, it can-

APPENDIX G

not be relied upon by fire fighters to be available in a worst-case scenario.

Class A foam systems. A new and emerging technology is the concept of Class A foam devices. These are devices that allow a homeowner to literally coat the exterior of their house with a thick layer of foam that prevents the penetration of embers and radiant heat to the structure. There is no nationally recognized standard for Class A foam technology; however, experiments in various wildland fire agencies seem to advocate foaming houses in advance of fire and flame fronts. To be accepted by the code official, the Class A foam system should pass rigorous scrutiny with regard to the manner and needs in which it is activated, the ways and means in which it is properly maintained, and a ways and means to test the system for its operational readiness during hiatus between emergencies.

Enhanced exterior fire protection. This alternative method would increase the degree of fire resistance on the exterior of a building. This is most often an alternative recommended as a retroactive application when individual properties cannot achieve adequate *defensible space* on the exterior of a building. Normally, fire resistance and building scenarios are concerned with containing a fire. Fire-resistance ratings within building design infers resistance to a fire for the specified time to compartmentalize the building's interior.

To improve fire resistance on the exterior of the structure, the primary emphasis is on preventing intrusion into the building. This means protection of apertures and openings that may or may not be required to have any degree of fire resistance by accepted building codes. The option that is available here is for individuals to provide coverage in the form of shutters or closures to these areas, which, along with maintenance of perimeter-free combustibles, can often prevent intrusion.

There are obvious limitations to this alternative. First and foremost is the means of adequately evaluating the proposed fire resistance of any given assembly. Testing techniques to determine fire resistance for such objects as drywall and other forms of construction may not be applicable to exterior application. Nonetheless, code officials should determine the utility of a specific fire resistance proposal by extrapolating conservatively.

Shelter in place. Developments in the wildland-urban interface may be designed to allow occupants to "Shelter in Place." Use of this design alternative should include ignition-resistant construction, access, water supply, automatic sprinkler systems, provisions for and maintenance of *defensible space*, and a Fire Protection Plan.

A Fire Protection Plan describes ways to minimize the fire problems created by a specific project or development. The purpose for the Fire Protection Plan is to reduce the burden and impact of the project or development on the community's fire protection delivery system. The plan may utilize components of land use, building construction, vegetation management and other design techniques and technologies. It should include specific mitigation measures consistent with the unique problems resulting from the location, topography, geology, flammable vegetation and climate of the proposed

site. The plan shall be consistent with this code, and *approved* by the fire code official. The cost of preparation and review is to be borne by the project or development proponent.

Building location. The location of a new building within lot lines should be considered as it relates to topography and fire behavior. Buildings located in natural chimneys, such as narrow canyons and saddles, are especially fire prone because winds are funneled into these areas and eddies are created. Buildings located on narrow ridges without setbacks may be subjected to increased flame and convective heat exposure from a fire advancing from below. Stone or masonry walls can act as heat shields and deflect the flames. Swimming pools and rated or *noncombustible* decks and patios can be used to create a setback, decreasing the exposure to the structure. Attic and under floor vents, picture windows and sliding glass doors should not face possible corridors due to the increased risk of flame or ember penetration.

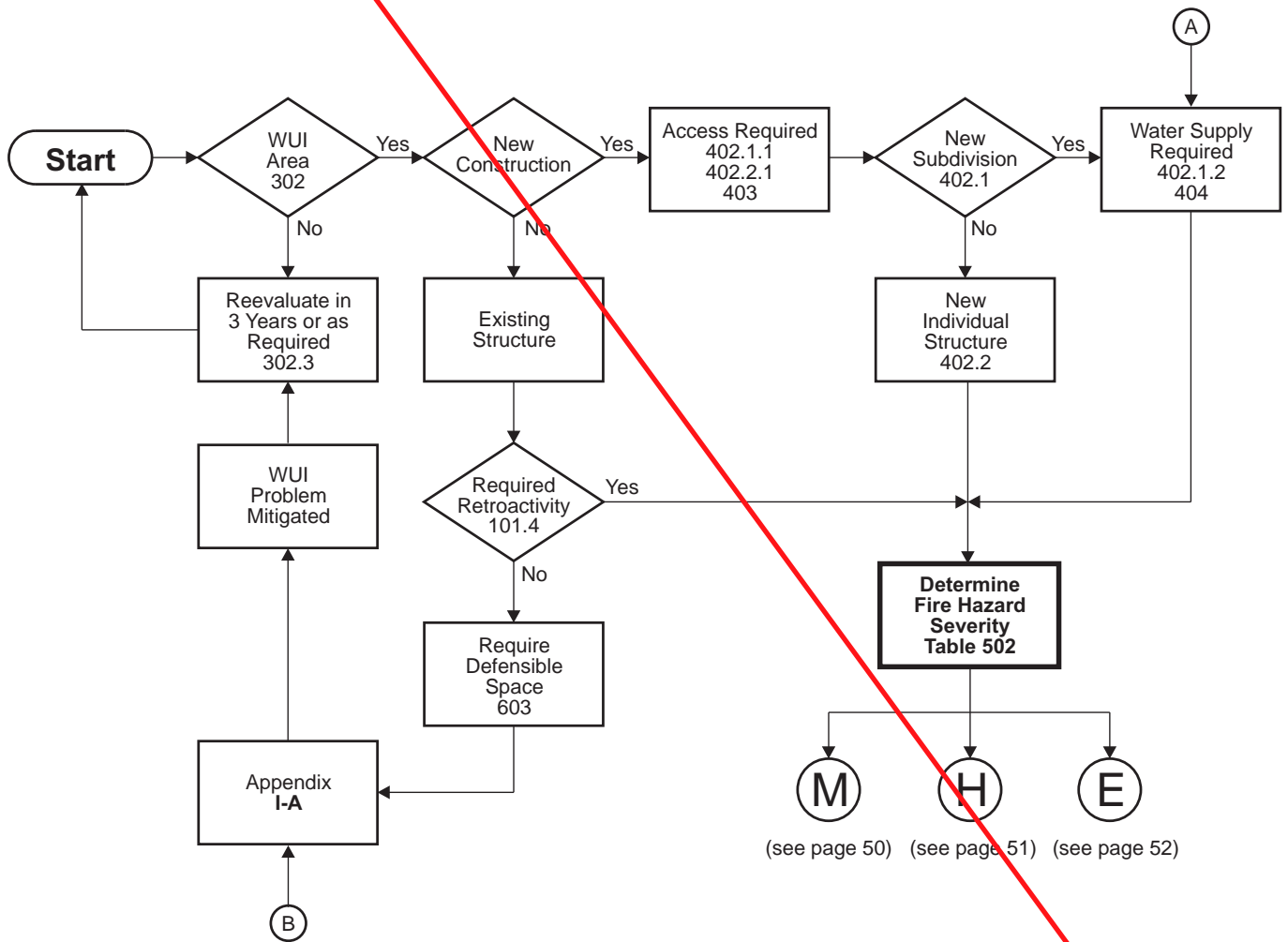
CONCLUSION

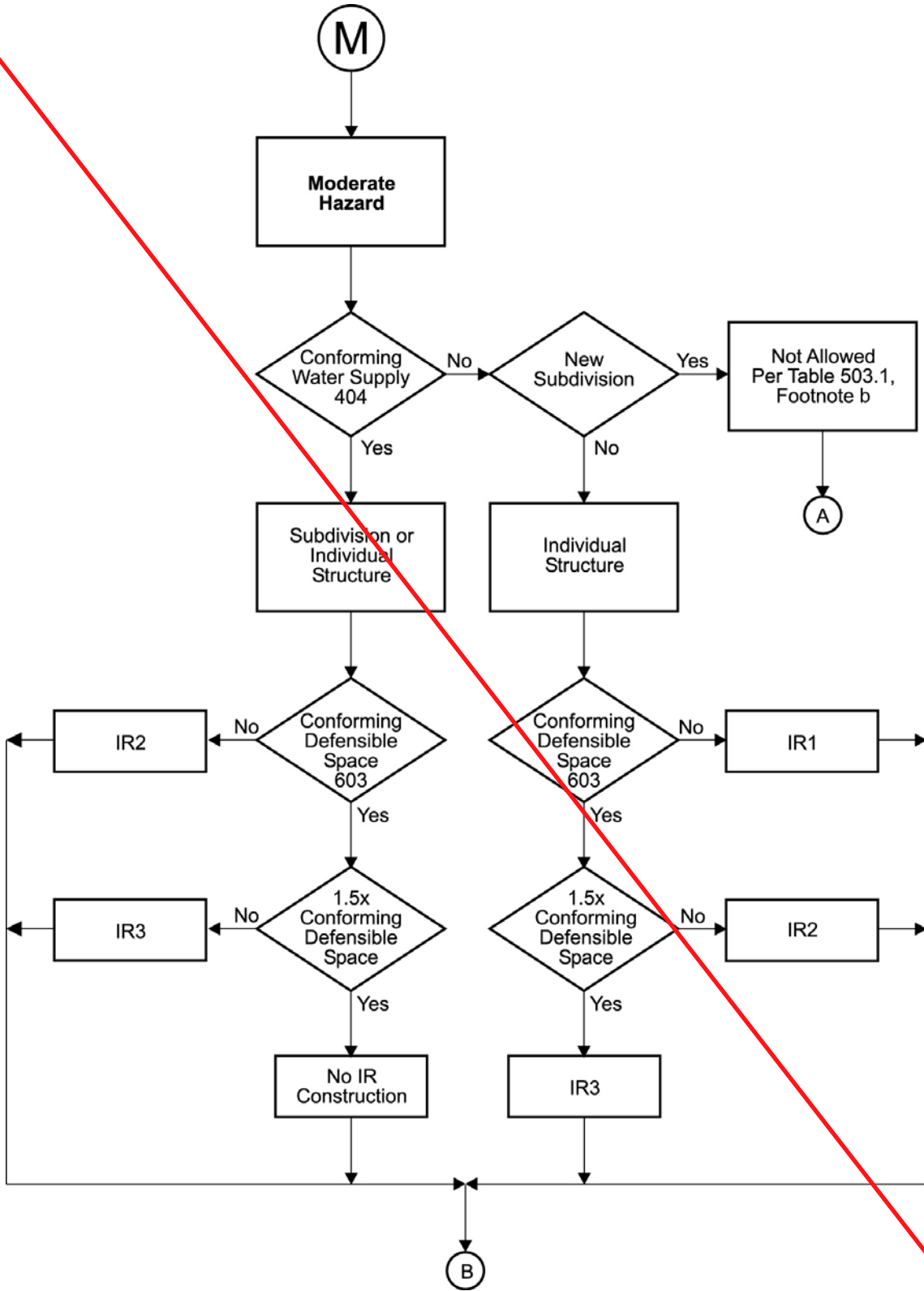
The purpose of the *International Wildland-Urban Interface Code* is to establish minimum standards that prevent the loss of structures, even if fire department intervention is absent. To accept alternative self-defense mechanisms, the code official must carefully examine whether these devices will be in place at the time of an event and whether or not they will assist or actually complicate the defense of the structure by fire suppression forces if they are available.

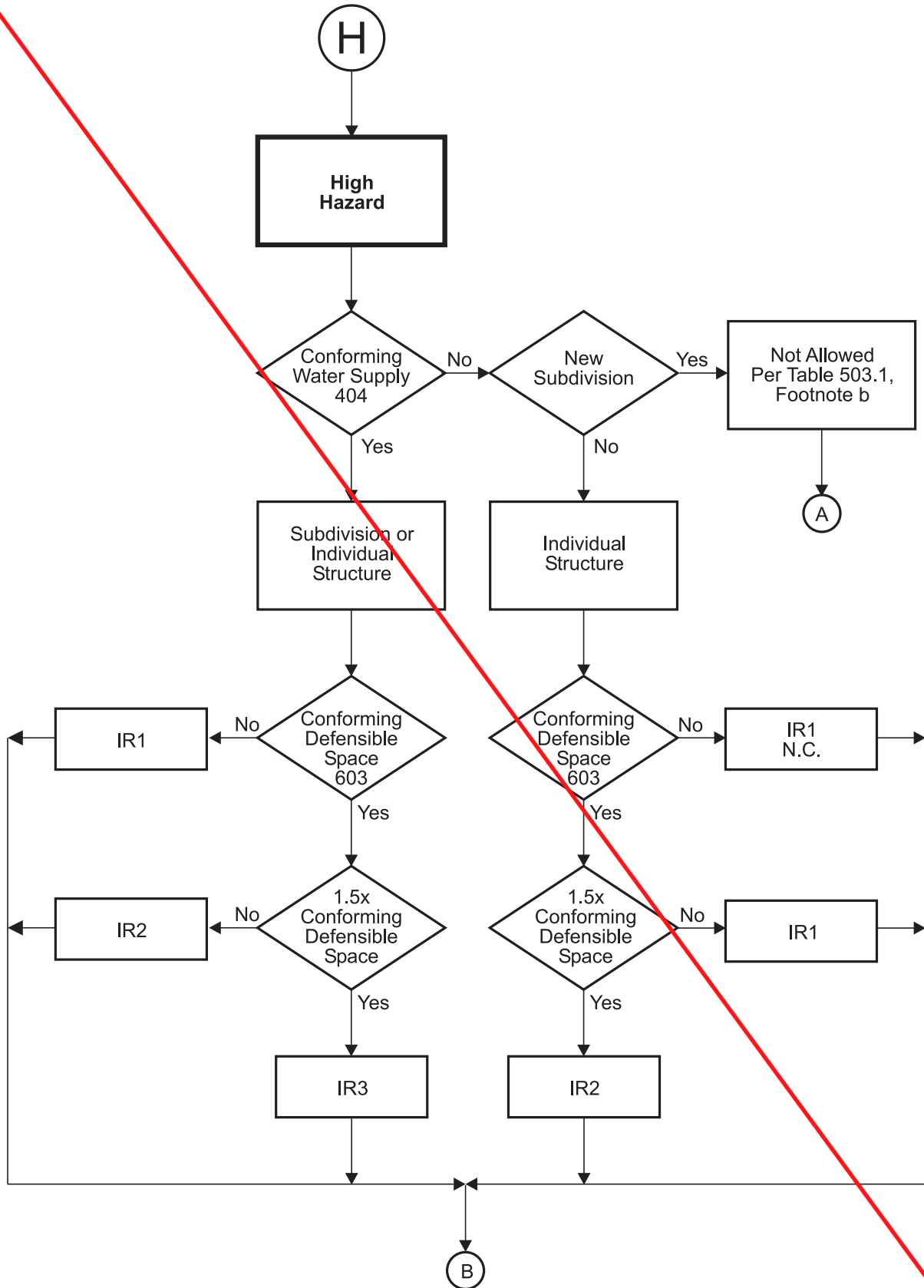
The best alternative to having a building comply with all of the provisions of this code is to remove sources of fuel. This is closely paralleled by excellent housekeeping between the vegetation and the structure. Alternative ways of achieving each of these goals can and should be considered after scrutiny by appropriately credentialed and qualified fire protection personnel.

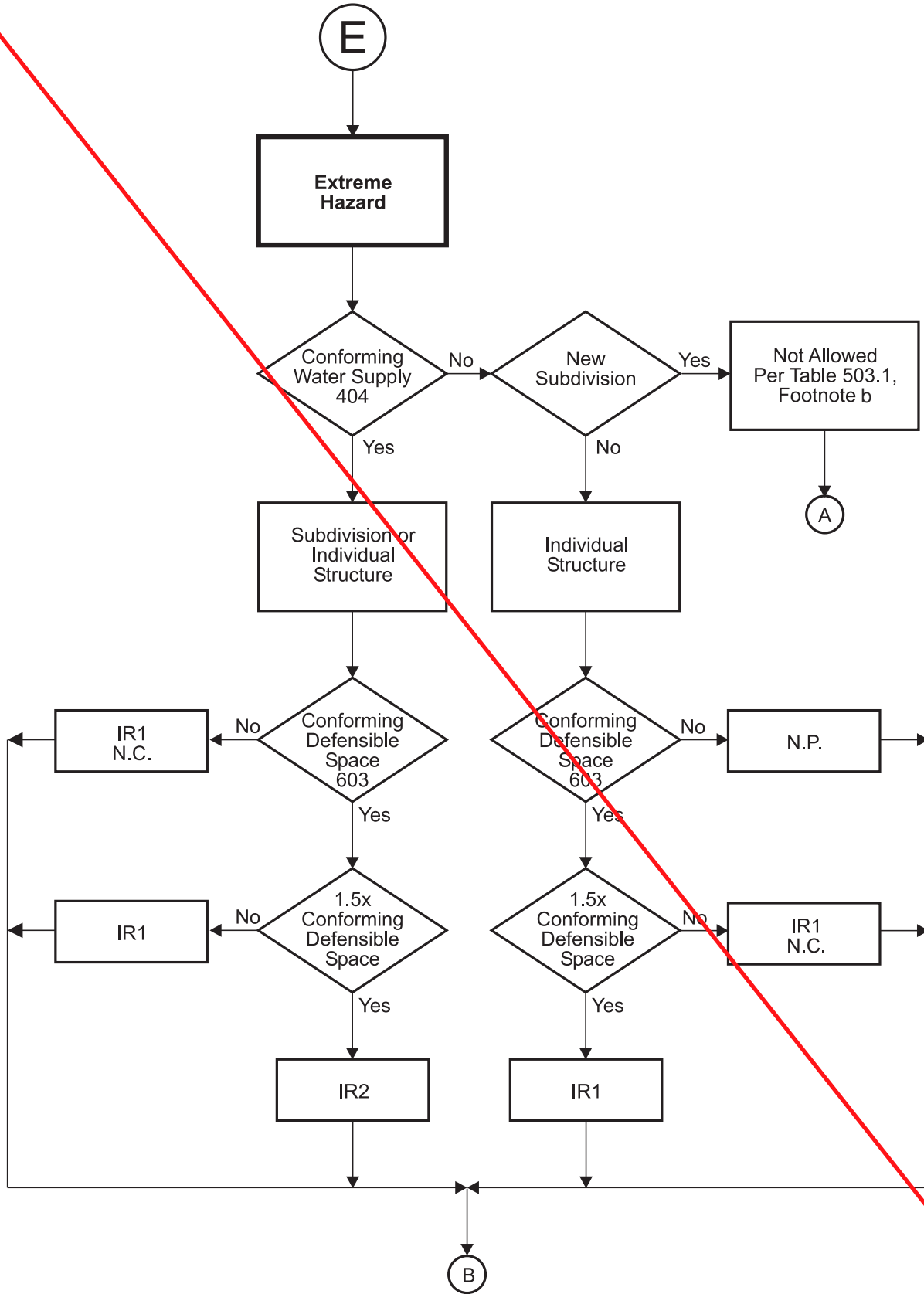
APPENDIX H INTERNATIONAL WILDLAND-URBAN INTERFACE CODE FLOWCHART

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INDEX

A		Exterior doors	505.9
ACCESS		Exterior walls	505.5
Applicability	402	Gutters and downspouts	505.4
Driveways	403.2	Protection of eaves	505.3
Fire apparatus access roads	403.3	Roof covering	505.2
Grade	403.7	Underfloor protection	505.6
Individual structures	402.2	Vents	505.10
Marking of roads	402.3, 403.4	Windows	505.8
Restricted	403.1	CLASS 3 IGNITION-RESISTANT	
Subdivisions	402.1	CONSTRUCTION	506
ACCESSORY STRUCTURE		Gutters and downspouts	506.4
Defined	202	Roof covering	506.2
Detached	504.11, 505.11	Unenclosed underfloor protection	506.3
Exempt from permit	107.3	CODE OFFICIAL, AUTHORITY	104
ADDITIONS OR ALTERATIONS	101.5	COMPLIANCE ALTERNATIVES	105
ADDRESS MARKERS	402.3, 403.6	CONTROL OF	
ALTERNATIVE MATERIALS OR METHODS	105.3	STORAGE	Appendix A, Section A105
APPEALS	106		
APPENDICES	101.2.1	D	
APPLICABILITY	102	DEFENSIBLE SPACE	603
AUTHORITY OF CODE OFFICIAL	104	Fuel modification	603.2
AUTOMATIC SPRINKLER SYSTEMS	602	Maintenance of	604
		DEFINITIONS	202
C		DESIGNATION OF WILDLAND-URBAN	
CERTIFICATE OF COMPLETION	110	INTERFACE AREA	302.1
Certificate of occupancy	110.2	DUMPING	Appendix A, Section A106
Revocation	110.4		
Temporary occupancy	110.3	F	
CLASS 1 IGNITION-RESISTANT		FEES	112
CONSTRUCTION	504	FINDINGS OF FACT	Appendix E
Appendages	504.7	FIRE DANGER RATING SYSTEM	Appendix D
Detached accessory structures	504.11	FIRE FLOW CALCULATION AREA	
Eaves	504.3	Defined	202
Exterior doors	504.9	Application	404.5
Exterior walls	504.5	FIRE HAZARD SEVERITY	502
Gutters and downspouts	504.4	FIRE HAZARD SEVERITY FORM	Appendix C
Protection of eaves	504.3	FIRE PROTECTION PLAN	405
Roof covering	504.2	FIRE-RESISTANCE-RATED	
Underfloor protection	504.6	CONSTRUCTION	501.3
Vents	504.10	FIRE-RESISTIVE VEGETATION	Appendix F
Windows	504.8	FIRE-RETARDANT-TREATED	
CLASS 2 IGNITION-RESISTANT		LUMBER OR WOOD	503.2, 504.5, 504.7, 504.11, 505.5, 505.7, 505.11
CONSTRUCTION	505	FUEL MODELS	Appendix D
Appendages	505.7	FUEL MODIFICATION DISTANCE	603.2
Detached accessory structures	505.11		

INDEX

G
GENERAL REQUIREMENTS Appendix A

I
IGNITION-RESISTANT CONSTRUCTION AND MATERIAL 503
IGNITION SOURCE CONTROL Appendix A, Section A104
INSPECTION AND ENFORCEMENT 109
 Abatement 109.4.8
 Authority to inspect 109.1.2
 Citations 109.4.4
 Enforcement 109.2
 Placarding 109.4.5.3
 Prosecution 109.4.6
 Reinspections 109.1.3
 Right of entry 109.3
 Testing 109.1.4
 Unsafe conditions 109.4.5

K
KEY BOX 403.1

L
LAND USE LIMITATIONS Appendix A, Section A108
LEGAL DEFENSE OF THE CODE OFFICIAL 104.3.1
LIABILITY OF THE CODE OFFICIAL 104.3
LP-GAS INSTALLATIONS 606

M
MAINTENANCE 101.6
MAINTENANCE OF DEFENSIBLE SPACE 604
 Modified area 604.2
 Responsibility 604.3
 Trees 604.4
MAPPING OF WILDLAND-URBAN INTERFACE AREA 302.2

P
PERMITS
 Application 107.4
 Approval 107.5
 Expiration 107.8
 Issuance 107.6
 Preliminary inspection 107.4.1
 Refusal to issue 107.6.1
 Required 107.2
 Retention 107.9

Revocation 107.10
 Validity 107.7
 Work exempt from permit 107.3

PLACARDING AS UNSAFE 109.4.5.3
PLANS AND SPECIFICATIONS 108

Amended 108.10
 Examination of 108.9
 Information on plans and specifications 108.2
 Phased 108.12
 Previous approval 108.11
 Retention of 108.8
 Site plan 108.3
 Vegetation management plans 108.4

POWERS AND DUTIES OF THE CODE OFFICIAL 104.1

PRACTICAL DIFFICULTIES 105.1

PROTECTION OF PUMPS AND WATER STORAGE FACILITIES Appendix A, Section A107

R
REFERENCED STANDARDS 102.4, Chapter 7
RETROACTIVITY 101.4
ROOF COVERINGS, REPLACEMENT OR REPAIR OF 507

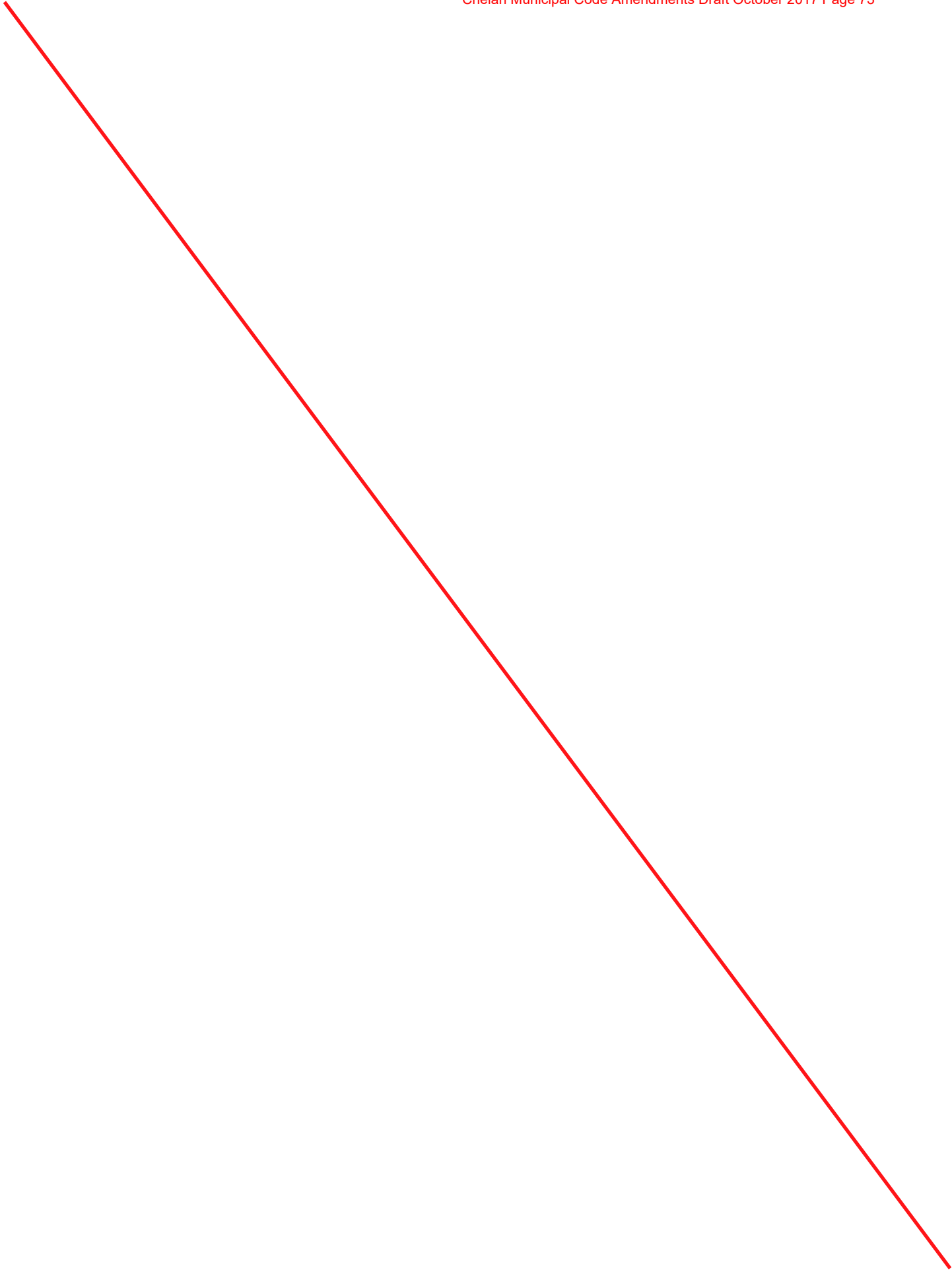
S
SCOPE 101
SELF-DEFENSE MECHANISM Appendix G
SERVICE UTILITIES 113
SPARK ARRESTERS 605
STOP WORK ORDER 114
STORAGE OF FIREWOOD AND COMBUSTIBLE MATERIALS 607

T
TECHNICAL ASSISTANCE 105.2
TEMPORARY STRUCTURES AND USES 111
TREES 604.4

V
VEGETATION CONTROL Appendix A, Section A102
VEGETATION MANAGEMENT PLAN Appendix B

W
WATER SUPPLY
 Adequate water supply 404.5
 Applicability 402
 Draft sites 404.3
 Hydrants 404.4

Identification404.8
Individual structures 402.2.2
Obstructions404.7
Reliability404.10
Subdivisions402.1
Testing and maintenance404.9
Water sources404.2
WILDLAND-URBAN INTERFACE
AREA DESIGNATIONS 302
Declaration302.1
Mapping302.2
Review302.3





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EXHIBIT 85

16.36.130

16.36.130 Clustering Standards.

Where clustering is allowed by Title 17, Zoning, cluster subdivisions shall:

A. Identify critical areas and additional areas conserved from development. At least one of the following conservation areas shall be identified in addition to protected critical areas:

1. Cultivated land;
2. Scenic vista/viewsheds from public roads, trails or parks;
3. Existing or planned trail connections;
4. Public parks or open space that contribute to the park system;
5. Other land feature determined to have public value that is at risk of development as determined by the Administrator.

B. Demonstrate a clustered lot layout.

C. Identify proposed conservation easement(s) for the protection of permanent open space land. The percent conserved shall be consistent with Title 17, Zoning, or no less than twenty (20) percent; and

D. Provide a land-management plan for the permanent open space areas, to be incorporated into the conservation easement and made enforceable by the City to the satisfaction of the Administrator and City Attorney.

EXHIBIT 86**16.36.140****16.36.140 Condominium Conversion.**

A. Density. Condominium conversions shall be consistent with the underlying density of the zone. The City may approve a density consistent with the current density of the condominium conversion, if higher than the base zone, provided ten (10) percent of the units are designated as affordable to households earning eight (80) percent or less of the County area median income. Affordable units shall be subject to minimum 50-year deed restrictions to ensure long-term use and affordability. All deed restrictions are subject to review and approval by the Administrator and City Attorney and shall be recorded with the Chelan County Auditor. Such deed restriction shall be recorded prior to issuance of a certificate of occupancy for the subject property. Prior to the end of the 50-year deed restriction period, the City may approve a removal of the deed restriction provided there is a payment in lieu of continuing affordability.

B. Street Improvements. Requirements relating to street improvements and street dedication shall be those as contained in the subdivision regulations in this Title.

C. Parking. Parking requirements shall be those parking requirements as set forth in 25.05 CMC. In the event the developer cannot provide the level of parking required by the zoning district because of physical dimensions of the project, the developer may request a variance or submit a parking demand study consistent with 25.05 CMC.

D. Structural Requirements. All Title 15 Buildings and Construction requirements applying to condominiums shall be applicable to condominium conversions.

E. Any other applicable regulatory requirements of Title 16 shall apply, including, but not limited to, Chapter 16.24 CMC.

EXHIBIT 87**17.04.180****17.04.180 Right to farm.****A. Intent**

The intent of the Right-to-Farm regulations in the Chelan Municipal Code is to:

1. Grant the same degree of protection to agricultural activities as Chapter 7.48 RCW;
2. Encourage the preservation of farms;
3. Limit the encroachment of incompatible development.

B. Applicability

This shall apply to agricultural activities on farmland in the Chelan city limits and unincorporated Urban Growth Area.

C. Definitions

Consistent with RCW 7.48.310, the following definitions are applied in this section:

"Agricultural activity" means a condition or activity which occurs on a farm in connection with the commercial production of farm products and includes, but is not limited to, marketed produce at roadside stands or farm markets; noise; odors; dust; fumes; operation of machinery and irrigation pumps; movement, including, but not limited to, use of current county road ditches, streams, rivers, canals, and drains, and use of water for agricultural activities; ground and aerial application of seed, fertilizers, conditioners, and plant protection products; keeping of bees for production of agricultural or apicultural products; employment and use of labor; roadway movement of equipment and livestock; protection from damage by wildlife; prevention of trespass; construction and maintenance of buildings, fences, roads, bridges, ponds, drains, waterways, and similar features and maintenance of stream banks and watercourses; and conversion from one agricultural activity to another, including a change in the type of plant-related farm product being produced. The term includes use of new practices and equipment consistent with technological development within the agricultural industry.

"Farm" means the land, buildings, freshwater ponds, freshwater culturing and growing facilities, and machinery used in the commercial production of farm products.

"Farmland" means land or freshwater ponds devoted primarily to the production, for commercial purposes, of livestock, freshwater aquacultural, or other farm products.

"Farm product" means those plants and animals useful to humans and includes, but is not limited to, forages and sod crops, dairy and dairy products, poultry and poultry products, livestock, including breeding, grazing, and recreational equine use, fruits, vegetables, flowers, seeds, grasses, trees, freshwater fish and fish products, apiaries and apiary products, equine and other similar products, or any other product which incorporates the use of food, feed, fiber, or fur.

D. Permitted Uses

The following uses may be permitted on farms established consistent with federal, state, and local laws:

1. Agricultural activities;
2. One single-family detached dwelling unit per parcel, together with one accessory unit or other structures accessory to a dwelling unit subject to the standards of the zone applicable to the farm; and.
3. Agi-tourism activities when allowed in the zone applicable to the farm.

E. Standards

1. Agricultural activities conducted on farmland and forest practices, if consistent with good agricultural practices and established prior to surrounding nonagricultural activities, are presumed to be reasonable and shall not be found to constitute a nuisance unless the activity or practice has a substantial adverse effect on public health and safety.

2. Agricultural activities undertaken in conformity with all applicable laws and rules are presumed to be good agricultural practices not adversely affecting the public health and safety for purposes of this section and RCW 7.48.300. An agricultural activity that is in conformity with such laws and rules shall not be restricted as to the hours of the day or day or days of the week during which it may be conducted.

3. Normal farm machinery and animal noise emanating from a farm operating consistent with the standards in E.1 and E.2 shall be exempt from Chapter 8.31 Public Disturbance Noises.

4. At the sole discretion of the Administrator, new land divisions that may be incompatible with an adjacent existing agricultural use, may be required to implement the following measures:

a. A minimum six-foot, sight-obscuring, trespass-resistant fence.

b. A minimum planting width of ten feet.

c. A planting plan prepared and stamped by a landscape architect registered in the state of Washington. The plan must identify plantings that will achieve the visual screening, trespass inhibiting, and long-term sustainability goals of this section.

d. An irrigation system sufficient to serve the entire planting strip. An irrigation plan must be submitted prior to project approval.

e. Maintenance of landscaped buffers shall be the responsibility of the property developer or future owner(s) of subject non-agricultural property. The long-term maintenance plan must be submitted with the landscape plan and approved by the responsible city official. A note on the deed will specify a responsibility for the long-term maintenance of the buffer to run with the land.

1) All plantings must be weeded and maintained regularly;

2) Diseased or dying shrubs or trees must be replaced with similar plants projected to achieve the desired screening effect;

3) Fences must be maintained in good order at all times.

5. At the sole discretion of the Administrator, new farms locating adjacent to existing residentially developed properties shall provide the appropriate fence and landscaped buffer as defined in subsection E.4 if there is a potential for incompatibility.

EXHIBIT 88**17.04.190****17.04.190 Rural to Urban Transition Standards.****A. Intent. The intents of the rural to urban transition standards are to:**

1. Phase growth and demand for urban services while allowing reasonable interim uses of property; and
2. Prevent establishment of uses and lot patterns which may foreclose future alternatives and impede efficient later development at urban densities.

B. Applicability. These regulations apply to lands with the following zones: SUD.**C. Interim Lot Standards. Until urban sewer and water service is available, a property owner may subdivide their property as follows****1. The parcel is to be divided into no more than four lots subject to:**

a. Interim Water Systems: See CMC Chapter 25.05, Development Standards, Chapter 1, Standards and Conditions, Subsection U Interim Water Systems.

b. Interim On-Site Septic Systems: See CMC Chapter 25.05, Development Standards, Chapter 3, Sewer Standards, Subsection P Interim On-Site Septic Systems.

c. Building Placement Requirements: Identify maximum development areas on recorded plats consistent with the following:

i. ensure development and building areas are located and arranged to provide the maximum protection of existing or potential agricultural production areas located both on and off-site, or provide for recreation areas open to the public, or protect sensitive areas not otherwise protected by critical areas regulations.

1) Potential agricultural production is defined based on:

a) Previous history of agricultural production or the location of prime farmland soils; and

b) water availability if irrigation is required for production.

ii. consolidate the area of existing or planned buildings, accessory uses, drainfields, wells, wellhead protection area(s), established landscaped areas, structures, and required setbacks to an area that is no greater than 1 acre or 20 percent of total lot area, whichever is less;

iii. where the proposed lot is vacant, locate buildings and development in a corner of the property adjacent to public roads or public rights of way to maximize the area of current or potential agricultural uses onsite and offsite or to allow for recreation areas open to the public, or to protect sensitive areas not otherwise protected by critical areas regulations; and

iv. achieve the most suitable locations for parcels in terms of minimizing roads, allowing for water availability, and septic suitability.

d. Develop a management plan to the satisfaction of the Planning and Building Director for agricultural, recreation, or open space uses including conservation practices to address water, habitat, and soil conditions, and responsible parties for maintenance, such as homeowner's associations or property owners.

EXHIBIT 89**17.04.200**

17.04.200 **Requests for Additional Height.** Where a zone district allows for an applicant to request greater height, the following procedures and criteria apply:

A. The applicant shall prepare a request identifying the rationale for a height greater up to 10 feet greater than the standard zone allowance based on the criteria in subsection C below.

B. The applicant shall provide an axonometric or other three-dimensional drawing or model illustrating the massing of the proposed project and the surrounding area (within 500 feet of the site), to examine how the proposed development fits within the existing and planned context of surrounding development, relationship to the public views documented in the Comprehensive Plan, and complies with the Municipal Code. The illustration or model shall depict the exterior massing of the shell of the building and not detailed engineering models of the structure or interior.

C. The Administrator shall consider a request for a height up to 10 feet greater than the zone maximum height based on demonstrated compliance with all of the following criteria:

1. The property is consistent with heights allowed under the Shoreline Master Program jurisdiction;
2. The property would not obstruct public views to Lake Chelan or hillside vistas from Downtown, Don Morse Park or Lakeside Park as depicted in the Comprehensive Plan.
3. The applicant has located and oriented structures on the subject property in a manner that diminishes the potential public view impacts and reduces incompatibilities with abutting residential or public properties, if any.
4. The applicant has demonstrated the purpose and need for additional height.
5. The applicant has identified at least one public benefit, which may include, but is not limited to:
 - a. long-term contribution to the City's economy;
 - b. provision of affordable housing for those earning up to 110% of the area median income guaranteed to be affordable for 50 years through a recorded instrument acceptable to the Administrator and City Attorney;
 - c. provision of public recreation facilities;
 - d. undergrounding of power and telecommunication lines not otherwise required, or
 - e. other features that provide overriding considerations and public benefit.

D. As a result of the application review or model, the Administrator may condition the development to modify bulk, building spacing, height, setbacks, landscaping, or other design feature to protect public views or improve development compatibility.

EXHIBIT 90

17.48.060

17.48.060 T-A Overlay District Dimensional Standards

A. Purpose: This overlay conserves valuable resources and environmentally sensitive lands such as steep slopes, erosion hazard areas, streams and ravines, and considers wildfire potential, yet allows for recreation and seasonal residential or hospitality development where appropriate to site conditions and designed to protect public views of the Butte’s natural landforms and vistas that are visible from Downtown and Don Morse Park. Structures are encouraged to concentrate on a portion of the site with the remaining reserved in open space or agricultural use such as vineyards, and traversed with sensitively designed recreational features such as trails.

B. Maximum Densities: Maximum densities are based on presence of utilities and clustering. If a Resort Plan is prepared a gross density of 4-8.7 units per acre is possible.

<u>Scenario</u>	<u>Gross Density Units Per Acre</u>
<u>Utilities, No Clustering</u>	<u>0.20</u>
<u>Utilities, Clustering</u>	<u>1.00</u>
<u>With Clustering and Density Bonuses</u>	<u>Up to 1.5 (maximum achievable if including one or more bonuses below)</u>
<u>Recreational trail system open to general public, or public amenities open to general public and offering scenic views or contributing to active lifestyle</u>	<u>Add 0.25</u>
<u>Increased open space or agricultural retention ten (10) percent above minimum required</u>	<u>Add 0.25</u>
<u>Minimum 10 percent of dwellings consist of housing affordable to households earning 110 percent or less of the area median income, or consisting of workforce housing guaranteed for such purposes for the long-term subject to minimum 50-year deed restrictions to ensure long-term use and affordability. Such deed restrictions shall be in a form approved by the Administrator and City Attorney and recorded with the Chelan County Auditor prior to issuance of a certificate of occupancy for the subject property. Prior to the end of the 50-year deed restriction period, the City may approve a removal of the deed restriction provided there is a payment in lieu of continuing affordability.</u>	<u>Add 0.25</u>
<u>Resort Plan for property with minimum of 20 acres, subject to performance standards</u>	<u>4 to 8.7 by Conditional Use Permit</u>

C. Minimum lot sizes in area.

1. Unclustered: 1 unit per 5 acres
2. Clustered, No Bonus: 12,000 square feet,
3. Clustered, Bonus: 8,500 square feet

4. Clustered, Bonus, Townhouse: No townhouse lot shall contain an area of less than 2,500 square feet

5. Resort Plan: 5,000 square feet for single family detached dwellings and no less than 1,500 square feet in area for all other dwellings, subject to density limits;

D. Minimum lot width at the building line:

1. 8,500 square foot lot: fifty (50) feet;

2. 12,000 square foot lot: eighty (80) feet;

3. 1 acre or greater: one hundred (100) feet.

4. Townhouses: seventeen (17) feet.

E. Maximum lot coverage:

1. less than or equal to 8,500 square foot lot:

a. Single family detached dwellings: thirty-five (35) percent;

b. Townhouses: sixty (60) percent;

c. All other uses: forty (40) percent;

2. greater than 8,500 or equal to 12,000 square feet: thirty (30) percent

3. greater than 12,000 square feet or equal to 1 acre: fifteen (15) percent

4. greater than 1 acre or equal to 5-acres: five (5) percent

F. Minimum open space for clustered development shall be fifty (50) percent of land retained in agricultural, recreation, or open space use. Density bonus allowed for provision of public trail, or public recreation facility, or if providing sixty (60) percent retention of agricultural, recreation, open space uses pursuant to subsection B.

G. Minimum Setback Distances.

1. Front Yard.

a. Residential: twenty feet. Setback averaging may be allowed within a new development as appropriate to the project and the site:

i. Contingent on city review and approval of detailed site plan.

ii. The minimum setback in any averaged development must be ten feet.

iii. An average setback of twenty feet must be achieved.

b. Non-residential uses: twenty-five feet;

2. Side Yard.

a. Residential: five feet.

b. Non-residential uses: ten feet;

3. Rear Yard.

a. Residential: fifteen feet; ten feet adjoining open space.

b. Non-residential uses: twenty feet;

4. Setback from Ridgeline: 20 feet from top of ridgeline.

H. Maximum height: 40 feet

I. Clustered developments shall meet cluster subdivision standards CMC 16.36.130.

J. Hillside developments: See Chapter 17.59 CMC Hillside Development and Design Standards.

K. Resort Plan Performance Standards: See CMC 17.56.340.

EXHIBIT 91**17.56.340****17.56.340 Resort Plans in T-A Overlay**

A. Resort Plan Definition: A Resort Plan is a master plan offering tourist accommodations, recreational, and residential uses. The planned uses, circulation, and amenities are configured around a major recreational activity, agricultural uses, or open space. Supporting uses may include restaurant, retail, and personal services or other similar uses allowed in the T-A zone. The proportion of tourist accommodations and residential uses may be determined by a market study.

B. Purpose and Intent: The purpose and Intent of considering conditional use permit applications for a Resort Plan include:

1. Encourage recreational activities that rely on natural attributes of the area, contribute to the community's character and economy and have had a long-standing, beneficial role in the community.
2. Design resort master plans that meet community goals and respond to the unique circumstances of the resort area;
3. Permit resort development that contributes to expanding the winter and shoulder economic seasons;
4. Enable long-range planning for infrastructure, capital facilities, and community land use patterns by establishing a level of predictability in the maximum potential size and character of each resort area;
5. Encourage affordable housing;
6. Encourage a healthy, active lifestyle for residents and visitors;
7. Promote design that respects critical areas, wildlife risks, and public views; and
8. Promote the community's long-term health, welfare, and well-being.

C. Site Area: A Resort Plan shall be no less than 20 acres in size. All properties in contiguous ownership shall be considered in one application. Resort development may be undertaken in phases, but only following completion of review and approval of a full resort buildout plan.

D. Applications:

1. A Preliminary Resort Plan shall be processed with a concurrent preliminary subdivision plan or general binding site plan in the form required in Title 16 of the Chelan Municipal Code.
2. In addition to requirements of Title 16, a preliminary resort plan shall include:
 - a. a project narrative demonstrating consistency with resort plan requirements and other provisions of the CMC; and
 - b. a scaled master conceptual site plan, identifying critical areas, proposed areas of development, proposed recreation and open space, conceptual grading and drainage, parking, roads, and access;
 - c. illustrations, architectural sketches, photos or drawings to assist in understanding and visualizing the design and use of the completed proposed development; and
 - d. illustration and calculation of general height, bulk, number of dwelling units and square footage of commercial buildings.

Actual building permit plans or construction drawings are not required with a preliminary resort plan.

3. A final resort plan shall be combined with a final binding site plan and final subdivision.

E. Performance Standards:

1. Consistency with Comprehensive Plan. The resort plan is consistent with the goals and policies of the Chelan Comprehensive Plan.
2. Consistency with Purpose and Intent. The Planned Resort master plan is substantially consistent with the purpose and intent of this Section, as set forth in Subsection A.
3. Clustering and Open Space. The Resort provides a development plan with at least 60 percent of the land in recreation, critical area, and open space use.

4. Resort Amenities: The Resort shall include public access to a recreational amenity around which the resort development is oriented. Recreational amenities may include parks, trails, or other recreational facilities identified as a need in the City's Parks, Recreation, and Open Space Plan. The recreation amenity shall be a central organizing feature of the development.
5. Open Space: At least sixty-five (65) percent of resort is in open space, recreation, or agriculture use.
5. Affordable and Employee Housing. The Planned Resort master plan ensures a supply of affordable housing or employee housing that would otherwise not be available without the resort plan. A minimum of twenty (20) percent of dwellings are affordable to households earning eighty (80) percent or less of the county area median income. All deed restrictions are subject to review and approval by the Administrator and City Attorney and shall be recorded with the Chelan County Auditor. Such deed restriction shall be recorded prior to issuance of a certificate of occupancy for the subject property. Prior to the end of the 50-year deed restriction period, the City may approve a removal of the deed restriction provided there is a payment in lieu of continuing affordability. Affordable or workforce units shall remain affordable for a period of 50 years.
6. Design Guidelines. The resort plan contains design guidelines that:
- a. Establish standards for buildings, public realm spaces, signs, street cross sections, and lighting
 - b. Promote the following design concepts:
 - i. Protection of critical areas and natural features including slopes
 - ii. Protection of designated public views as demonstrated through provision of a 3-D visual resources analysis
 - iii. Creation of a sense of arrival
 - iv. An attractive, safe, and direct multimodal streetscape
 - v. Integral public spaces for interaction and public events
 - vi. Site design allowing both privacy and opportunities for use of common space.
 - vii. Configuration of lots or units that is suitable when considering topography, emergency access and minimization of wildland fire risk, and other natural features.
 - viii. Compatibility with surrounding properties in terms of bulk, scale, structural mass, and character, including use of transitional features.
7. The Resort Plan promotes multimodal forms of transportation, manage the generation of resort related traffic consistent with City levels of service, and provide a fair share of transportation facilities consistent with City transportation plans, standards, and regulations.
8. The Resort Plan ensures infrastructure and essential services will be provided in an efficient and timely manner to accommodate projected resort demands.
9. The Resort Plan provides a phasing plan that ensures development of the resort, its amenities, and public facilities necessary to serve the resort, occur in logical sequence and that an adequate monitoring program is established for determining accomplishment of proposed conditions and mitigation measures for projected impacts on the community.
- F. Conditions: The responsible official may impose mitigating conditions or limit the scope of some or all of the Resort Plan based on the environmental review and using authority provided pursuant to the State Environmental Policy Act and consistency with provisions of the Chelan Municipal Code.

EXHIBIT 92**17.59****Chapter 17.59****HILLSIDE DEVELOPMENT AND DESIGN STANDARDS****17.59.010 Purpose and Definition.**

A. Purpose: The steep hillsides surrounding Lake Chelan are a defining natural feature and source of community identity for the City of Chelan. Views of the hillsides from public places are a community asset and preserving the hillsides are important for maintaining water quality in Lake Chelan. Due to limited land within the City, the hillsides also provide significant opportunities for new development including housing, tourist accommodations, agriculture, and agri-tourism uses. It is in the interest of the City and community to balance these competing interests and support community goals such as the preservation of public views, minimizing environmental impacts from new development, maintaining the community character of Chelan, providing affordable housing, and maintaining a strong year-round economy. The hillside development and design standards are intended to further these community goals and implement the Comprehensive Plan.

B. Definitions:

1. Minimize: Where the word minimize is used in this code, it means to reduce to the smallest possible amount, extent, size, or degree consistent with the intent of the guiding principles of this code.
2. Other Definitions: See Chapter 19 CMC.

17.59.020 Guiding Principles.

The following guiding principles further define the intent and purpose of the Hillside Development and Design Standards and are not intended to be regulatory language.

A. Principle #1 – Where feasible locate hillside development in areas that are not visible or have less visual impact from public places while preserving open space

B. Principle #2 – Design streets, sites, and buildings to integrate with the natural topography and minimize the need for regrading

C. Principle #3 – Hillside development should avoid impacting streams, ravines, wildlife habitats, ridgelines, and other natural features

D. Principle #4 – Design sites and buildings to minimize visual impacts from major public viewing areas. Consider use of techniques such as:

1. Clustering of buildings
2. The use of vegetation to minimize the visual impact
3. Building massing and modulation to minimize bulk and scale and the overall visual impact
4. Use of façade materials that blend with natural environment

E. Principle #5 – Design sites and infrastructure to ensure public safety by minimizing impacts from erosion, dust, fires, floods, landslides, and other natural hazards both during and after construction

F. Principle #6 – Establish hillside development standards to maintain Chelan's character, promote high-quality hillside development, and support implementation of the guiding principles.

G. Principle #7 – Phase land disturbance to the maximum degree practicable. Focus grading in initial phases to construct the infrastructure for the project. Avoid mass grading, and defer clearing and grading of individual lots to the building permit stage.

17.59.030 Applicability.

The Hillside Development and Design Standards apply to any development application that involves slopes greater than 20% including subdivisions, site plan applications, conditional use permits, critical area permits, and building permits. These standards do not apply to permits and development agreements approved prior to the effective date of these standards.

17.59.040 Submittal Requirements

For all subdivisions involving erosion hazard areas or slopes above the threshold in CMC 17.59.030 the following items shall be submitted for the pre-application review and are in addition to the requirements for a preliminary plat application identified in CMC 16.04.090. In addition, the City may require third-party review from qualified professionals if necessary to determine compliance with the design and development standards. The applicant is required to pay all costs for third-party review. Modifications to site and building plans may be requested with a building permit application, but must be consistent with the approved subdivision.

A. A map identifying prominent natural features on the site and vicinity including vegetation and trees, streams, ravines, wildlife habitat, and others.

B. A map showing the conceptual street layout, typical street sections, grades, and access to developable properties.

C. A conceptual site plan showing the general layout of streets, parcels, buildings, driveways. The site plan and any supporting information shall show how natural features are protected and incorporated into the design of the subdivision.

D. Conceptual site plans for typical developable parcels including buildings, retaining walls, access, stormwater management, and landscaping.

E. Conceptual architectural renderings of typical buildings and sections from a licensed architect.

F. A summary of visual analysis for impacts on public views as designated in the City's Comprehensive Plan.

G. A written statement describing design measures to minimize erosion, environmental and public view impacts.

H. Slope cross-sections that show the extent of proposed grading where the most grading is proposed, where there is the most intense development, where the site is most visible from public viewing areas, and along major streets.

I. Photographs of the property documenting existing conditions.

17.59.050 Development and Design Standards.

To comply with the development and design standards and address potential impacts, the project shall be designed to first avoid the impact. When avoiding the impact is not feasible or reasonable the project shall be designed to minimize the impact.

A. Subdivisions**1. Streets**

a. The layout of parcels and streets shall be designed to minimize the overall length of streets.

b. Streets shall be located and designed to follow natural contours and minimize the need for regrading for both streets, parcel access, and buildings.

c. Subdivisions shall be designed to provide property access on both sides of the street wherever feasible to minimize the length and number of streets as well as the disruption to the hillside.

2. Clustering.

a. Clustering of parcels and buildings is strongly encouraged to minimize the disruption to steep slopes, to protect natural features, and minimize impacts on public views.

b. Residential cluster lot sizes shall be as specified in each zone. Where a cluster lot size is not specified in a residential zone, the Administrator may reduce minimum lot sizes by up to 15% to allow for clustering in order to minimize disruption to natural features and public views. Lot coverage shall be based on the minimum lots size in the district.

Exhibit 1. Clusters of buildings preserve open space and minimize visual impact



3. Parcels/Building Lots.
 - a. Mass regrading of parcels to create flat building sites and buildings designed for flat sites is prohibited.
 - b. Parcels shall be located and configured to minimize the amount of grading needed for site development and access.
 - c. Buildings shall be oriented parallel to the slope to minimize cut and fill unless a proposed orientation has greater likelihood of meeting the code requirements. Retaining walls and rockeries must comply with CMC 17.04.075 and shall only be permitted when necessary to support a structure and/or access road or driveway.

B. Building Location and Design

1. Buildings shall incorporate the slope into the design of the building (See Exhibit 2). Buildings on steep slopes may step down slopes (See Exhibit 4) to break up the scale and mass of the building. Pier supported structures may be allowed where an applicant can demonstrate to the Administrator's satisfaction that it is unobtrusive within designated view corridors and that the design avoids fire hazards consistent with Chapter 15.06 CMC. See Exhibit 3.
2. Setbacks from the street shall be the minimum distance needed for parking and access (See Exhibit 3). The City may approve a reduction in the front yard setback to 20 feet to minimize grading and disruption to the hillside.
3. Where feasible without significant regrading, the design of low-profile buildings (See Exhibit 5) should be utilized to minimize the visual impact downslope and from public views as identified in the Comprehensive Plan.
4. Avoid use of retaining walls to minimize the visual impact downslope unless necessary for slope stability.
5. Buildings and retaining wall facades shall use natural materials that blend with the surrounding natural environment and hillside.
6. Minimize cut and fill to the amount necessary to support the building and access while protecting native

vegetation.

Exhibit 2. Building design that incorporates the slope



Exhibit 3. Building with minimal setback from the street to allow for access and parking; pier supported structures tend to jut from slopes rather than blend with slopes.



Exhibit 4. Building design steps down the slope



Exhibit 5. Low-profile building minimizes the visual impact



Source: Tate Studio Architects, 2016

C. Landscaping and Vegetation

1. The use of native vegetation and drought tolerant landscaping is required. Species shall be those listed on the Washington Native Plant Society list of native vegetation for Eastern Washington or an equivalent resource as approved by the City.

2. To the extent feasible, native vegetation shall be preserved in the design of the site and locations of buildings.

3. Vegetation that is disturbed during site development shall be replaced with native vegetation.

EXHIBIT 93**17.60.035****17.60.035 Landscaping in Wildland-Urban Interface Areas**

A. Within the primary zone of Wildland-Urban Interface Areas, development shall provide defensible space consistent with the 2015 Wildland and Urban Interface Code as adopted in 15.06 CMC.

B. Landscaping within defensible space shall have the characteristics of fire-resistive vegetation described as follows:

1. Growth with little or no accumulation of dead vegetation (either on the ground or standing upright. Although green, both juniper shrubs and arborvitae accumulate large amounts of dead material).
2. Nonresinous plants (willow, poplar or tulip trees).
3. Low volume of total vegetation (for example, a grass area as opposed to a forest or shrub-covered land).
4. Plants with high live fuel moisture (plants that contain a large amount of water in comparison to their dry weight).
5. Drought-tolerant plants (deeply rooted plants with thick, heavy leaves).
6. Stands without ladder fuels (plants without small, fine branches and limbs between the ground and the canopy of overtopping shrubs and trees).
7. Plants requiring little maintenance (slow-growing plants that, when maintained, require little care).
8. Plants with woody stems and branches that require prolonged heating to ignite.
9. Plants selected are consistent with either:
 - a. Individual or community wildfire protection plans created through Firewise or other programs; or
 - b. "Fire-Resistant Plants for Home Landscapes: Selecting plants that may reduce your risk from wildfire" prepared by Pacific Northwest Extension, Publication PNW 590, August 2006; or
 - c. Written Cascadia Conservation District Recommendations; or
 - d. Recommendations by a qualified landscape architect or arborist acceptable to the Administrator, with recommendations suited to Chelan County.

C. Within the primary zone of the Wildland-Urban Interface Areas, development shall employ non-combustible, fire rated, or ignition-resistant materials and less flammable vegetation when using landscaping and other barriers to separate uses.

D. For developments within high or very high fire risk as defined in 15.06 CMC, the City may require development to prepare a vegetation management plan consistent with Appendix B of the 2015 Wildland and Urban Interface Code as adopted in 15.06 CMC.

E. Prohibited Plants in Defensible Space in Wildland Interface Areas: Plantings within required defensible space shall avoid pyrophytic plants due to high resin or oil content or other characteristics. Such plants include, but are not limited to:

1. junipers, pines, firs, spruces, and arborvitae
3. cheatgrass

Where pyrophytic plants exist within the required defensible space or are unavoidable, they shall be managed in accordance with a vegetation management plan consistent with Appendix B of the 2015 Wildland and Urban Interface Code prepared by an applicant to the Administrator's satisfaction to reduce fire risk.

EXHIBIT 94**25.10****Chapter 25.10****ADEQUACY OF PUBLIC FACILITIES**

25.10.010 Purpose.

25.10.020 General requirements.

25.10.030 Adequate sewage disposal.

25.10.040 Adequate water supply.

25.10.050 Adequate stormwater management.

25.10.060 Adequate transportation.

25.10.070 Adequate fire protection.

25.10.075 Adequate power facilities.

25.10.080 Adequate school capacities.

25.10.090 Adequate parks.

25.10.100 Adequate police protection.

25.10.110 Adequate municipal facilities.

25.10.120 Methods to mitigate development impacts.

25.10.010 Purpose.

The purpose of this chapter is to ensure that public facilities and services necessary to support development are adequate or will be provided in a timely manner consistent with the public facilities and services planning goal of the Washington State Growth Management Act of 1990 by:

A. Specifying the on-site and off-site facilities and services that must be in place or otherwise assured of timely provision prior to development;

B. Allocating the cost of those facilities and services fairly;

C. Providing a general framework for relating development standards and other requirements of this code to:

1. Adopted service level standards for public facilities and services;

2. Procedural requirements for phasing development projects to ensure that services are provided as development occurs; and

3. The review of development permit applications.

D. Provide alternatives for prospective developers of land within the City to mitigate the direct impacts that have been specifically identified by the City as a consequence of proposed development, and to make provisions for, including but not limited to the public health, safety, and general welfare, for municipal infrastructure and services.

25.10.020 General requirements.

A. All new development proposals including any use, activity, or structure allowed by Title 17 Zoning that requires the City of Chelan approval shall be adequately served by the following facilities and services prior to the time of occupancy, plat recording, or other land use approval, as further specified in this chapter:

1. Sewage disposal;
2. Water supply;
3. Stormwater management;
4. Roads and access;
5. Fire protection service;
6. Schools;
7. Power.

B. All new development proposals including any use, activity, or structure allowed by Title 17 Zoning that requires the City of Chelan approval shall demonstrate consistency with City plans and codes, and mitigate their demand on public facilities that are included in the capital facilities plan which are designed to provide service to the community at large, as follows:

1. Parks and trails;
2. Police services; and
3. Municipal facilities.

C. Regardless of the number of sequential permits required, the provisions of this chapter shall be applied only once to any single development proposal. If changes and modifications result in impacts not considered when the proposal was first approved, the City shall consider the revised proposal as a new development proposal.

25.10.030 Adequate sewage disposal.

All new development shall be served by an adequate public or private sewage disposal system, including both collection and treatment facilities consistent with CMC Chapter 13.06 Sewer System and Chapter 25.05 Development Standards.

25.10.040 Adequate water supply.

All new development shall be served by an adequate public or private water supply system consistent with CMC Title 13 Water and Sewers and Chapter 25.05 Development Standards.

25.10.050 Adequate stormwater management.

All new development shall be served by an adequate stormwater management system. The proposed system is adequate if the development proposal site is served by a stormwater management system approved by the City as being consistent with the design, operating and procedural requirements of the Stormwater Management Manual for Eastern Washington by the Washington State Department of Ecology and consistent with Chapter 25.05 Development Standards.

25.10.060 Adequate transportation.

A. All new development shall be served by adequate roads and non-motorized infrastructure. Roads and transportation facilities are adequate if the development's traffic impacts on surrounding public roads, pedestrian, and

bicycle facilities are acceptable under the level of service standards and concurrency policies of the City's Comprehensive Plan, Capital Facilities Appendix, and Chapter 25.05 Development Standards.

B. Every lot upon which one or more buildings is proposed to be erected or traffic generating use is proposed to be established shall establish safe access as follows:

1. Safe passage from the street right-of-way to building entrances for transit patrons and other pedestrians, in accordance with the design standards set forth in Title 17 Zoning and Chapter 25.05 Development Standards;

2. Direct access from the street right-of-way, fire lane or a parking space to any part of the property as needed to provide public services in accordance with adopted standards (e.g., fire protection, emergency medical service, mail delivery or trash collection); and

3. Direct access from the street right-of-way, driveway, alley or other means of ingress/egress approved by the responsible official to all required off-street parking spaces on the premises.

25.10.070 Adequate fire protection.

All new development shall be served by adequate fire protection. The site of the development proposed shall be served by a water supply system that provides at least minimum fire flow and a road system or fire lane system that provides life safety/rescue access, and other fire protection requirements for buildings as required by the International Fire and Building Codes as adopted by the City.

25.10.075 Adequate power facilities.

All new development shall ensure that power is available based on adjacency and capacity. Development may be conditioned to contribute their fair share or dedicate property or easements in order to extend power to the subject property.

25.10.080 Adequate school capacities.

A. In the course of reviewing proposals for residential development including applications for plats or multifamily site plans or building permits, shall consider the school district's capital facilities plan as adopted in the City's Comprehensive Plan.

B. Schools shall be considered to have been provided concurrently with the development which will impact the schools if:

1. The permanent and interim school improvements necessary to serve the development are planned to be in place at the time the impacts of development are expected to occur;

2. Any combination of the following shall constitute the "necessary financial commitments" for the purposes of subsection (1) of this section:

a. The district has received voter approval of and/or has bonding authority;

b. The district has received approval for Federal, State, or other funds;

c. The district has received a secured commitment from a developer that the developer will construct the needed permanent school facility, and the school district has found such facility to be acceptable and consistent with its capital facilities plan

25.10.090 Adequate parks.

A. Development shall demonstrate consistency with the following plans and codes to ensure that there is sufficient parks and recreation to meet the demands of new development.

1. Chelan Comprehensive Plan Level of Service Standards as documented in development applications SEPA documentation per Chapter 14.06 Environmental Procedures and Policies;

2. Title 16 Land Divisions; and

3. Chapter 17.56: Conditional Uses including 17.56.290 Parks and 17.56.300 Community Waterfront Parks.

B. Trail improvements shall be made in accordance with adopted City plans listed in subsections 1 et seq. Where such improvements following public rights-of-way they shall be considered part of street frontage improvements in accordance with City of Chelan Public Works Development Standards.

1. Parks, Recreation, and Open Space Plan;

2. Lakeside Trail Feasibility Study;

3. Lake Chelan Valley Trail Plan;

4. Northshore Pathway Feasibility Study;

5. Don Morse Park Shoreline Study & Master Plan;

6. City Resolution 534 dated August 23, 1977;

7. Non-motorized elements of the City's Transportation Element.

25.10.100 Adequate police protection.

Based on the size, nature, or scope of a development project, the Administrator may require preparation of a police demand analysis and potential effects on the delivery of police services in accordance with the City's contract for police services with Chelan County and the City's Comprehensive Plan, as appropriate. Such an analysis shall be prepared as part of SEPA documentation per Chapter 14.06 Environmental Procedures and Policies.

25.10.110 Adequate municipal facilities.

Based on the size, nature, or scope of a development project, the Administrator may require preparation of a municipal facility demand analysis and potential effects on the delivery of the City's administrative services in accordance with the City's Comprehensive Plan, as appropriate. Such an analysis shall be prepared as part of SEPA documentation per Chapter 14.06 Environmental Procedures and Policies.

25.10.120 Methods to mitigate development impacts.

A. Definition of development. For purposes of this chapter, the term "development" shall include, but not be limited to, subdivisions, short subdivisions, binding site plans, building permits, infrastructure improvements, and any other development activity defined by Title 17 or Title 19 or Chapter 25.05 Appendix A of the Chelan Municipal Code.

B. Determination of direct impact. Before any development is given the required approval or is permitted to proceed, the official or body charged with deciding whether such approval should be given shall determine direct impacts, if any, that are a direct consequence of the proposed development and which require mitigation, considering, but not limited to, the following factors:

1. Predevelopment versus post development need for services such as City streets, sewers, water supplies, drainage, facilities, parks, playgrounds, recreational facilities, schools, police services, fire services, and other municipal facilities and services. Need shall be measured not only from increased demand created by the development itself, but any reduction in the municipal facilities or services brought about as a direct result of the development.

2. Likelihood that a direct impact of a proposed development would require mitigation due to the cumulative effect of such impact when aggregated with the similar impacts of future development in the immediate vicinity of the proposed development;

3. Size, number, condition and proximity of existing facilities to be affected by the proposed development;

4. Nature and quantity of capital improvements reasonably necessary to mitigate specific direct impacts identified as a consequence of the proposed development;

5. Likelihood that the users of the proposed development will benefit from any mitigating capital improvements or programs; and

6. Any significant adverse environmental impacts of the proposed development identified in the process of complying with the Environmental Policy Ordinance or the State Environmental Policy Act.

C. Costs. The cost of any investigation, analysis or reports necessary for a determination of direct impact shall be borne by the applicant.

D. Mitigation of direct impacts. The official or body charged with granting the necessary approval for a proposed development shall review an applicant's proposal for mitigation, any identified direct impacts and determine whether such proposal is a reasonable and acceptable mitigation measure considering the cost and land requirements of the required improvement and the extent to which the necessity for the improvement is attributable to the direct impacts of the proposed development. No official or body shall approve a development unless reasonable provisions have been made to mitigate identified direct impacts that are direct consequences of such development.

E. Methods of mitigation.

1. The methods of mitigating identified direct impacts required as a condition of any development approval may include, but are not limited to, dedication of land to any public body, off-site improvement, on-site improvements, and other capital or noncapital methods that may effectively reduce direct impacts.

2. In lieu of a dedication of land or to mitigate a direct impact that has been identified as a consequence of a proposed development, the City may approve a voluntary payment agreement with the developer, and shall be subject to the following provisions:

a. The official or body approving development must find that the money offered will mitigate or is a satisfactory alternative to mitigate the identified direct impact.

b. The payment shall be held in a reserve account and may only be expended to fund a capital improvement or program agreed upon by the parties to mitigate the identified direct impact.

c. The payment shall be expended in all cases within 10 years of collection, unless otherwise agreed to by the developer.

d. Any payment not expended within 10 years of collection shall be refunded to the property owners of record at the time of the refund with interest at the rate earned in the City's reserve account applicable at the time of refund. If the payment is not expended within the five years due to delay attributable to the developer, the payment shall be refunded without interest.

e. Property owners entitled to a refund and/or interest under the provisions of this chapter may voluntarily and in writing waive their right to a refund for specified period of time in the interest of providing the designated capital improvement or other capital improvement or program identified by the property owner, and acceptable to the City.

f. The developer may voluntarily and in writing waive, on behalf of the developer and subsequent purchasers, the right to interest and or a refund in order to facilitate completion of an improvement. Under no condition shall such a waiver be required as a condition of approval. Such waiver shall be recorded with the county auditor and shall be binding on subsequent owners.

3. The developer or applicant may choose to pay a fee in lieu of reservation of all or portions of open space areas required. If the applicant offers to pay money in lieu of open space and if the City accepts the offer, the amount shall be determined based upon the square footage of open space which otherwise would have been required to be provided times the then-current market value per square foot of similarly situated property.

F. Appeals. Any decision of the City official or body made under this chapter, including the determination of direct impact, the type and amount of impact, the extent of the mitigation required, and the selection of the method of mitigation shall be subject to appeal in the same manner and at the same time as appeals of the underlying development permit. Failure to appeal such decision shall prevent the applicant from further judicial review of this issue.

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

Chelan Comprehensive Plan and Municipal Code Update

2. Name of applicant: [\[help\]](#)

City of Chelan

3. Address and phone number of applicant and contact person: [\[help\]](#)

135 E Johnson Ave, Chelan, WA 98816

4. Date checklist prepared: [\[help\]](#)

May 22, 2017

5. Agency requesting checklist: [\[help\]](#)

City of Chelan

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

City Council hearing and consideration of adoption: July 2017

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

The proposal is a non-project action. Future development and infrastructure implemented by public and private applicants would be subject to their own SEPA review.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

In 1998, the City completed an Environmental Impact Statement for its first Comprehensive Plan. Subsequently the City has issued Determinations of Non-Significance supported by SEPA Checklists for annual docket amendments or periodic updates.

For the 2017 Comprehensive Plan Update, an Existing Conditions and Trends Report was prepared in March 2017. It identifies natural and built environmental conditions. An evaluation of critical area regulations, with a focus on geologic hazards, has been prepared by RH2 Engineering in May 2017.

Documents associated with the proposal are available at the City's website:

<https://cityofchelan.us/departments/building-planning-department/planning-department/2017-comprehensive-plan/>.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

Not applicable to this non-project action. Future development activities may submit applications and would be subject to the plans and regulations in place at the time.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

Planning Commission Recommendation and City Council approval.

Washington Department of Commerce 60-day review. WSDOT Aviation Consultation. Chelan Douglas Transportation Council certification of Transportation Element.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

The City of Chelan is evaluating, amending, and updating its Comprehensive Plan consistent with the Growth Management Act (RCW 36.70A) and its municipal code (Chapter 19.40 CMC). Based on the Comprehensive Plan Update, zoning, building, subdivision, critical areas, and other development regulations amendments are proposed.

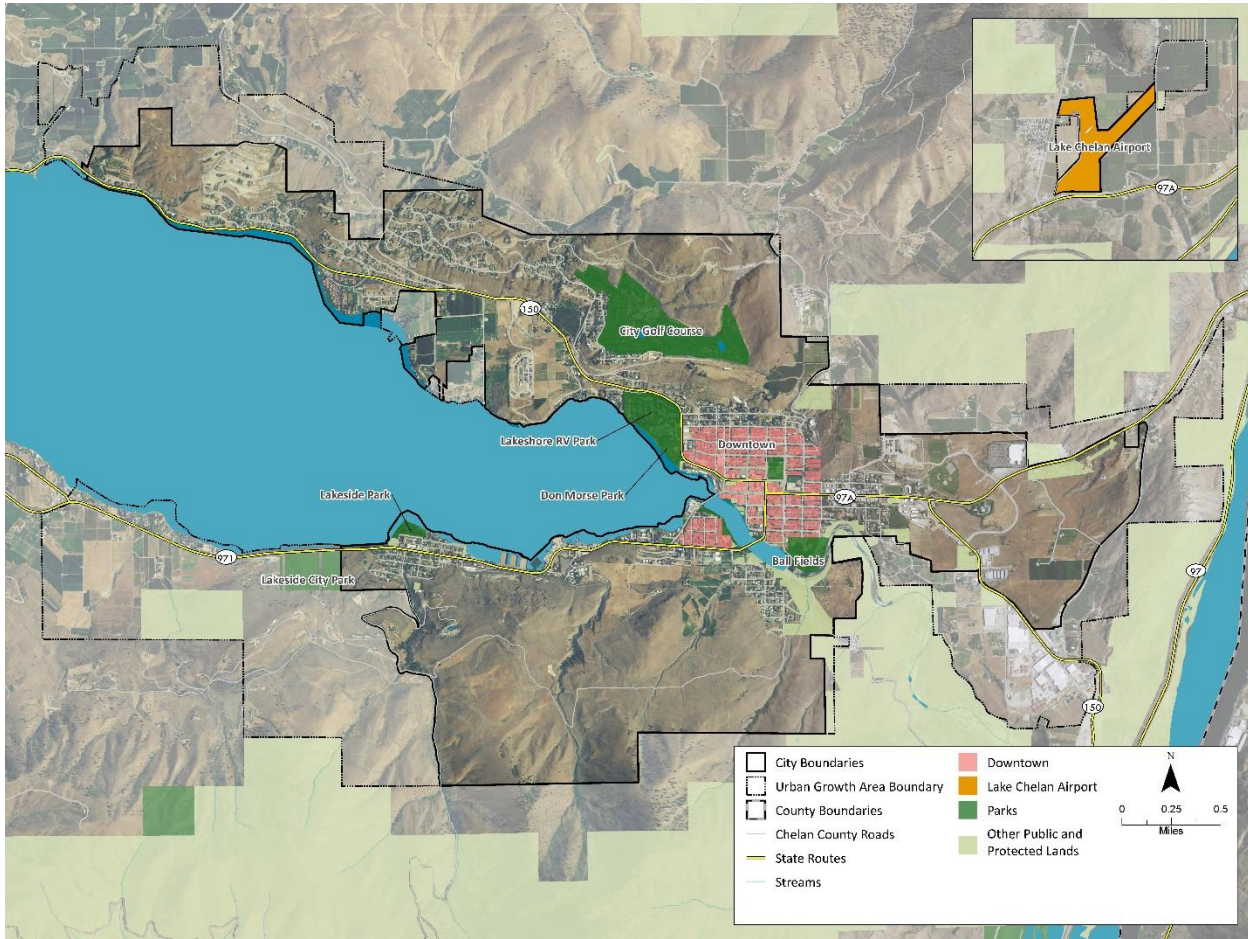
The Comprehensive Plan Update includes amendments to the unified Future Land Use and Zoning Map addressing the city limits and Urban Growth Area, Comprehensive Plan goals and policies, and Capital Facility Plan addressing a range of services and infrastructure.

The City is proposing amendments to its Municipal Code to implement the Comprehensive Plan Update: Chapter 14.10 Critical Areas; Title 15 Buildings and Construction; Title 16 Land Divisions; Title 17 Zoning; Title 19 Administration of Development Regulations; Title 25 Development Standards; and the Shoreline Master Program.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

Chelan city limits and Urban Growth Area

Exhibit 1. City of Chelan Planning Area



B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

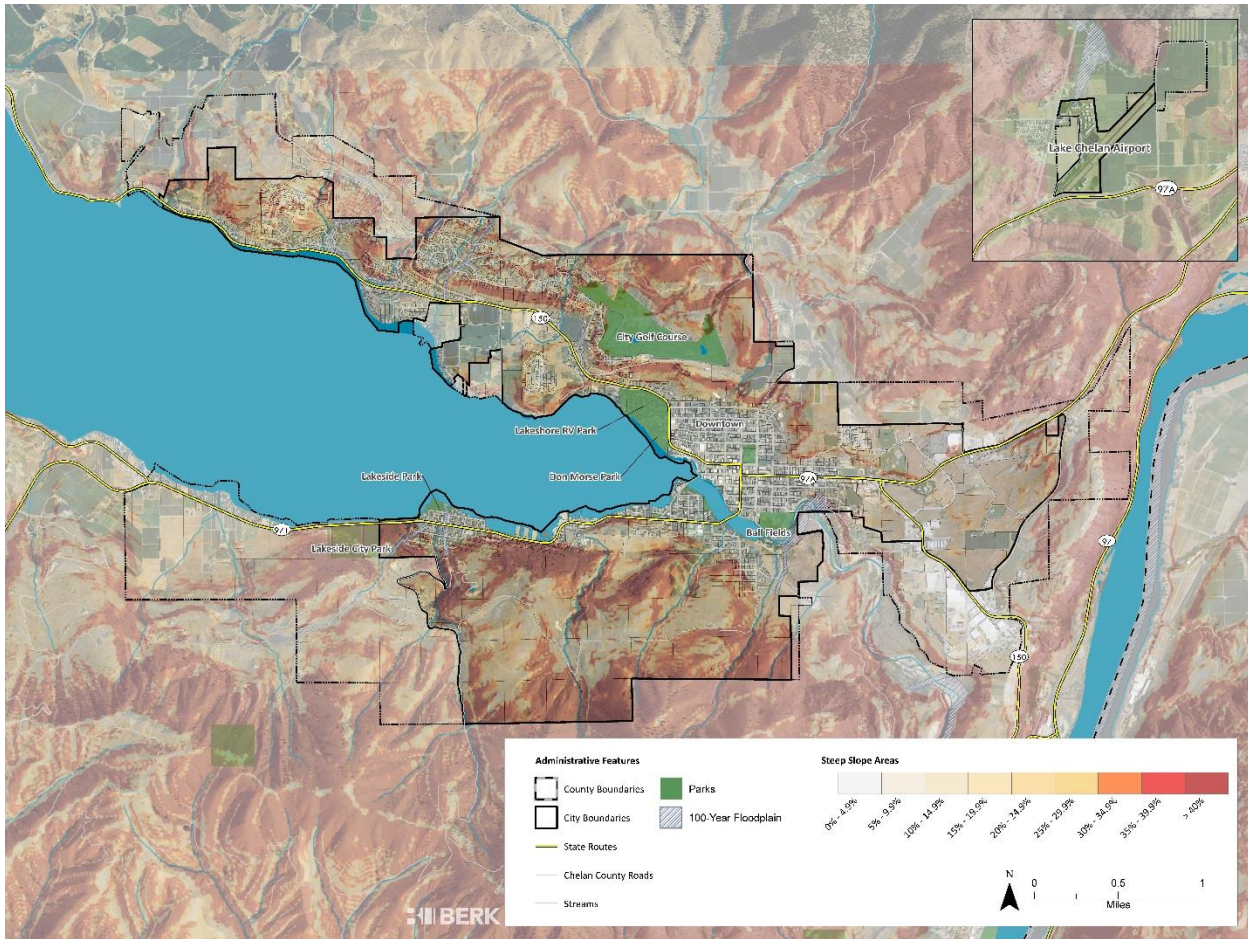
1. Earth [\[help\]](#)

a. General description of the site: [\[help\]](#)

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

Topography is flat in Downtown. Hills and slopes are found on north and south shores.

Exhibit 2. Steep Slopes in 5 Percent Increments



Source: University of Washington, BERK Consulting 2017

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

Slopes exceed 40 percent as shown in the Exhibit above.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

Soils vary and include including sand, gravel, and others. There are soils considered prime farmland. The city limits and Urban Growth Area (UGA) contain current agricultural activities, but none have been classified as lands of long-term commercial significance.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

Geologic hazards include areas susceptible to erosion, sliding, earthquake, or other geological events. Much of the City's steep slopes are subject to erosion.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

Not applicable to this non-project action.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

Not applicable to this non-project action. Erosion could occur during clearing or construction by development occurring in the future under the proposed plan or regulations. However, new hillside development standards and dust control regulations would apply. The City would continue to apply its stormwater standards.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

Not applicable to this non-project action. Future development would be subject to zoning standards for building coverage, stormwater standards, and critical area regulations that govern clearance limits on slopes over 30 percent.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

The City will apply its critical area regulations, stormwater management regulations and manual, new hillside development standards, and new dust control standards.

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

Not applicable to this non-project action. Future development would use construction equipment. New households, employees, and visitors would use motorized vehicles. Residential units may use fireplaces.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

Not applicable to this non-project action.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

Not applicable to this non-project action. Promoting growth in the city limits with mixed uses in the Downtown, and added local opportunities for workforce and affordable housing could reduce commuting and reduce air emissions.

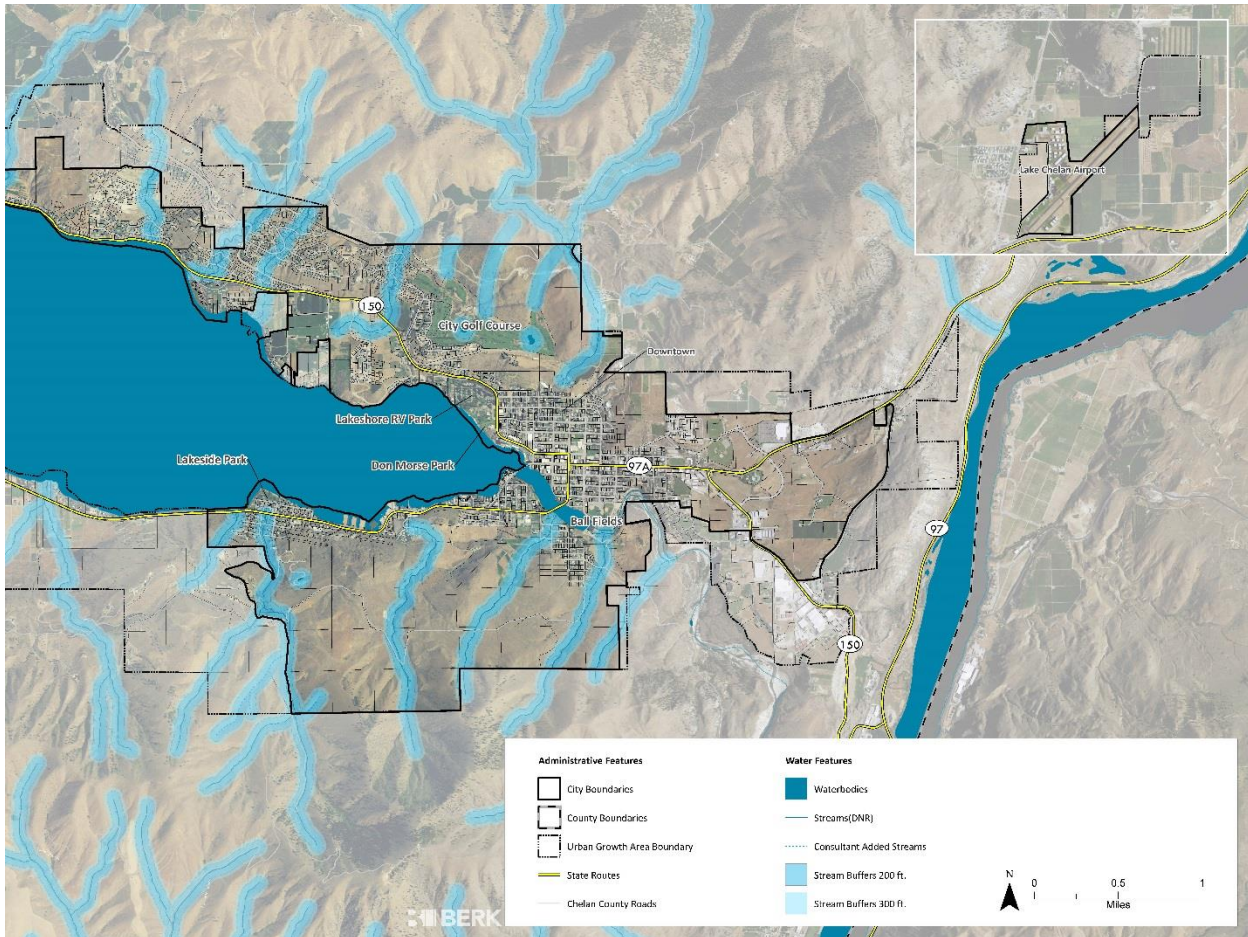
3. Water [\[help\]](#)

- a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

Lake Chelan and the Chelan River are shorelines of the state. Ravines and streams are seasonal surface water bodies in the planning area.

Exhibit 3. Streams and Ravines



Sources: Washington Department of Natural Resources 2014, RH2 2017, BERK 2017

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

Not applicable to this non-project action. Future development or activities in the shoreline jurisdictions of Lake Chelan or Chelan River would be subject to the City's Shoreline Master Program.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

Not applicable to this non-project action. Future development would be subject to City wetlands and shoreline regulations that are designed to avoid impacts to critical areas.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

Not applicable to this non-project action.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

The presence of the Lake Chelan hydroelectric dam limits the flooding hazard along the main lake valley. The presence of numerous hydroelectric dams along the Columbia River also limits flooding on this system. The possibility of flash flooding is a factor for the many smaller drainages and tributaries at lower elevations in the basin (City of Chelan, 2011). The City and its UGA do not contain mapped channel migration zones or floodways; potential areas of 100-year floodplain lie along the Chelan River, where the City applies standards for building and site development to avoid impacts.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

Not applicable to this non-project action.

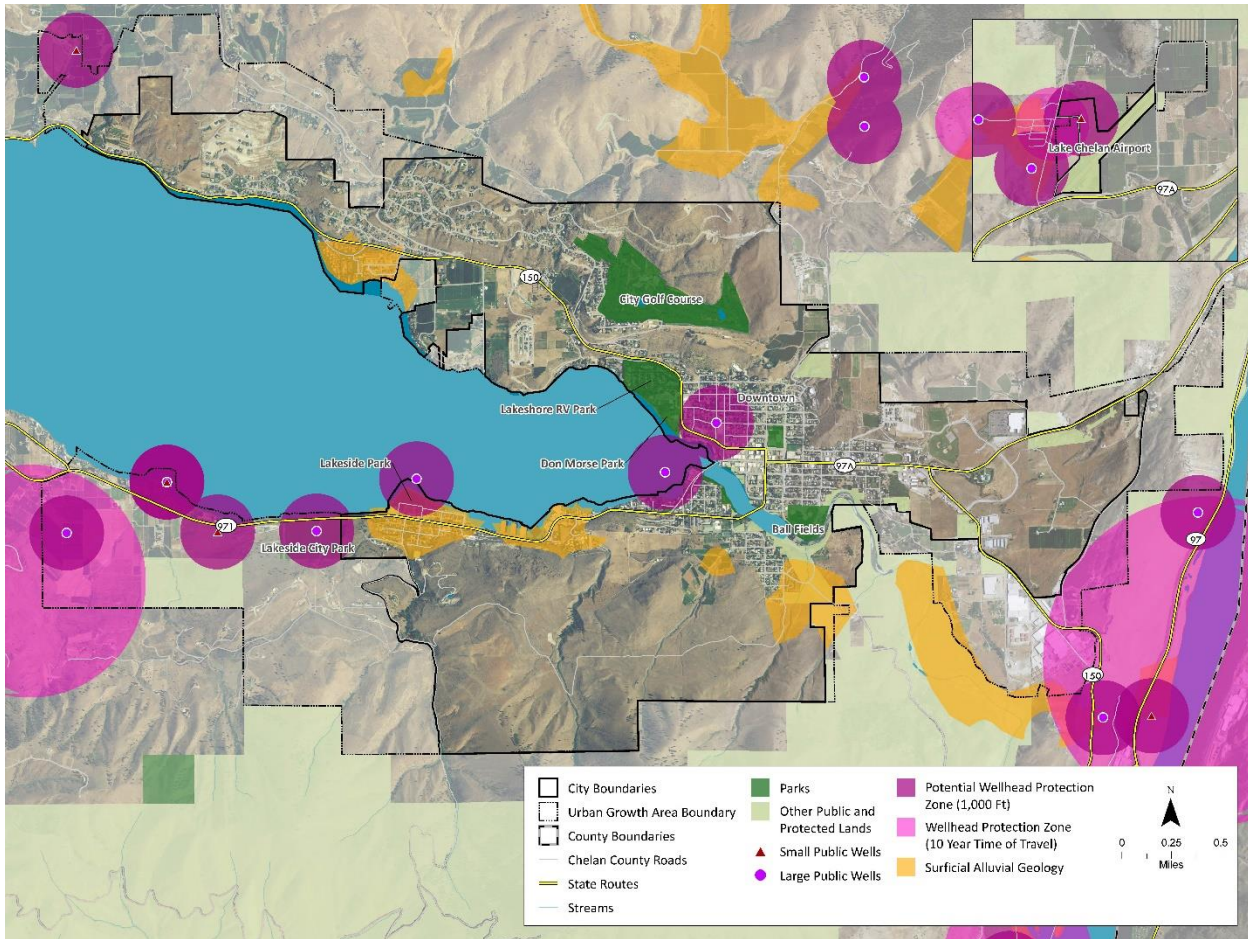
b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

Not applicable to this non-project action.

Aquifer and wellhead mapping for the lower lake vicinity are shown in the map below. Surficial alluvial geology is identified along the southshore, areas west and north of Lord Acres, and lands along the Columbia River. There are wellhead protection areas based on travel time of pollutants to groundwater sources in downtown, east Chelan and the southshore. Some wellhead data appears older and is mapped by the state in the lake bed.

Exhibit 4. Critical Aquifer Recharge Areas



Source: Public Wells: Department of Health (2013); Surficial Alluvial Geology: Division of Geology and Earth Resources (DGER), a part of DNR (2010); BERK Consulting 2014

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

Not applicable to this non-project action. The City has adopted and maintained a wastewater system plan designed to ultimately serve the city limits and UGA.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

Not applicable to this non-project action. Future development will be subject to stormwater management standards in Title 25 of the Chelan Municipal Code.

2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

Not applicable to this non-project action.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

Not applicable to this non-project action.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

Application of City critical area regulations protecting surface and groundwater and City stormwater standards.

4. Plants [\[help\]](#)

a. Check the types of vegetation found on the site: [\[help\]](#)

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

Fauna within the study area is found in three specific habitats: the wetlands along the Columbia River and the Lake Chelan shorelines, the canyon/steppe habitat of the steep drainage's and the urban areas of Chelan.

b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

Not applicable to this non-project action.

c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

Threatened and endangered plant species are identified within Chelan County. Presence within the Chelan Planning Area would require additional consultation with Washington State Department of Natural Resources.

Exhibit 5. Washington Natural Heritage Information System: List of Known Occurrences of Rare Plants and Mosses in Washington: Compiled on April 14, 2017

Scientific Name	Common Name	State Status	Federal Status	Historical Record
Agoseris elata	tall agoseris	S		
Alectoria nigricans	witch's hair lichen	T		
Anemone patens var. multifida	pasqueflower	T		
Astragalus arrectus	Palouse milk-vetch	T		
Astragalus sinuatus	Whited's milk-vetch	E		

Scientific Name	Common Name	State Status	Federal Status	Historical Record
<i>Botrychium hesperium</i>	western moonwort	T		
<i>Botrychium paradoxum</i>	two-spiked moonwort	T		
<i>Carex comosa</i>	bristly sedge	S		
<i>Carex magellanica</i> ssp. <i>irrigua</i>	poor sedge	S		
<i>Carex proposita</i>	Smoky Mountain sedge	T		
<i>Chaenactis thompsonii</i>	Thompson's chaenactis	S		
<i>Cicuta bulbifera</i>	bulb-bearing water-hemlock	S		
<i>Cryptantha spiculifera</i>	Snake River cryptantha	S		
<i>Cryptogramma stelleri</i>	Steller's rockbrake	S		
<i>Delphinium viridescens</i>	Wenatchee larkspur	T		
<i>Dermatocarpon meiophyllizum</i>	silverskin lichen	T		
<i>Diplacus cusickii</i>	Cusick's monkeyflower	T		H
<i>Eremothera pygmaea</i>	dwarf evening-primrose	S		H
<i>Erigeron salishii</i>	Salish fleabane	S		
<i>Eritrichium nanum</i> var. <i>elongatum</i>	pale alpine forget-me-not	S		
<i>Erythranthe suksdorfii</i>	Suksdorf's monkeyflower	S		
<i>Geum rossii</i> var. <i>depressum</i>	Ross' avens	E		
<i>Githopsis specularioides</i>	common bluecup	S		
<i>Hackelia cinerea</i>	gray stickseed	S		H
<i>Hackelia hispida</i> var. <i>disjuncta</i>	sagebrush stickseed	S		H
<i>Hackelia taylorii</i>	Taylor's Stickseed	T		
<i>Hackelia venusta</i>	showy stickseed	E	LE	
<i>Iliamna longisepala</i>	longsepal globemallow	S		
<i>Juncus howellii</i>	Howell's rush	T		
<i>Kalmia procumbens</i>	alpine azalea	T		H
<i>Nicotiana attenuata</i>	coyote tobacco	S		H
<i>Ophioglossum pusillum</i>	Adder's-tongue	T		
<i>Packera bolanderi</i> var. <i>harfordii</i>	Harford's ragwort	S		H
<i>Pellaea brachyptera</i>	Sierra cliffbrake	S		
<i>Pellaea breweri</i>	Brewer's cliffbrake	S		
<i>Peltigera hydrothyria</i>	hydrothyria lichen	S		
<i>Petrophytum cinerascens</i>	Chelan rockmat	E		
<i>Potentilla glaucophylla</i> var. <i>perdissecta</i>	diverse-leaved cinquefoil	S		H
<i>Rotala ramosior</i>	lowland toothcup	T		
<i>Salix pseudomonticola</i>	false mountain willow	S		
<i>Salix tweedyi</i>	Tweedy's willow	S		
<i>Salix vestita</i>	rock willow	S		H
<i>Saxifraga hyperborea</i>	pygmy saxifrage	S		
<i>Saxifragopsis fragarioides</i>	strawberry saxifrage	T		

Scientific Name	Common Name	State Status	Federal Status	Historical Record
Schizachyrium scoparium var. scoparium	little bluestem	T		
Scouleria marginata	marginata splashzone moss	T		H
Sidalcea oregana var. calva	Wenatchee Mountain checker-mallow	E	LE	
Silene scouleri ssp. scouleri	Scouler's catchfly	S		H
Silene seelyi	Seely's silene	S		
Spiranthes diluvialis	Ute ladies' tresses	E	LT	
Spiranthes porrifolia	western ladies' tresses	S		
Swertia perennis	swertia	S		
Tholurna dissimilis	urn lichen	S		
Trifolium thompsonii	Thompson's clover	T		
Umbilicaria phaea var. coccinea	navel lichen	E		

Legend:

State Status of plant species is determined by the Washington Natural Heritage Program. Factors considered include abundance, occurrence patterns, vulnerability, threats, existing protection, and taxonomic distinctness. Values include:

E = Endangered. In danger of becoming extinct or extirpated from Washington.

T = Threatened. Likely to become Endangered in Washington.

S = Sensitive. Vulnerable or declining and could become Endangered or Threatened in the state.

X = Possibly Extinct or Extirpated from Washington.

Federal Status under the U.S. Endangered Species Act (USESA) as published in the Federal Register:

LE = Listed Endangered. In danger of extinction.

LT = Listed Threatened. Likely to become endangered.

PE = Proposed Endangered.

PT = Proposed Threatened.

C = Candidate species. Sufficient information exists to support listing as Endangered or Threatened.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

The City will apply its landscaping standards in Title 17 and critical areas regulations in Title 14. The City proposes to amend its landscaping standards to address wildland urban interface standards.

- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

Not applicable to this non-project action. Noxious weeds of concern in Chelan County are listed at this location: <http://www.co.chelan.wa.us/noxious-weed>. The Comprehensive Plan Update includes new policies promoting the control of noxious weeds.

5. Animals [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#)

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

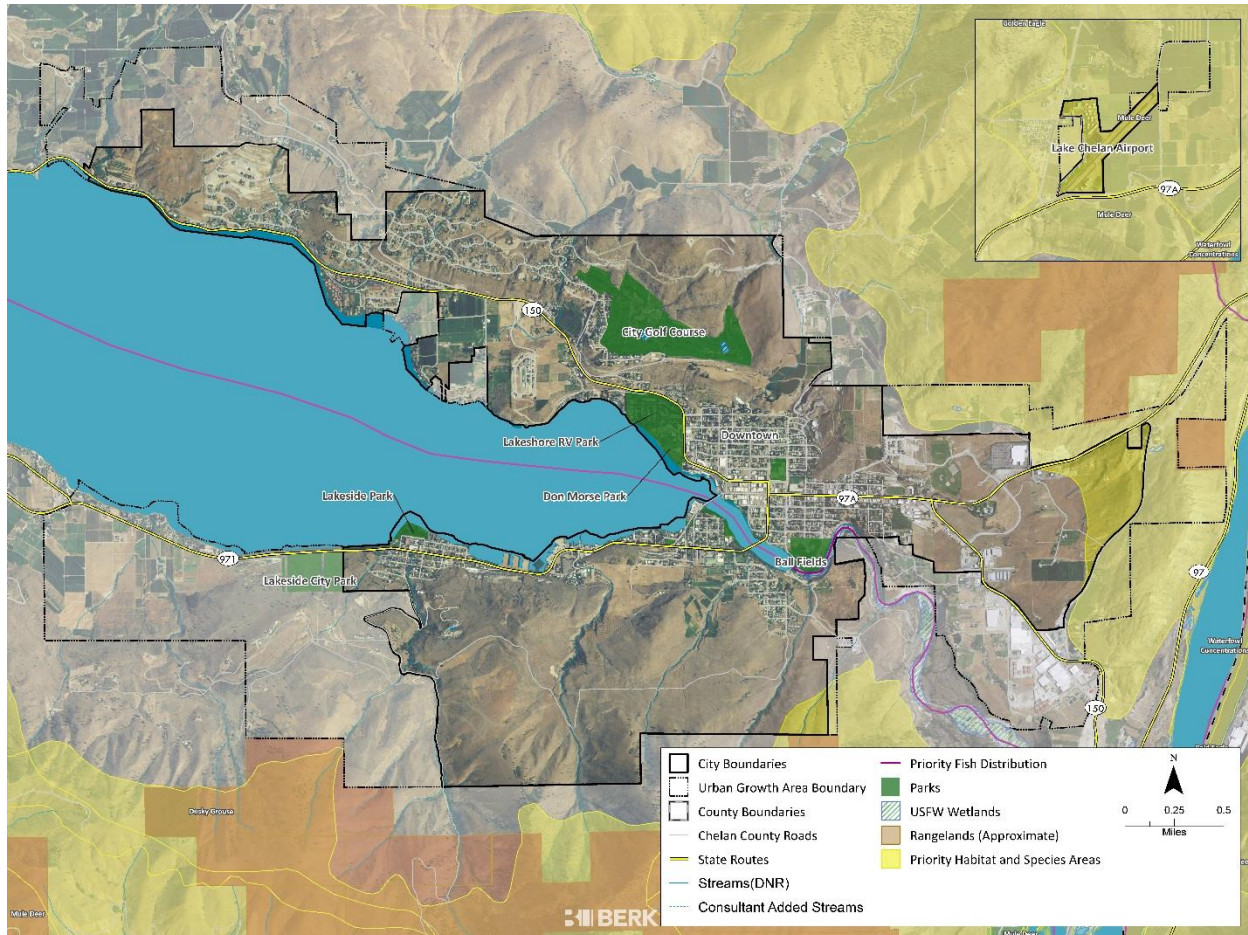
fish: bass, salmon, trout, herring, shellfish, other _____

Fish and wildlife conservation areas include waters of the state, priority fish bearing rivers and lakes, and

priority habitats and species including riparian vegetation and shrub-steppe lands among others. Priority fish occur in Lake Chelan and the Chelan and Columbia Rivers. Intermittent and perennial streams have also carved ravines in the city.

Mapped Areas of mule deer are noted in east Chelan and the Columbia River. Mapped areas of Dusky Grouse and mule deer touch the Butte and the wildlife refuge south of the city. The Chelan Butte Wildlife Refuge is a 12,000-acre game refuge managed by the Washington State Department of Fish and Wildlife south of the city limits and is inhabited by game birds and occasionally migrating big game animals.

Exhibit 6. Fish and Wildlife Habitat



Source: Washington Department of Fish and Wildlife (WDFW), 2014); BERK, 2014 and 2017.

b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

Chelan's Shoreline Master Program Analysis Report indicates that Heritage point information is mapped near Lake Chelan for the western gray squirrel a state threatened species.

c. Is the site part of a migration route? If so, explain. [\[help\]](#)

Mule deer and elk migration areas are mapped to the east and south of the city.

d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

Application of City critical area and Shoreline Master Program regulations designed to protect and conserve

habitat. Updated critical area regulations and mapping identify ravines and streams and are designed to protect these seasonal drainages.

e. List any invasive animal species known to be on or near the site. [\[help\]](#)

The Washington Invasives Species Council has published plant, fish, and animal lists of invasive species. <http://www.invasivespecies.wa.gov/priorities.shtml>. Some of the species are identified on the noxious weeds list as well. Some species of insects affect orchards and some species are identified as extensive in Eastern Washington and may be present in the Chelan Planning Area.

6. Energy and Natural Resources [\[help\]](#)

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

As a nonproject action, the proposal does not have energy needs. Future development within the city and UGA would likely use electric, natural gas, oil, wood stove or solar energy sources depending on the proposal.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

As a nonproject action, there would be no impact on solar energy as a result of this proposal.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

As a nonproject action, energy conservation features are not applicable to this proposal. Future site-specific development would be required to meet applicable building and energy codes.

7. Environmental Health [\[help\]](#)

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#)

1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)

As a nonproject action, no environmental health hazards would result as a consequence of this proposal.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)

The Washington State Department of Ecology maintains a database of sites of environmental interest, including; State Cleanup sites, Federal Superfund sites, Hazardous Waste Generators, Solid Waste Facilities, Underground Storage Tanks; Dairies, and Enforcement, <http://www.ecy.wa.gov/fs/>. A number of facilities are identified in the Chelan Planning Area such as gas stations, commercial operations, orchards, packing operations, and others.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating

life of the project. [\[help\]](#)

As a nonproject action, no toxic or hazardous chemicals would be stored, used, or produced as a consequence of this proposal. Future development may propose the use of chemicals or may locate near hazardous sites.

- 4) Describe special emergency services that might be required. [\[help\]](#)

As a nonproject action, no special emergency services are required or proposed.

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

As a nonproject action, no measures to reduce or control environmental health hazards are required. Future site-specific development would be subject to Special District Fire codes and regulations, zoning regulations, and State hazardous materials regulations, as well as additional SEPA review on a case-by-case basis. Critical aquifer recharge areas regulations are intended to limit uses with a potential to contaminate groundwater

b. Noise [\[help\]](#)

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

The Chelan airport and industry in the W-I zone may generate noise on a long-term basis. Other noise sources include traffic on state routes and highways as well as noise from existing commercial uses.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

As a nonproject action, no noise would be created by or associated with the proposal. Future site-specific development within the county may add traffic, adding to background traffic noise. Future commercial and industrial development in the county may result in additional operational noise.

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Future site-specific development would be subject to State noise regulations, City nuisance regulations, and further environmental review on a case-by-case basis. The City proposes to implement new airport noise overlay regulations like Chelan County to promote land uses compatible with the airport within the airport's designated environs.

Chapter 173-62 of the Washington Administrative Code, Motor Vehicle Noise Performance Standards, provides noise emission standards for new motor vehicles and noise emission standards for the operation of motor vehicles on public highways. Chapter 8.30 CMC also addresses vehicle noise.

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

Most of the land in the city limits and UGA is in use for residential purposes. Much of it is undeveloped or in agriculture or other resource land use. The first table shows current land uses in the 2016 UGA boundaries. If the UGA is reduced as proposed in 2017 Comprehensive Plan Update, the range of uses would be like the second table.

Exhibit 7. Current Land Uses per County Assessor Parcel Records

2016 Planning Area

Current Uses: Assessor Compilation	City	UGA	Grand Total	Percent
Agriculture	92.0	326.8	418.8	7%
Other Resource Production	83.3	94.9	178.2	3%
Commercial	204.8	80.3	285.1	5%
Industrial	4.7	10.0	14.7	0.2%
Civic/Institutional	8.9	-	8.9	0.1%
Public	157.6	14.8	172.4	3%
Utilities	5.9	46.6	52.5	1%
Recreation	159.1	-	159.1	3%
Residential, Detached	1,565.6	1,362.1	2,927.6	48%
Residential, Multifamily	15.5	-	15.5	0.3%
Residential, Other	109.1	81.0	190.0	3%
Residential, Vacation and Cabin	81.0	5.0	86.0	1%
Undeveloped	1,221.9	333.8	1,555.7	26%
Unknown	4.2	-	4.2	0.1%
Grand Total	3,713.6	2,355.2	6,068.8	100%

2017 Planning Area

Current Uses Assessor Compilation	City	UGA	Grand Total	Percent
Agriculture	92.0	245.5	337.5	7%
Other Resource Production	83.3	39.4	122.8	2%
Commercial	188.5	75.0	263.6	5%
Industrial	8.9	15.2	24.2	0%
Civic/Institutional	10.0	-	10.0	0%
Public	157.6	14.8	172.4	3%
Utilities	5.9	46.6	52.5	1%
Recreation	169.5	-	169.5	3%
Residential, Detached	1,565.6	846.3	2,411.8	47%
Residential, Multifamily	14.4	-	14.4	0%
Residential, Other	110.2	81.0	191.1	4%
Residential, Vacation and Cabin	81.0	5.0	86.0	2%
Undeveloped	1,221.9	96.1	1,318.0	25%
Grand Total	3,708.9	1,464.9	5,173.8	

Source: Chelan County Assessor, 2017; BERK, 2017.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

Land in the City is used for orchards and vineyards. Per the tables above, about 7% of the planning area could

convert from agriculture to urban uses. However, the City proposes adoption of right-to-farm regulations and extended agri-tourism uses.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)

See “b” above.

- c. Describe any structures on the site. [\[help\]](#)

Not applicable to this non-project action.

- d. Will any structures be demolished? If so, what? [\[help\]](#)

Not applicable to this non-project action. However, as development occurs under the Plan and Code, current uses could convert to uses allowed in the zoning code.

- e. What is the current zoning classification of the site? [\[help\]](#)

The following table and map summarize the current zoning applicable in the city and UGA.

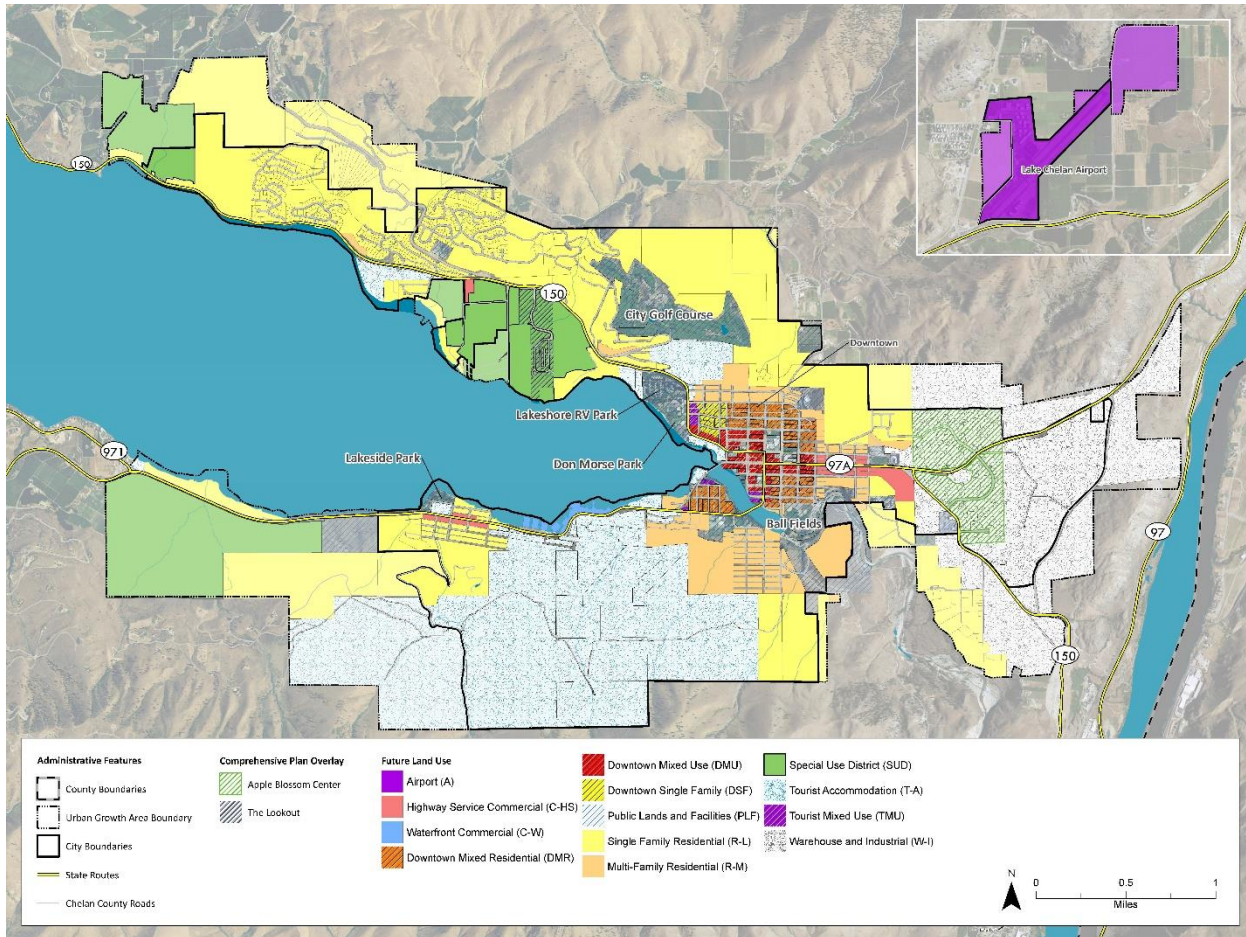
Exhibit 8. Chelan Unified Future Land Use Designations and Zoning Classifications: Parcel Acres 2016

FLU/Zone	City	UGA	Grand Total
Airport (A)	62	62	123
Highway Service Commercial (C-HS)	41		41
Waterfront Commercial (C-W)	23	0.4	24
Downtown Mixed Residential (DMR)	58		58
Downtown Mixed Use (DMU)	34		34
Downtown Single Family (DSF)	11		11
Public Lands and Facilities (PLF)	310	99	409
Single Family Residential (R-L)	1,244	880	2,124
Multi-Family Residential (R-M)	240	2	242
Special Use District (SUD)	219	480	699
Tourist Accommodation (T-A)	1,042	332	1,374
Tourist Mixed Use (TMU)	6		6
Warehouse and Industrial (W-I)	420	499	920
Grand Total	3,710	2,355	6,065

Note: PLF includes both PLF and Downtown-Public lands.

Source: City of Chelan, BERK Consulting 2017

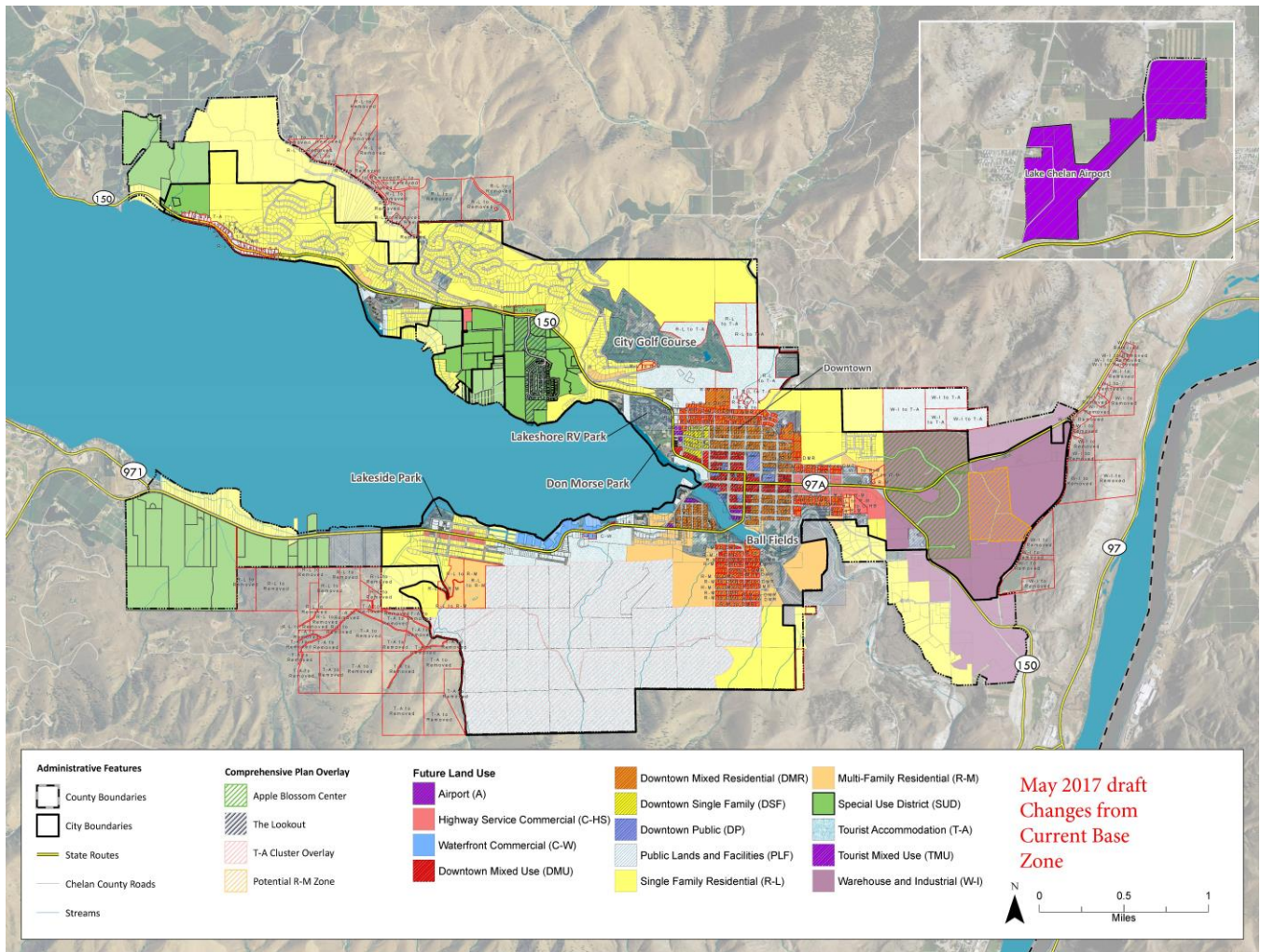
Exhibit 9. Chelan Future Land Use and Zoning Map 2016



Source: City of Chelan, BERK Consulting 2017

The proposed land use plan would reduce the UGA, increase areas for housing and mixed uses, and encourage clustering. A map identifying changes appears below.

Exhibit 10. 2017 Proposed Land Use Plan and Zoning



Source: City of Chelan, BERK Consulting 2017

Acresages of each district are listed below. Single Family Residential continues to represent a large category of land uses, as well as Tourist-Accommodations.

Exhibit 11. Draft Future Land Use and Zoning 2017: Parcel Acreage

FLU/Zone Name	FLU/Zone	City	UGA	Grand Total	Percent
Airport	A	62	62	123	2%
Highway Service Commercial	C-HS	44		44	1%
Waterfront Commercial	C-W	25	0	25	0%
Downtown Mixed Use	DMR	164		164	3%
Downtown Mixed Residential	DMU	34		34	1%
Downtown Single Family	DP	13		13	0%
Downtown Public	DSF	11		11	0%
Public Lands and Facilities	PLF	297	99	396	8%
Single Family Residential	R-L	1,042	512	1,554	30%
Multi-Family Residential	R-M	209	2	211	4%
Special Use District	SUD	227	480	707	14%
Tourist Accommodation	T-A	1,163	91	1,254	24%
Tourist Mixed Use	TMU	6		6	0%
Warehouse and Industrial	W-I	414	218	632	12%
Grand Total		3,709	1,465	5,174	100%

Source: City of Chelan, Chelan County Assessor, BERK 2017

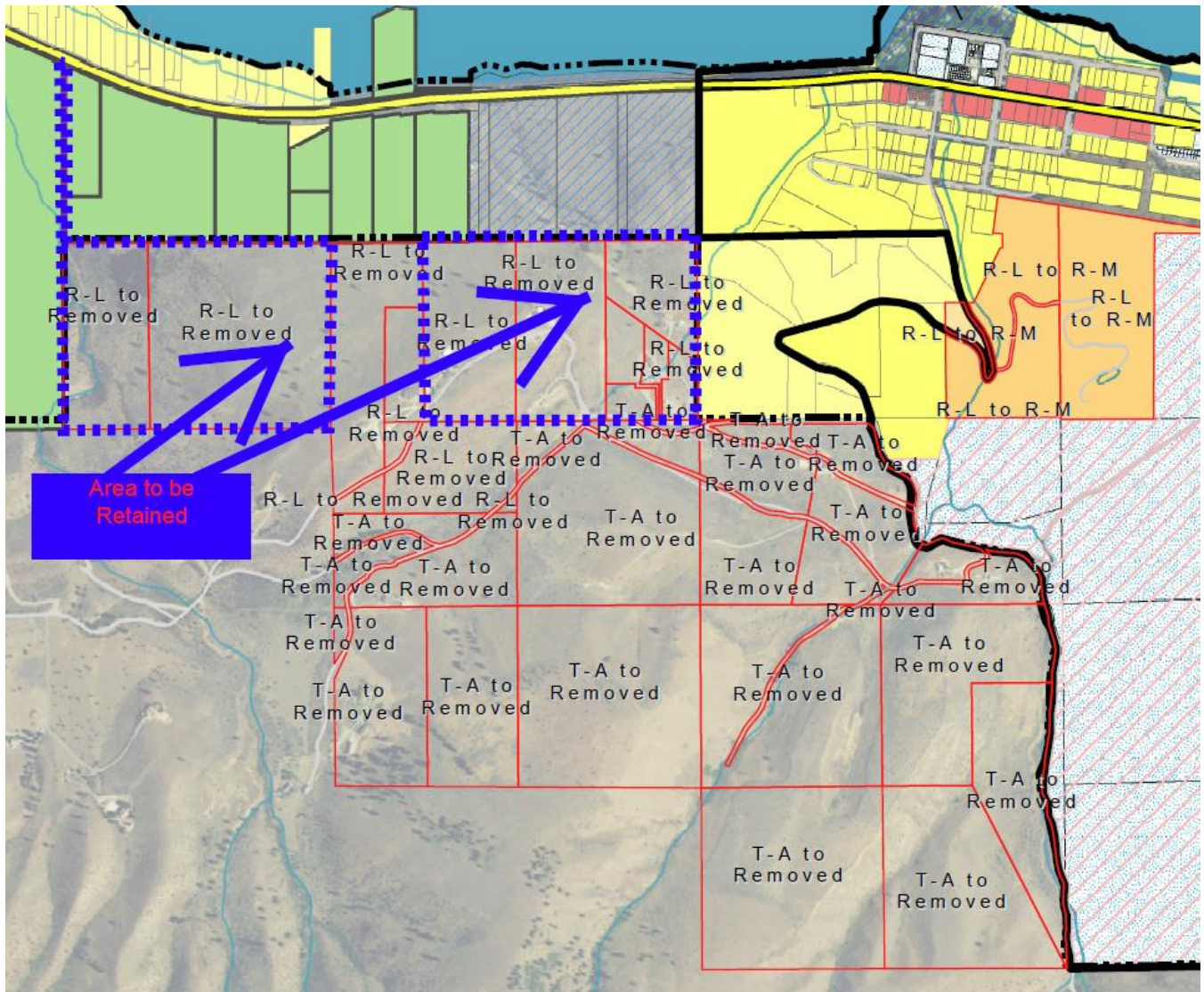
The Draft Proposed Future Land Use Plan and Zoning:

- Promotes mixed uses, higher densities, and infill in Downtown where there are supporting services and transportation.
- Reserves waterfront areas for water-dependent, water-related, and water-enjoyment uses as well as residential uses.
- Reinforces Chelan’s agricultural heritage at gateways and within Lord Acres by providing for agri-tourism activities, allowing lower densities and clustering, and conserving agricultural vistas.
- Promotes low-density residential dwellings, seasonal housing, and tourist accommodations that are designed to respect Chelan’s natural topography, environment, and iconic views.
- Supports a wide array of housing choices to fit different households’ lifestyle and economic needs while reflecting enduring design quality.
- Encourages year-round family wage jobs and supporting the wine and agricultural industry in industrial areas.
- Reinforces access to the Lake and supports healthy lifestyles and Chelan’s tourism base with recreation and park facilities, and public facilities that serve the community.

Chelan County has indicated that the UGA boundary extent on the southshore may be different than proposed by the County in November 2016. There would be a smaller exclusion from the UGA on the south, and a small addition to the UGA on the far southwest.

The area to be retained in the southern UGA is presently designated R-L. and the area to be removed in the southern UGA are identified below. The effects of the proposal would be in the range of the existing zoning and proposed zoning in terms of growth capacity.

Exhibit 12. Southern UGA – County Proposed UGA Retention Area



Note: Area to be Retained in Blue Dashed Boundary. Area removed with notation of prior designation and word "removed".

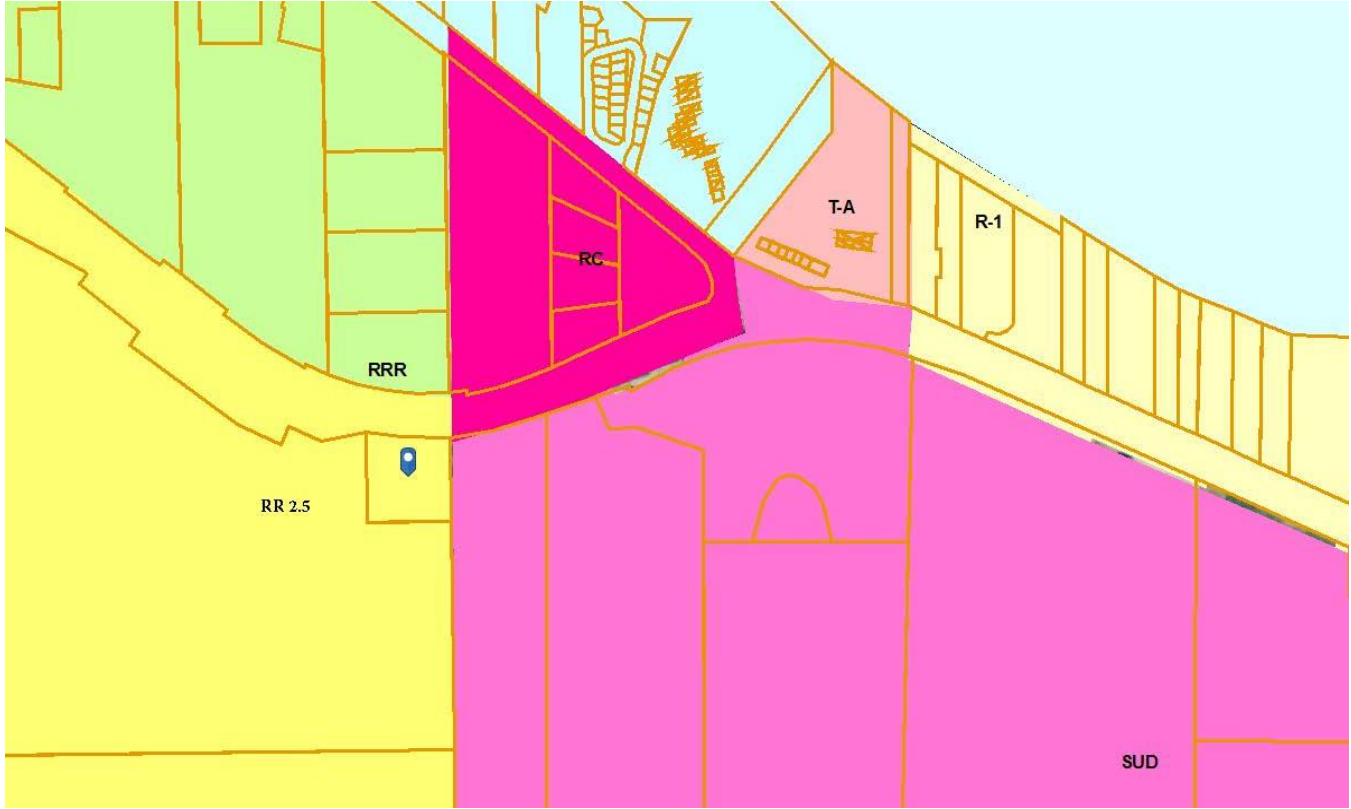
The UGA addition area is currently a Rural Residential 2.5 zoned property, and is less than 1 acre in size. It has an existing home, and abuts the Special Use District (SUD). If added to Chelan's UGA , the likely designation would be SUD.

Exhibit 13. County-Proposed UGA Addition Area: Parcel 272217140060



Source: Chelan County Assessor

Exhibit 14. Parcel Addition – Current County Zoning: Parcel 272217140060



Source: Chelan County Assessor 2017

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

See above. The City has a unified Future Land Use and Zoning Map.

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

The City's shoreline environment designations include Aquatic, Shoreline Park/Public, Shoreline Residential-Single Family, Shoreline Residential-Multi Family, and High Intensity. These environment designations direct the land uses and development standards along the shorelines and serve as an overlay to the City's zoning districts.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

Critical areas include the following areas and ecosystems: (a) Wetlands; (b) areas with a critical recharging effect on aquifers used for potable water; (c) fish and wildlife habitat conservation areas; (d) frequently flooded areas; and (e) geologically hazardous areas (RCW 36.70A.030). Within the City limits and UGA, each of the critical areas is found. See Exhibit 2, Exhibit 3, and Exhibit 6.

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

Chelan’s permanent city population is about 4,045 as of 2015. The Unincorporated Urban Growth Area (UGA) is estimated to have another 370 residents, for a total city and UGA population of about 4,415 as of 2015.

The total city and unincorporated UGA population has increased 8% between 2000 and 2016. Based on the availability of services, and annexations, growth has been greater in city limits than the UGA.

Based on growth allocations developed by Chelan County (the County), Chelan city limits and the UGA would add about 415 people for a total of 4,880 people over the 2017 to 2037 period, a growth rate of only 0.445%. This is much lower than the projected 2025 growth

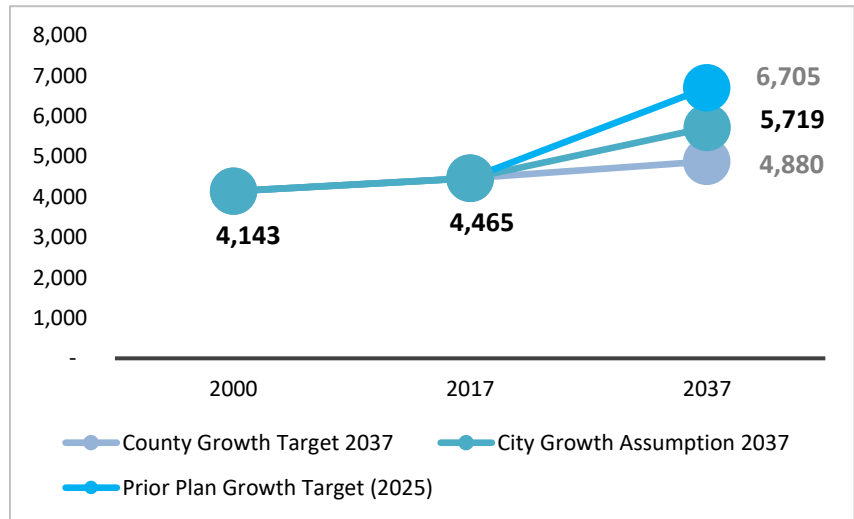
target allocated to the City by the County in past planning efforts, which assumed a future UGA population of 6,705 or a growth rate of about 2.06%.

The range of growth rates for the City and the City+UGA shows that there has historically been a higher growth rate than assumed by the 2017-2037 growth allocation.

Using a growth rate of just over 1.24% the Chelan UGA could potentially grow to 5,719 persons. This is considered a moderate assumption between the new 2037 population allocation and the past 2025 allocation which was nearly 2,000 persons higher.

The City serves a permanent population of between 4,000-5,000, but a seasonal population of 25,000 in peak summer months. The Draft Capital Facilities Plan Appendix identifies the permanent and seasonal population considered in system plans (e.g. water demand is studied during peak summer as well as non-peak times). Based on the City’s 2016 Comprehensive Plan and Zoning, the city limits and UGA can accommodate a total population of 3,970. This is greater than the 415-person growth target, leaving a surplus of 3,108 persons.

Projected Permanent Population Growth 2000-2037



Source: (Office of Financial Management B, 2016)

Exhibit 15. Dwellings and Population Capacity: 2016 Planning Area

	R-L	R-M	SUD	T-A	Total
Permanent Dwelling Units					
City	417	341	99	146	1,002
UGA	402	-	225	60	687
City and UGA Total	819	341	324	206	1,689
Permanent Population					
City	980	800	233	343	2,355
UGA	945	-	528	142	1,615
City and UGA Total	1,925	800	761	484	3,970

Note: Figures are rounded from fractional numbers.

Source: BERK, 2017

The above analysis subtracted seasonal unit occupancy. Summing the seasonal unit estimates deducted in the

land capacity method, there is capacity for 1,316 seasonal units, much of it is planned on the Butte. Since this deducts critical areas and roads and market factors, it is lower than the maximum the code would allow. Based on the Draft Future Land Use and Zoning Map included in this Draft Comprehensive Plan, there would be a reduced dwelling and population capacity about 1,389 dwellings instead of 1,689 and 3,263 population instead of 3,970, but ample still to meet the City's growth planning assumptions as well as the County's allocated target.

Exhibit 16. Dwellings and Population Capacity: Proposed 2017

	R-L	R-M	DMR	SUD	T-A	Total
Permanent Dwelling Units						
City	308	557	106	56	50	1,077
UGA	186	-	-	125	1	312
City and UGA Total	494	557	106	181	51	1,389
Permanent Population						
City	723	1,309	249	131	118	2,530
UGA	438	-	-	294	2	733
City and UGA Total	1,161	1,309	249	424	120	3,263

Note: Figures are rounded from fractional numbers.

Source: BERK, 2017

The above analysis subtracted seasonal unit occupancy. Summing the seasonal unit estimates deducted in the land capacity method, there is room for 782 seasonal units (less on the Butte with reduced dwellings and deduction of discount factors per the City's land capacity method). The 782 seasonal units are less than the 1,316 seasonal units in the 2016 planning analysis. Since this deducts critical areas and roads and market factors, it is lower than the maximum the code would allow.

Additional analysis of seasonal populations and demand on City services is found in the Capital Facilities Plan Appendix.

j. Approximately how many people would the completed project displace? [\[help\]](#)

The intent of the Comprehensive Plan Update is to address how to accommodate the City's projected growth by 2037. The Plan includes future land use designations, which would accommodate residential uses as well as additional industrial and commercial uses.

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

Not Applicable.

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

Comprehensive Plan Update is designed to be consistent with the Washington State Growth Management Act. The Plan is based on Countywide Planning Policies adopted through a consultation process between the County and cities. The Comprehensive Plan contains goals and policies that consider the existing land uses and an analysis of future land use needs and projected growth demands to guide future land development. Policies and regulations to ensure future development is compatible with existing and projected land uses and plans include policies and zoning standards guiding appropriate locations for land uses, setbacks, and landscaping.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

The city and UGA do not contain designated lands of long-term commercial significance. The City proposes to amend its Plan and Code to provide for gateway densities designed to cluster and keep agricultural uses, promote agri-tourism, and to add a right-to-farm provision for current agricultural uses.

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

The nonproject proposal will not provide any housing units. However, the Comprehensive Plan includes a Land Use Element and Future Land Use Plan, and Municipal Code amendments that provide capacity for growth targets, promote affordable housing incentives, and increase housing variety.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

This nonproject proposal does not include any plans for eliminating housing units. Any elimination of units would likely be the result of existing housing being replaced by new development. Overall, it is expected that there will be a net increase in units, even if some are eliminated or reach the end of their useful life. All development will need to comply with the proposed Comprehensive Plan as well as zoning and development regulations.

New units are needed to accommodate the growth in population. Because there is an existing gap for affordable units described in the Housing Element, preservation and creation of affordable housing units will be important. Future site-specific development proposal would be subject to separate SEPA review, which would include review of any elimination or addition of housing.

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

As a nonproject action, no measures to reduce or control impacts to housing are required. The City's Comprehensive Plan Housing Element provides housing goals and policies, including policies to preserve existing housing stock and encourage a mix of housing types. Zoning amendments promote additional choices for housing and incentives for affordable housing.

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

Proposed maximum heights would be reduced in the R-M, T-A, SUD, and Downtown zones. Developments could provide a 3-D model to demonstrate their proposal and request 50 feet on a case-by-case basis.

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

View corridors from Downtown, Don Morse, and Lakeside were mapped. Views would be protected to a greater degree with the Comprehensive Plan Update with clustering and height adjustments.

- b. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

Application of City Downtown design standards in Downtown and the extension of DMR and design standards to areas abutting Downtown. Additional policies promoting quality design in the Land Use Element.

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

As a nonproject action, no light or glare would occur as a result of this proposal.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

As a nonproject action, no light or glare that could be a safety hazard or interfere with views would result from this proposal. Future site-specific development proposals would be subject to a separate SEPA and permit reviews, which would include review of light and glare from the development where appropriate.

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

As a nonproject action, no existing sources of light or glare would affect the Comprehensive Plan Update or the zoning and development regulations.

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

As a nonproject action, no measures to reduce or control light and glare are required. Future site-specific development proposals would be subject to a separate SEPA review, which would include review and implementation of measures to reduce or control light and glare impacts, if any.

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

The City of Chelan has over 195 acres of land it uses for parks, open space, and golf courses. Non-city providers add an additional 504 acres of parks, open spaces, and land for recreational uses.

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No existing recreational uses would be displaced as a result of this proposal. The Capital Facilities Plan Update incorporates the City's Parks, Recreation, and Open Space Plan. The intent is to grow the system as growth and demand occurs by permanent and seasonal population.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

Implementation of the City's Capital Facilities Plan Update and City's Parks, Recreation, and Open Space Plan including levels of service. The City requires shoreline access by new development. The City allows some private parks in new developments.

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. [\[help\]](#)

Per the Washington Department of Archaeology and Historic Preservation (DAHP), the following places are on state and national historic registers:

- **St. Andrews Episcopal Church, built in 1899 (National Register, Washington Heritage Register)**
- **Ruby Theater, built in 1913 (National Register, Washington Heritage Register)**

- **Lord Richard Hinton House, a Queen Anne Victorian house built in 1902 (National Register, Washington Heritage Register),**
- **Lake Chelan Hydroelectric Power Plant, built in 1926 (National Register, Washington Heritage Register)**

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

DAHP has identified through a predictive model that the Lake Chelan area may have a high risk of containing sensitive archaeological resources, and cultural resource surveys are highly advised prior to development and construction.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

The nonproject proposal does not include a specific site for assessment of impacts to cultural and historic resources. Information from department of archeology and historic preservation and published material.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)

The nonproject proposal intends to avoid and minimize losses and changes to historic and cultural resources through identifying the preservation and restoration of these resources as a priority in the goals and policies of the Plan.

The following state laws provide protection of archaeological resources:

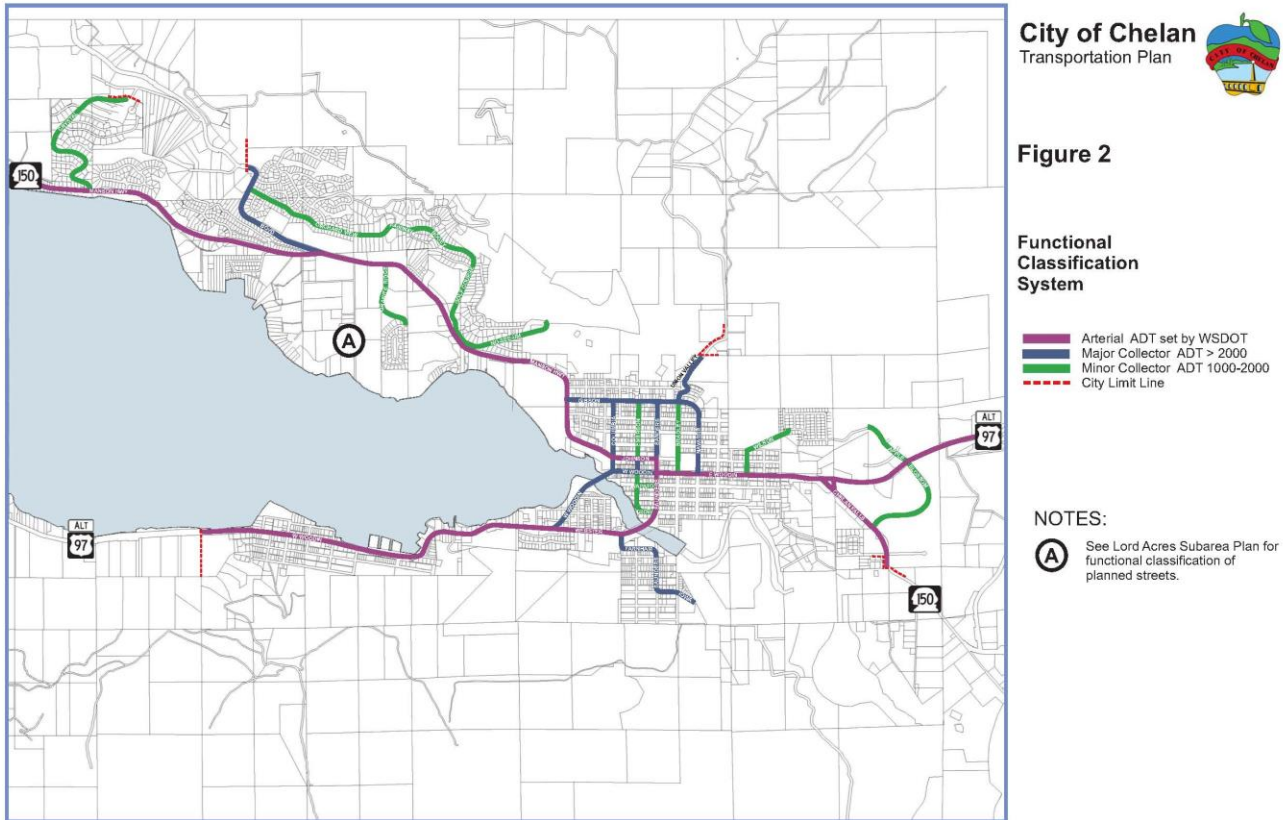
- **Chapter 27.44 RCW provides for the protection of Native American graves and burial grounds, encourages voluntary reporting of said sites when discovered, and mandates a penalty for disturbance or desecration of such sites.**
- **Chapter 27.53 RCW governs the protection and preservation of archaeological sites and resources and establishes the Department of Archaeology and Historic Preservation (DAHP) as the administering agency for these regulations.**
- **Section 36.70A.020 RCW includes a goal to identify and encourage “the preservation of lands, sites, and structures that have historical, cultural, and archaeological significance.” This goal must be considered and incorporated into comprehensive plans and the implementing development regulations.**
- **Chapter 68.60 RCW provides for the protection and preservation of abandoned and historic cemeteries and graves.**

14. **Transportation** [\[help\]](#)

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

City public streets are classified in the map below.

Exhibit 17. Functional Class System



b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

Link Transit is the service name of the Chelan-Douglas Public Transportation Benefit Area (PTBA) which serves 17 communities year-round. The PTBA includes all of Chelan County and one-third of Douglas County. Columbia Station, an intermodal transportation center, is located in downtown Wenatchee, and houses Link Transit, Northwest Trailways and Amtrak. In 2008, Link Transit operated eight urban fixed routes, four rural deviated routes, three urban trolley routes, three regional commuter routes, and one seasonal route. Dial-a-Ride and LinkPlus paratransit services are provided to residents of Chelan and Douglas Counties. Link Transit operates six Park and Ride lots, including a 29-space lot at SR 97A and Center Street (Lakeside) in the City of Chelan. Chelan is served by two fixed bus routes.

- Route 20 runs between Columbia Station and Mason, and travels through the communities of Orondo, Chelan Falls, and Chelan on SR 2 and SR 150. Five routes are operated Monday-Friday.
- Route 21 runs between Columbia Station and Chelan along SR 97A, through Entiat providing service Monday-Saturday with 30-minute headways during the PM commute.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

Not applicable to this non-project action. The proposed Code Amendments would allow for reduced parking ratios if a demand analysis is prepared, if the City can condition the development to provide mitigation for non-motorized travel.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

The Transportation Element and Transportation Improvement Program (TIP) includes proposed improvements to roads and non-motorized infrastructure.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

Water transportation is available on Lake Chelan. The Chelan airport provides air transportation. While there are rail services and facilities in Chelan County, there are none in the City of Chelan.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

See the Transportation Element. The analysis is based on a 2017 update of a 2009 traffic model. The results of the operational analysis show that with the identified improvements in the current TIP, only two intersections fall below the City’s adopted LOS standards. Below is a description of each location:

- **Emerson Street/E Johnson Avenue (SR 150):** The level of service for this intersection is driven by the NB and SB left-turn movements. By implementing turn restrictions at Emerson Street/E Johnson Avenue (SR 150) for the NB and SB approaches, the intersection would improve to within City LOS standards.
- **The Chelan Falls Road (SR 150)/Woodin Avenue (SR 97A) intersection** is predicted to fail by 2037. It is recommended that this intersection be monitored as growth occurs. Due to the atypical nature of this intersection, the analysis software has a more difficult time assessing the operations and this intersection may perform better than currently predicted. Since this is the intersection of two State highways, WSDOT has primary responsibility for improvements at this location.

The 2009 model included higher permanent growth in the City above the planning level assumptions described in the Land and Shoreline Use section above. It should be noted the model also tested a full range of employment and institutional uses, and seasonal resident and tourist uses.

Exhibit 18. Transportation and Population

Growth Rate Scenario	AAGR	Year-Round Population 2037*	Share of 2037 County Pop
County Target 2017-2037	0.445%	4,880	5.5%
Trend: Observed-1990-2015	1.245%	5,719	6.5%
2009 Trans Model (Permitted Lots)	2.27%	6,995	7.9%

Note: average annual growth rate (AAGR)

*=Applied to County’s 2017 population estimate of 4,465

The 2017 model assumes less development than the 2009 model, accommodating year-round population similar to the trend. See Section 8. The 2017 growth model also assumed less growth on the southshore and more in Downtown and East Chelan. However, comparing 2009 and 2017 transportation results, results would

not significantly differ at the affected intersections comparing 2009 results. Based on this, the 2009 and 2017 models provide a bookended traffic analysis, sufficient for the studied range of growth in the Chelan Planning Area.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)

Not applicable to this non-project action. The Comprehensive Plan and Code Update promotes right-to-farm.

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

Implementation of the Transportation Element and Transportation Improvement Program at a system level. Compliance with the City's development standards manual including a traffic impact analysis and concurrency standards.

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

Future growth would increase demand for public services as described in the Capital Facilities Plan Appendix.

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

Implementation of the facilities in the Capital Facilities Plan Appendix, compliance with City development standards, and the new Adequate Public Facilities regulations.

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site: [\[help\]](#)
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____


Power, telecommunications, solid waste, water, sewer or septic systems, and other utilities are available. Natural gas is not currently available.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

The Comprehensive Plan Utilities and Capital Facilities Elements, and detailed utility system plans, discuss current and future services and needs for the county.

C. Signature [\[help\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____  _____
Name of signee _____ Lisa Grueter _____
Position and Agency/Organization _____ BERK Consulting _____
Date Submitted: _____ May 22, 2017 _____

D. supplemental sheet for nonproject actions [\[help\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

At the time of site development that is proposed consistent with the Comprehensive Plan and implementing zoning code, there may be fill and grade proposals, and vegetation may be removed, which may result in altered surface water flows, increased stormwater flow, localized flooding impacts, and generation of non-point source pollution to local surface waters. With greater impervious surfaces, there would be less infiltration of groundwater.

Emissions to air would most likely be associated with increased vehicle traffic. The proposal includes policy and plan measures to reduce reliance on vehicular use to curb growth in vehicular emissions, promotes transit use by focusing residential and employment growth in Downtown and by increasing areas of DMR, R-M and locations for workforce housing.

Short-term air emissions including construction equipment exhaust and fugitive dust may occur during the construction phase for new development. Hauling routes and local streets could be impacted by dust if mitigation measures are not implemented, but all construction projects will be consistent with the County's erosion control development standards.

Land development that may occur following adoption of the Plan and associated development regulations could create short-term noise impacts to land uses in the vicinity. Increases in traffic volumes generated within the study area are likely the primary source of future noise.

Some commercial or industrial uses may handle hazardous materials, though the International Fire Code and state and federal laws would apply.

See Section B for more details.

Proposed measures to avoid or reduce such increases are:

At the time of building permit requests, the International Building Code includes conditions under which preparation of a geotechnical report would be required. Future development would also comply with City critical

areas regulations to reduce health and safety risks related to geologic hazards. Development is subject to applicable federal (EPA) and State (Ecology) air quality regulations. Ecology air quality regulations applicable to the study area are found at Chapter 173-400 WAC. Future development would comply with the City's stormwater requirements in place at the time of application. Noise is regulated through nuisance and other regulations adopted by the City. New development of specific parcels the city will be subject to zoning and critical areas regulations for allowable uses and activities, and County International Building and Fire codes for handling hazardous materials as well as State and Federal hazardous materials regulations.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Future development allowed by the Comprehensive Plan and development regulations could affect plants and animals in the city and UGA through land clearing for construction of housing and infrastructure, stormwater runoff, and human disturbance associated with future growth. Environmental resources subject to risk of direct and indirect impacts include numerous species of plants, animals and fisheries (including threatened or endangered species and their habitat).

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

The Critical Areas Ordinance and Shoreline Master Program will protect plants and wildlife. Stormwater regulations would apply too.

3. How would the proposal be likely to deplete energy or natural resources?

The proposed Comprehensive Plan Update and development regulations would result in no direct impacts on the depletion of energy or natural resources. However, any development that does occur is likely to require energy resources such as heating residential units, and supplying light and electricity for commercial and industrial uses. See Section B.6.

Proposed measures to protect or conserve energy and natural resources are:

Application of building and energy codes. See also Section B.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Population and employment growth would mean greater demand for parks and recreation facilities and services. Historic and cultural sites would remain protected by federal, state, and county regulations and policies; as growth occurs, any alterations to such sites would require evaluation and mitigation. Regarding habitat, floodplains, and wetlands, critical areas protections would apply – see Section B above.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Implementation of the City's Parks, Recreation, and Open Space Plan, Capital Facilities Plan, and critical areas regulations.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The Comprehensive Plan Update has been developed to respond to projected population and employment growth in the city and UGA. There is sufficient capacity to meet UGA growth allocations.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Implementation of the City's Land Use Element policies, Shoreline Master Program, and zoning code and development regulations. The code addresses land use, bulk, height, landscaping, parking, as well as critical areas regulations, shoreline regulations, and the State Environmental Policy Act.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The Comprehensive Plan Update would guide the type, location, and intensity of development within the city and UGA. As new development occurs, there is likely to be increased demand for transportation, public services, and utilities.

Proposed measures to reduce or respond to such demand(s) are:

Implementation of the Transportation Element, Utilities Element, Capital Facilities Element, and adopted Utility plans, with amendments as appropriate.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

Comprehensive Plan Update and development regulations would not conflict with any local, state or federal regulations or requirements to protect the environment.

The Comprehensive Plan Update and development regulations have been prepared in accordance with the provisions of the Washington State Growth Management Act and Chelan Countywide Planning Policies to ensure coordinated planning.



Community Development Department

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DETERMINATION OF NONSIGNIFICANCE

Comprehensive Plan Update and Municipal Code Update

Project Applicant: City of Chelan

Project Location: City Limits and Urban Growth Area

Project Description: The Comprehensive Plan Update includes amendments to the unified Future Land Use and Zoning Map addressing the city limits and Urban Growth Area, Comprehensive Plan goals and policies, and Capital Facility Plan addressing a range of services and infrastructure. The City is proposing amendments to its Municipal Code to implement the Comprehensive Plan Update: Chapter 14.10 Critical Areas; Title 15 Buildings and Construction; Title 16 Land Divisions; Title 17 Zoning; Title 19 Administration of Development Regulations; Title 25 Development Standards; and the Shoreline Master Program.

Lead Agency: City of Chelan

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

- There is no comment period for this DNS.
- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.
- This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below.

Responsible official: Craig Gildroy

Position/title: Planning Director **Phone:** (509) 682-8017

Address: 135 E. Johnson Avenue/PO Box 1669, Chelan, WA 98816

Date: May 23, 2017

Signature: *Craig Gildroy*

Craig Gildroy

Planning
Director

Ron Hanson

Building Official

Vacant

Building Inspector /
Code Enforcement
Officer

Linda Jo Williams

Permit
Coordinator

Joey
Meisenheimer

Associate Planner