

## RESOLUTION NO. 2021-14

**Re:** Adoption of text amendment (CPA 2020-007) to the Chelan County Comprehensive Plan

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**WHEREAS**, Chelan County adopted a Comprehensive Plan per the requirements of RCW 36.70A.040(4)(d), the Growth Management Act, on December 19, 2017, last amended by Resolution 2020-45; and

**WHEREAS**, a text amendment to Chapter 3, the Rural Element of the Comprehensive Plan (file no. CPA 2020-007) has been proposed, specifically replacing “intensification of existing development or new development” with “infill, development, or redevelopment of existing areas” for small-scale recreation or tourist uses within the Rural Waterfront (RW) and Rural Recreational/Residential (RRR) land use designations/siting criteria; and replacing “intensification of existing” with “infill, development, or redevelopment of existing areas” for small-scale recreation or tourist uses within the Rural Village (RV) land use designations/siting criteria; and

**WHEREAS**, the Chelan County Planning Commission held a duly advertised public hearing on December 16, 2020, to consider the proposed amendment and public comment, and make a recommendation to the Board of Chelan County Commissioners; and

**WHEREAS**, the Board of Chelan County Commissioners conducted a duly advertised public hearing on January 26, 2021, to examine the record and file of the Chelan County Planning Commission and invite public testimony for or against the proposal; and

**WHEREAS**, the Board of Chelan County Commissioners found that:

### **FINDINGS OF FACT:**

1. Chelan County adopted Title 14, Development Permit Procedures and Administration outlining provisions relating to the amendment of the Comprehensive Plan consistent with RCW 36.70A. The County followed the procedures required for amendment of the Comprehensive Plan.
2. Growth Management Act (RCW 36.70A), Chelan County Comprehensive Plan and Chelan County Code outline provisions related to the adoption and amendments to the Comprehensive Plan. The County used the applicable guidelines and regulatory review criteria for the amendment.
3. RCW 36.70A.210 requires that the Comprehensive Plan be consistent with the provisions of the adopted County-Wide Planning Policies.

4. The requirements of RCW 43.21C, the State Environmental Policy Act, and WAC 197-11 SEPA Rules have been satisfied. The proposed Comprehensive Plan Text Amendment is exempt per WAC 197-11-800(19)(b).
5. The required State agency review with the Department of Commerce (COM) and other State agencies was initiated on September 17, 2020, under submittal ID no. 2020-S-1793, pursuant to RCW 36.70A.106.
6. Any Finding of Fact that is more correctly a Conclusion is incorporated herein as such by this reference.

**CONCLUSIONS:**

1. The amendments to the Chelan County Comprehensive Plan are consistent with the Growth Management Act (RCW 36.70A), Chelan County Comprehensive Plan and County-Wide Planning Policies.
2. The amendments are necessary to address a public land use issue or problem.
3. The amendments do not adversely affect designated resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.
4. Reviewing agencies and the general public were given an opportunity to comment on the proposed amendments.
5. The amendments are consistent with Chelan County Code Title 14 Development Permit Procedures and Administration.
6. The adoption of the amendments is in the best interest of the public and furthers the health, safety, and welfare of the citizens of Chelan County.
7. The requirements of RCW 43.21C, the State Environmental Policy Act, and WAC 197-11 SEPA Rules have been satisfied.
8. Any Conclusion that is more correctly a Finding of Fact is incorporated herein as such by this reference.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Chelan County Commissioners hereby adopts Chelan County Comprehensive Plan text amendment, CPA 2020-007 with Attachment "A".

**BE IT FURTHER RESOLVED** that this Resolution shall take effect and be in force on January 26, 2021.

**BE IT FURTHER RESOLVED** that this decision is hereby signed into authentication on the following date,

**Dated** this 26<sup>th</sup> day of January, 2021.

BOARD OF CHELAN COUNTY COMMISSIONERS

  
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BOB BUGERT, CHAIRMAN

ATTEST: CARLYE BAITY

  
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KEVIN OVERBAY, COMMISSIONER

  
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Clerk of the Board

  
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TIFFANY GERING, COMMISSIONER



## VII. Designations/Siting Criteria – LAMIRDS:

The following designations apply to the implementation of the Comprehensive Plan through the zoning map. Comprehensive Plan Land Use Designation for the Rural areas are identified and discussed in the Land Use Element. The following purpose and locational guidelines provide a basic understanding of the zoning districts intent and how they relate to the Comprehensive Plan designations, see the Land Use Element.

### A. RURAL WATERFRONT (RW):

This designation is considered an implementation of a Type 1 LAMIRD as described above, consistent with the Growth Management Act.

**Purpose:** This designation will provide the opportunity for the development, redevelopment and infill of existing intensely developed shoreline areas for residential, and water related/water dependent recreational and tourist development consistent with the rural character and rural development provisions outlined in the goals and policies of this comprehensive plan. These areas provide a distinct water related lifestyle. Potential impacts to the surrounding area, critical areas, and water quality shall be addressed. These areas must be clearly identifiable as existing intensely developed rural shorelines; where a logical boundary can be delineated and set by the built environment. Such a boundary shall not permit or encourage a new pattern of sprawling low density or urban type development.

Uses appropriate for these areas include: open space and developed open space; residential; agriculture; and forestry. Additional uses may be considered with supplemental provisions. These provisions shall address performance standards, impacts to the surrounding area, and be consistent with the goals and policies of the comprehensive plan. Such uses may include: ~~intensification of existing development or new development~~ **infill, development, or redevelopment of existing areas** of small scale water related/water dependent recreational or tourist uses, including commercial facilities to serve those recreational or tourist uses, that rely on a rural location or setting but that do not include a new residential component; intensification of development on lots containing existing isolated nonresidential uses; home occupations; bed and breakfasts; and community facilities.

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

Clustering consistent with the underlying densities and the rural character and rural development provisions of the goals and policies of the comprehensive plan may be permitted. Topography, critical areas, other environmental constraints, and compliance with all other applicable development standards shall be considered in the provisions to allow for clustering.

#### Locational Guidelines:

1. **Geographical and Geological Characteristics:** Parcels are located on or near shorelines identified by the Chelan County Shoreline Master Program. The area may have moderate soil limitations and may have other limited physical constraints to development.
2. **Natural Resources:** This designation shall not be applied on resource lands of long term commercial significance.
3. **Public Services:** Necessary public facilities and public services to serve the development, redevelopment or infill of these areas may be provided. There may be some existing urban

governmental services. Rural governmental services are typically available, planned and or funded for.

4. Existing land uses: Seasonal and year-round residences, tourist and recreational activities and other rural development may be present. Predominant parcel sizes are 1 acre or smaller.

### ***B. RURAL RECREATIONAL/RESIDENTIAL (RRR)***

This designation is considered an implementation of a Type 1 LAMIRD as described above, consistent with the Growth Management Act.

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

Uses appropriate for these areas include: open space and developed open space; residential; agriculture; and forestry. Additional uses may be considered with supplemental provisions. These provisions shall address performance standards, impacts to the surrounding area, and be consistent with the goals and policies of the comprehensive plan. Such uses may include: ~~intensification of existing development or new development~~ infill, development, or redevelopment of existing areas of small scale recreational or tourist uses, including commercial facilities to serve those recreational or tourist uses, that rely on a rural location or setting but that do not include a new residential component; intensification of development on lots containing existing isolated nonresidential uses; home occupations; bed and breakfasts; and community facilities.

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

Clustering consistent with the underlying densities and the rural character and rural development provisions of the goals and policies of the comprehensive plan may be permitted. Topography, critical areas, other environmental constraints, and compliance with all other applicable development standards shall be considered in the provisions to allow for clustering.

#### **Locational Guidelines:**

1. **Geographical and Geological Characteristics:** Developments are closely associated with natural amenities found within Chelan County. The area may have moderate soil limitations and may have other limited physical constraints to development.
2. **Natural Resources:** This designation shall not be applied on resource lands of long term commercial significance.
3. **Public Services:** Necessary public facilities and public services to serve the development, redevelopment or infill of these areas may be provided. Rural governmental services are typically available, planned and/or funded for.
4. **Existing land uses:** Seasonal and year-round residences, tourist and recreational activities and other rural development may be present. Predominant parcel sizes are 1 acre or smaller.

### **C. RURAL VILLAGE (RV):**

This designation is considered an implementation of a Type 1 LAMIRD as described above, consistent with the Growth Management Act.

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

Uses appropriate for these areas include: developed open space; residential; agriculture; and forestry. Additional uses may be considered with supplemental provisions. These provisions shall address performance standards, impacts to the surrounding area, and be consistent with the goals and policies of the comprehensive plan. Such uses may include: ~~intensification of~~ infill, development, or redevelopment of existing areas of small scale recreational or tourist uses that rely on a rural location or setting but that do not include a new residential component; intensification of development on lots containing existing isolated nonresidential uses; home occupations; bed and breakfasts; and community facilities.

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

Clustering consistent with the underlying densities and the rural character and rural development provisions of the goals and policies of the comprehensive plan may be permitted. Topography, critical areas, other environmental constraints, and compliance with all other applicable development standards shall be considered in the provisions to allow for clustering.

#### **Locational Guidelines:**

1. **Geographical and Geological Characteristics:** The area may have moderate soil limitations and may have other limited physical constraints to development. The area may be adjacent to a variety of rural development, and areas with varying residential densities. The area may be adjacent to urban growth areas.
2. **Natural Resources.** The area has low resource management potential. The area may be adjacent to resource lands.
3. **Public Services:** Sewer service is typically not available. Rural governmental services and infrastructure are typically available, planned and/or funded for. Necessary public facilities and public services to serve the development, redevelopment, or infill of these areas may be provided.
4. **Existing Land Uses.** Single family residences and other rural development may be present. Predominant parcel sizes are less than 2.5 acres.