

# Malaga Vision Plan

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# I. Introduction

## Purpose

### Overall...

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

### Project Goals:

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

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

In 2016/17, the Malaga Community Council requested that the Rural Commercial land use designation and zoning be reviewed and considered for removal within the historically residential area.

This document concludes with suggested Next Steps section where specific recommended actions are provided that will assure the needs and desires of the Malaga community are incorporated into local government planning. As the Vision is the first step, the next step is to incorporate and coordinate with the Chelan County Plan.

The final three sections address the Public Participation Summary provides a compilation of the specific questionnaire results and the input that was received at the two public participation meetings, which is the un-synthesized information that provides the basis for this Malaga Vision Plan; the Background information about the community in 2005; and, finally, the criteria used by the Community to designate the LAMIRD boundary.

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

*"The legislature finds that ... It is in the public interest that citizens, communities, local governments, and the private sector cooperate and coordinate with one another in comprehensive land use planning."* RCW 36.70A.010

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

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

*issues.”*

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

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

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

## **2005-06 Planning Process**

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

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

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

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

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

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

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

At these meetings, the participants were asked three questions:

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

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

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

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

### **2016-17 Planning Process**

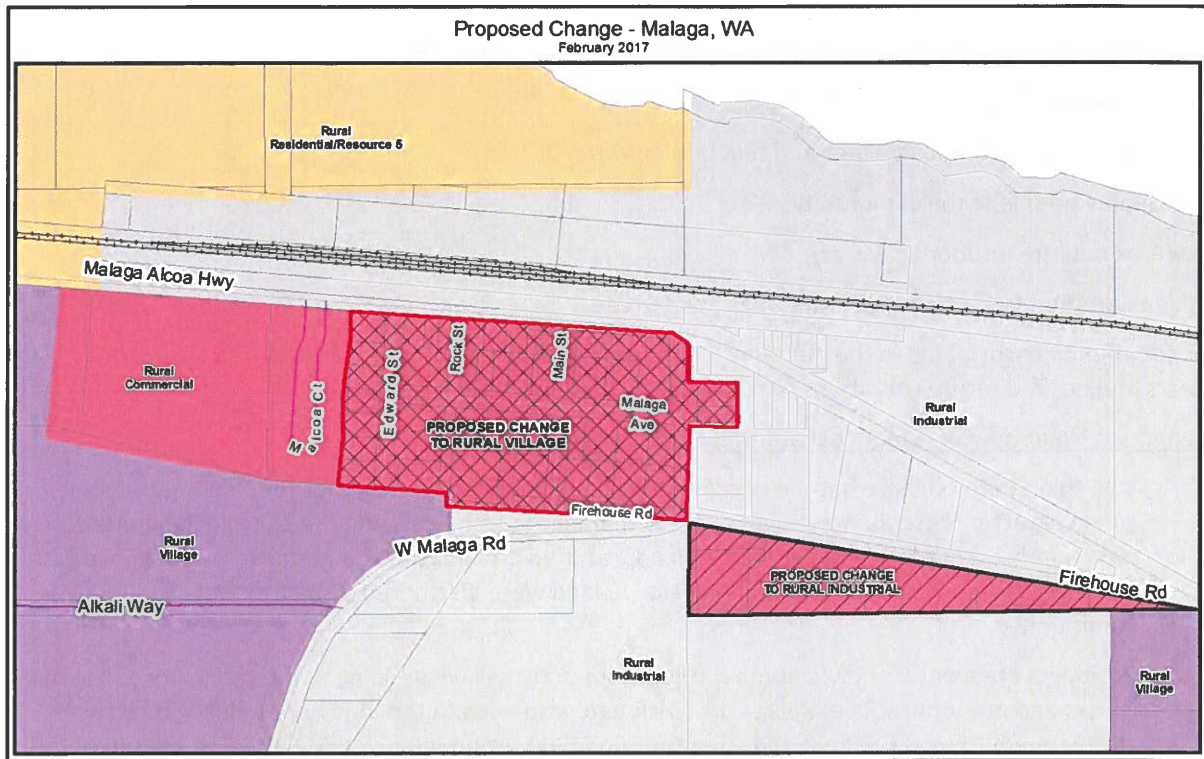
In recent years, Chelan County Commissioners have been approached by a number of community members who expressed concerns regarding development in the Malaga area. Issues raised covered the gamut of land use matters, from over development of land to the inability to develop property.

Chelan County staff met with the Malaga Community Council during their regularly scheduled meeting on August 2, 2016 to review the Rural Commercial zoning district which includes a residential neighborhood.

On November 1, 2016 staff returned to the Malaga Community Council to review draft alternatives with the intent of permitting new or redeveloped of residential structures within the Malaga Rural Commercial zoning district. The Council agreed on three options, to be presented at a public meeting on February 6, 2017.

The February meeting resulted in a Community recommendation for modifying the land use designation

and zoning of the Rural Commercial. While there was not full consensus, the following map was reviewed by the Community Council and is forwarded to the County for consideration of adoption:



## II. Community Outreach

### Overview

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

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

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

## Outcomes

### General...

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

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

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

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

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

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

Residents are able to enjoy a number of outdoor activities while being in the proximity of the river, creeks and mountains. The Malaga micro-climate also adds to the enjoyment, as regional rain storms seem to miss the area and even the wind blows more gently in Malaga. The beauty of the natural environment, clean air, wide open spaces are what the area residents most want to retain. With a tip of the hat to Robert Frost, a common sentiment seems to be "separation makes close neighbors."

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

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

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

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

*Water* ~ Community members have concerns regarding the availability of water quality and availability for both domestic use and irrigation as development increases. It was stated that the Stemilt Irrigation District has limited resources to support new agricultural activities, due mainly to

increased costs.

Development pressures are strong in the entire region, over development and depletion of water sources add to the rising level of concern regarding the future of the community.

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

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

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

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

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

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

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

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

*Miscellaneous* ~ The Malaga Planning Area residents recognize what they value most about the community are the exact characteristics that will draw others to the community. The fact that Malaga has managed to retain its sense of "community" even as the churches and school moved out of the area speaks volumes about the people. The quiet, pastoral environment, with little traffic congestion and other city problems is still very attractive. The Malaga area has an abundance of affordable undeveloped land which presents many opportunities for development. There seems to be an acceptance among most of the residents that the area is on the verge of development that will make the forty percent growth of the nineties pale in comparison. The fear

is that this next growth spurt is beyond the carrying capacity of the rural lands, and that it will in fact destroy the rural characteristics the community values and wishes to retain. Though tempered by a reticence to infringe upon private property rights, most Malaga residents want to see a process developed that retains the rural atmosphere and provides for limited opportunities for development of the area.

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

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

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

More along the middle of the road, residents hope to see the industrial area develop more and expand the job base. The larger companies are appreciated, but there’s room for smaller industries also.

Additionally, there is a need to increase the commercial service and retail sector. It was noted that commercial uses would be compatible with uses along the Malaga-Alcoa Highway.

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

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

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

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

Other Comments Received:

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

Some also expressed concern that the Malaga Planning Area Visioning process was merely being

implemented in order to advance someone's or some group's hidden or existing agenda. Similarly, people were adamant that during this on-going process that there be adequate notice of meetings.

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

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

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

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

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

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

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

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

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

The rural areas maintain quality water and air, as well as clean and safe neighborhoods. New developments are concentrated and contained to keep the open spaces. Children have room to run and

play, exploring their world, in a neighborhood where they are known and safe.

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

### **III. The Malaga Vision**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#### **IV. Key Recommendations**

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

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

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

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

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

***Rural Waterfront (RW):*** This designation implements a Type 1 LAMIRD. The RW provides 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. These areas must be clearly identifiable as existing intensely developed rural shorelines, where a logical boundary can be established by the built environment. Such a boundary is not to permit or encourage a new pattern of sprawling low density or urban type development.*

*Uses appropriate for the RW designated areas include: open space and developed open space; residential; agriculture; and forestry. Additional uses may be considered with supplemental provisions. Such uses may include: intensification of existing development or new development of small scale water related/water 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: The density in the RW designation allows for less than one acre per dwelling unit, when consistent with the Health District standards. The provision of necessary public facilities and services shall not permit or encourage low density sprawl or urban type development outside of the designation boundary. Existing urban governmental services in some areas may allow for higher densities than those with rural governmental services.*

***Rural Recreational/Residential (RRR):*** This designation implements a Type 1 LAMIRD, consistent with the Growth Management Act.

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

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

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

***Rural Village (RV):*** This designation implements a Type 1 LAMIRD, consistent with the Growth Management Act.

*Purpose: This designation recognizes the existence of intensely developed rural residential developments and communities, with densities less than 2.5 acres per dwelling unit, which typically*

will not have sewer service. The RV designation provides the opportunity for the development, redevelopment and infill of existing intensely developed rural residential areas for residential and other rural development consistent with the rural character and rural development provisions outlined in the goals and policies of this comprehensive plan. These areas must be clearly identifiable as existing intensely developed rural residential development; where a logical boundary can be delineated and set by the built environment. Such a boundary shall not permit or encourage a new pattern of sprawling low density or urban type development.

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

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

**Rural Commercial (RC):** The RC designation implements a Type 1 LAMIRD consistent with the Growth Management Act where it is applied to existing mixed use areas. Additionally, this designation is considered an implementation of Type 2 and Type 3 LAMIRDs, consistent with the Growth Management Act, where the existing uses consist of only commercial activities, whether general retail or tourist recreational in nature.

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

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

**Rural Industrial (RI):** This designation implements a Type 1 LAMIRD, consistent with the Growth Management Act.

Purpose: The RI designation recognizes the need for rural industrial and resource based industrial activities within the rural areas. This designation provides the opportunity for the development, redevelopment and infill of existing rural industrial developments or former industrial sites consistent with the rural character and rural development provisions outlined in the goals and policies of this comprehensive plan. These areas must be clearly identifiable as existing rural industrial developments or former industrial sites; where a logical boundary can be established by

*the built environment. Such a boundary shall not permit or encourage new industrial development outside of these boundaries.*

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

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

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

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

The proposed map amendments attempt to identify where infill development will be appropriate, make efficient use of the existing infrastructure, and contain and control development, while remaining consistent with the expressed desire of the community to retain its rural character. There are 863 acres proposed for changes within the planning area, which is approximately 8% of the overall planning area.

Actual land suitable for development is further decreased by 51 acres because of critical areas, including geologically hazardous areas. Additionally, there are at least 52 acres affected by overhead power lines where development is not likely to occur within the right-of-way. The remaining 760 acres, 7% of the entire area, is on land suitable for development. Of this area, development of infill densities will be affected by soil suitability for on-site septic systems.

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

Initially, the Community only considered changes to the property bounded by West Malaga Road and the

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

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

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

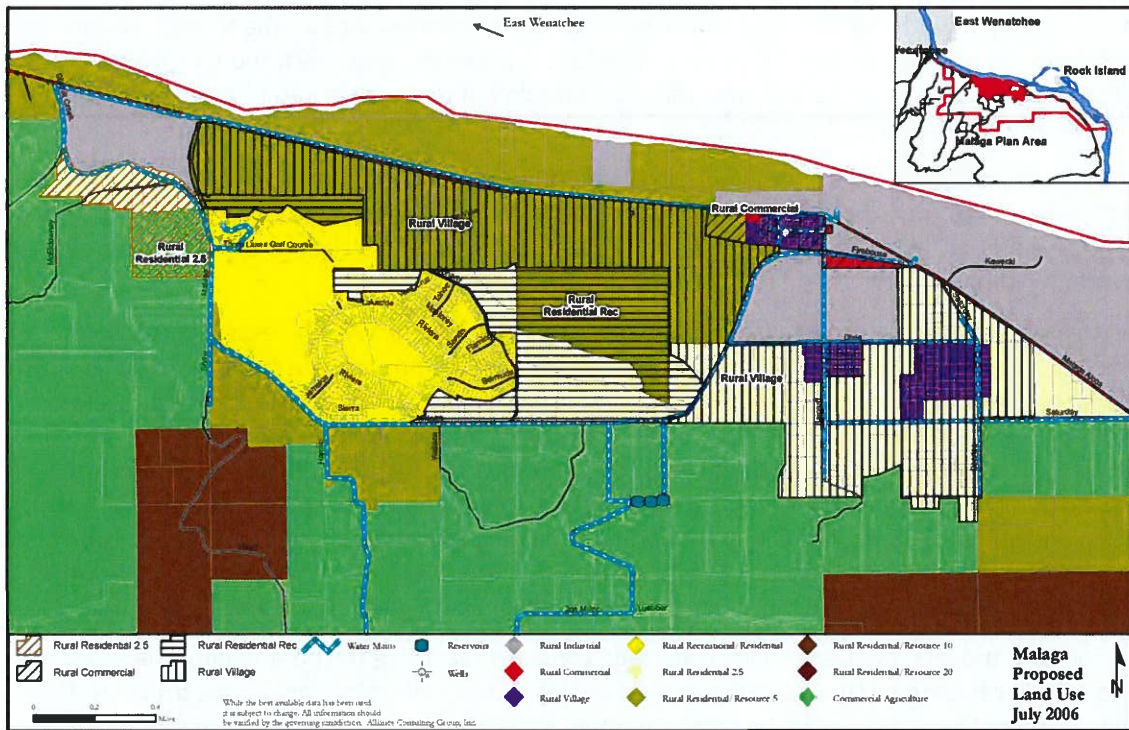
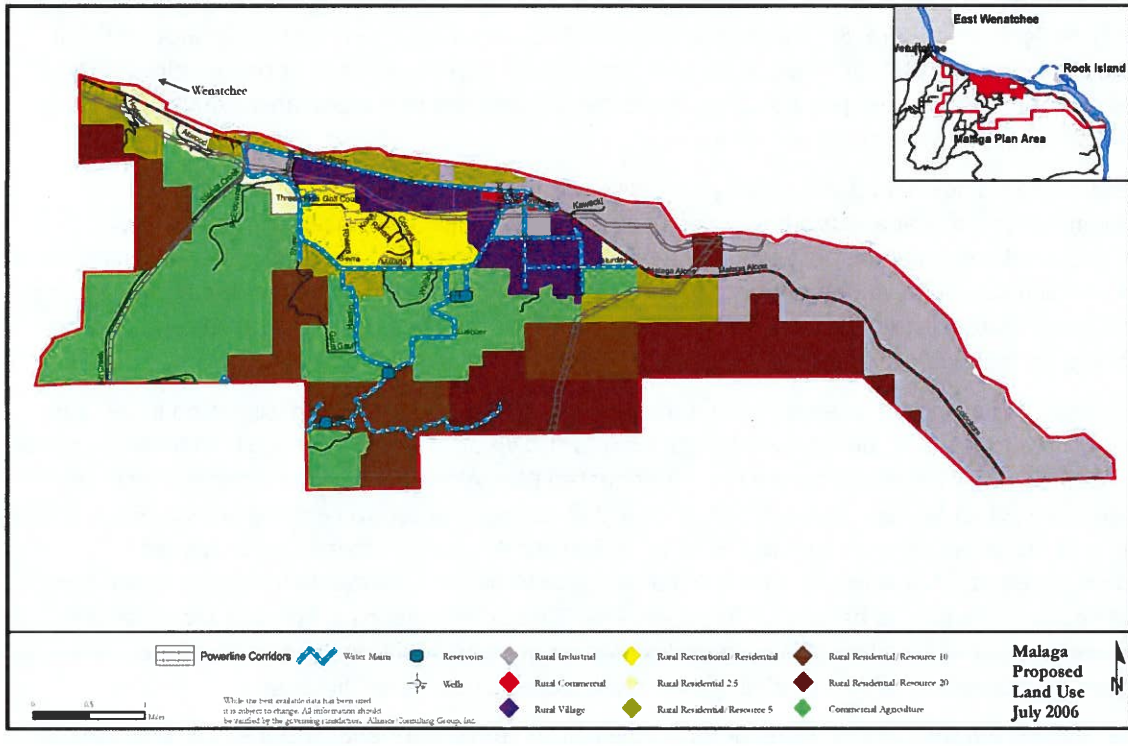
In the area behind the Malaga town site, determining factors for recommending the RV designation include the numerous pockets of existing, scattered, small lots as well as existing infrastructure, all of which are consistent with the definition of the built environment. In particular, the Malaga Water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

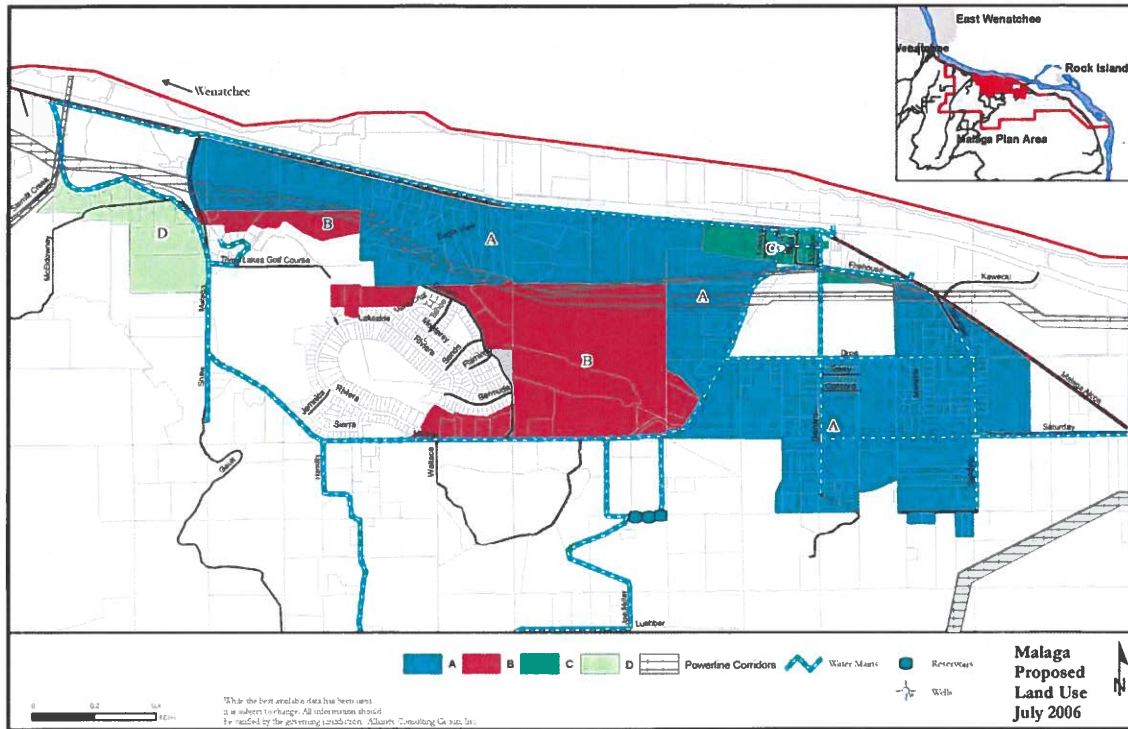
The Community recommends expansion of the Rural Commercial (RC) designation to 32 acres, shown as "Area C", adjacent to the existing Rural Commercial designated property. This includes 15 acres that are already designated RC. This will provide an area of concentrated commercial activity where currently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

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

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

contains and controls development.





### Next Steps

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

- 1) Develop an Agricultural Issues Committee appointed by the Malaga Community Council. This committee will initially be charged with three tasks:
  - a) Review the Commercial Agriculture designations in the Malaga area;
  - b) Study the issue of retaining agriculture as a desired component of the community, while overcoming difficult economic issues.
  - c) Retention of water and water rights to the area should agriculture activities cease.
- 2) Initiate contact with the Wenatchee School District, ensure the Malaga community is involved from the beginning, should the District begin siting an elementary school in the area.
- 3) Commercial/Industrial areas
  - a) Develop landscaping, buffering, and screening standards to minimize visual impact of commercial and industrial uses.
  - b) Develop artificial lighting standards to minimize effect of artificial lighting in commercial/industrial areas.
- 4) Cluster development. Educate the community regarding the use of clustering development as a land

preservation tool, then reassess to see if there is still opposition to using clustering as a development option.

- 5) Designate residential lands in a way that preserves useful and contiguous open space and wildlife habitat and migration routes.
- 6) Increase code enforcement efforts.