

MALAGA IS GROWING

Let's talk about its future!



TONIGHT'S AGENDA

Welcome and Introduction by Commissioner Overbay

Purpose of Meeting - Susan Dretke, Community Development

Presentation of Draft Plan and Attachments - Josh Jensen Anchor QEA

Explanation of Process and Timeline - Susan Dretke and Josh Jensen

Question and Answer Period

PURPOSE OF MEETING

- ❖ Present draft ideas from the community
- ❖ Gather comments and suggestions regarding draft
- ❖ Answer questions about what it means to go from a LAMIRD to an UGA

LAMIRD- Local Area of More Intensive Rural Development

UGA- Urban Growth Area

WHAT'S THE DIFFERENCE?

LAMIRD	UGA
Services such as sewer are limited	All urban services intended to be available
Housing density and type are limited by health district approval of on site septic systems	Housing densities regulated by zoning with sewer availability
General County regulations	UGA plan and development regulations allow for more local control
Limited commercial expansion	More commercial opportunities could be available depending on proposed zoning
Broader zoning categories, i.e. Industrial, Commercial, Rural Village etc.	More specific zoning such as Campus Industrial, Industrial, Highway Commercial, Downtown Commercial, Low, Medium and High density Residential

DRAFT UGA PLAN WITH ATTACHMENTS

<https://www.co.chelan.wa.us/news/article/come-talk-about-malagas-future-on-may-21>

The link to the complete draft documents can be found on Community Development's home page or by following the link above

PROCESS AND TIMELINE

Comprehensive Plan Schedule

Task	2026						
	June	July	Aug	Sept	Oct	Nov	Dec
1. Public Workshop and Comp Plan Updates	■						
2. Department of Commerce 60-day Review		■	■	■			
3. SEPA Review and Public Notice			■				
4. Prepare Development Regulations			■	■			
5. Respond to Comments				■			
6. Adoption Process				■	■	■	◆

◆ Final Comprehensive Plan

DESIGNATIONS

R-1 - Residential: 5 du/acre for single family/ 10 units/acre for duplexes

R-2 - Residential: 6 du/acre for single family/ 37 units/acre for multi-family

R-3 - Residential: 7 du/acre for single family/ 37 units/acre for multi-family

C-D - Downtown Commercial: primarily commercial with strong pedestrian-friendly design component, 2nd floor residential units considered compatible

C-H - Highway Commercial: high intensity and/or larger commercial, retail and/or professional uses

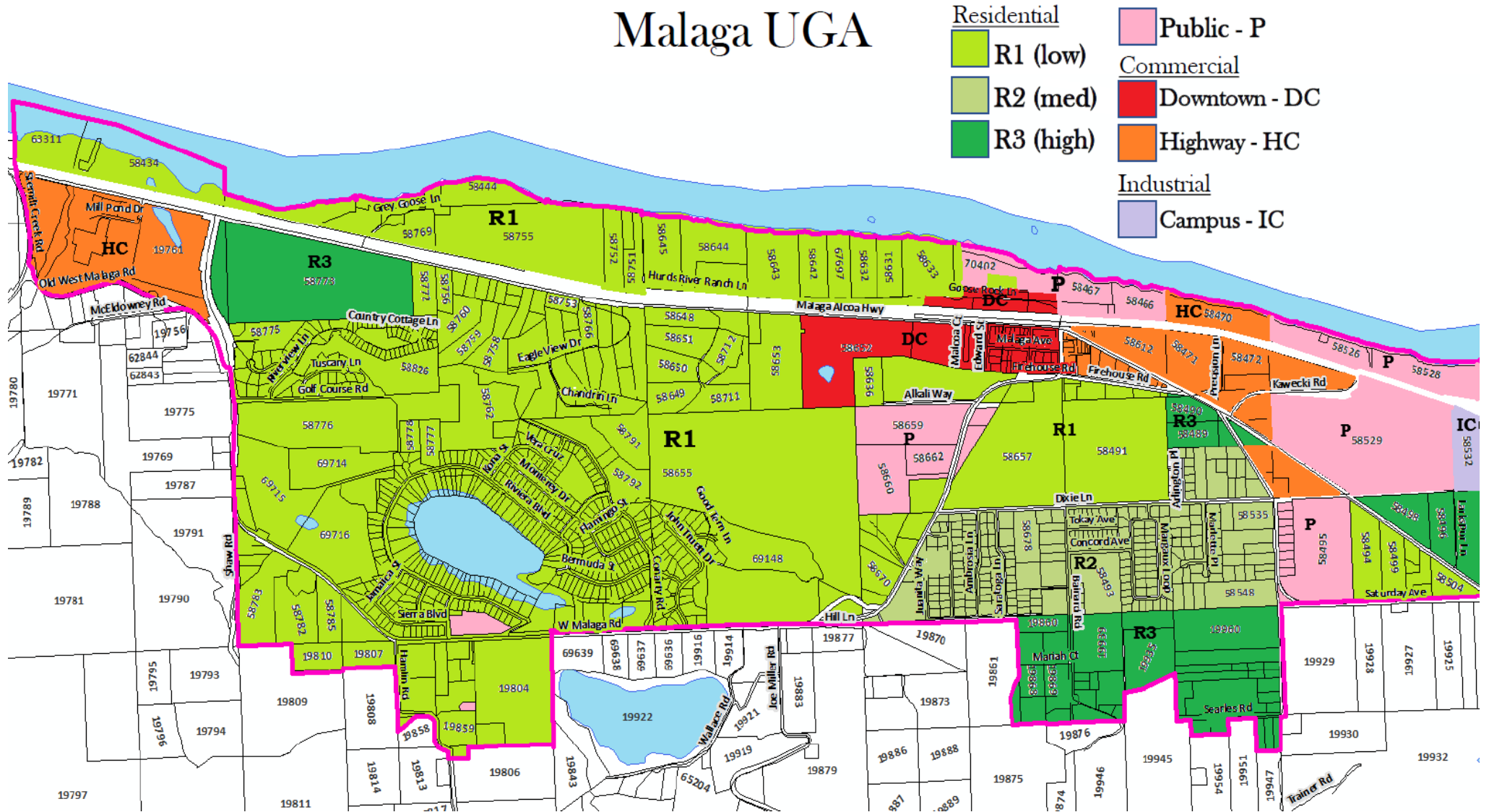
I - Industrial: geared towards heavy industrial uses

I-C - Campus Industrial: primarily for the technology industry and light industrial activities, 10% of site could be housing for employees

P-U - Public Use: public facilities and uses

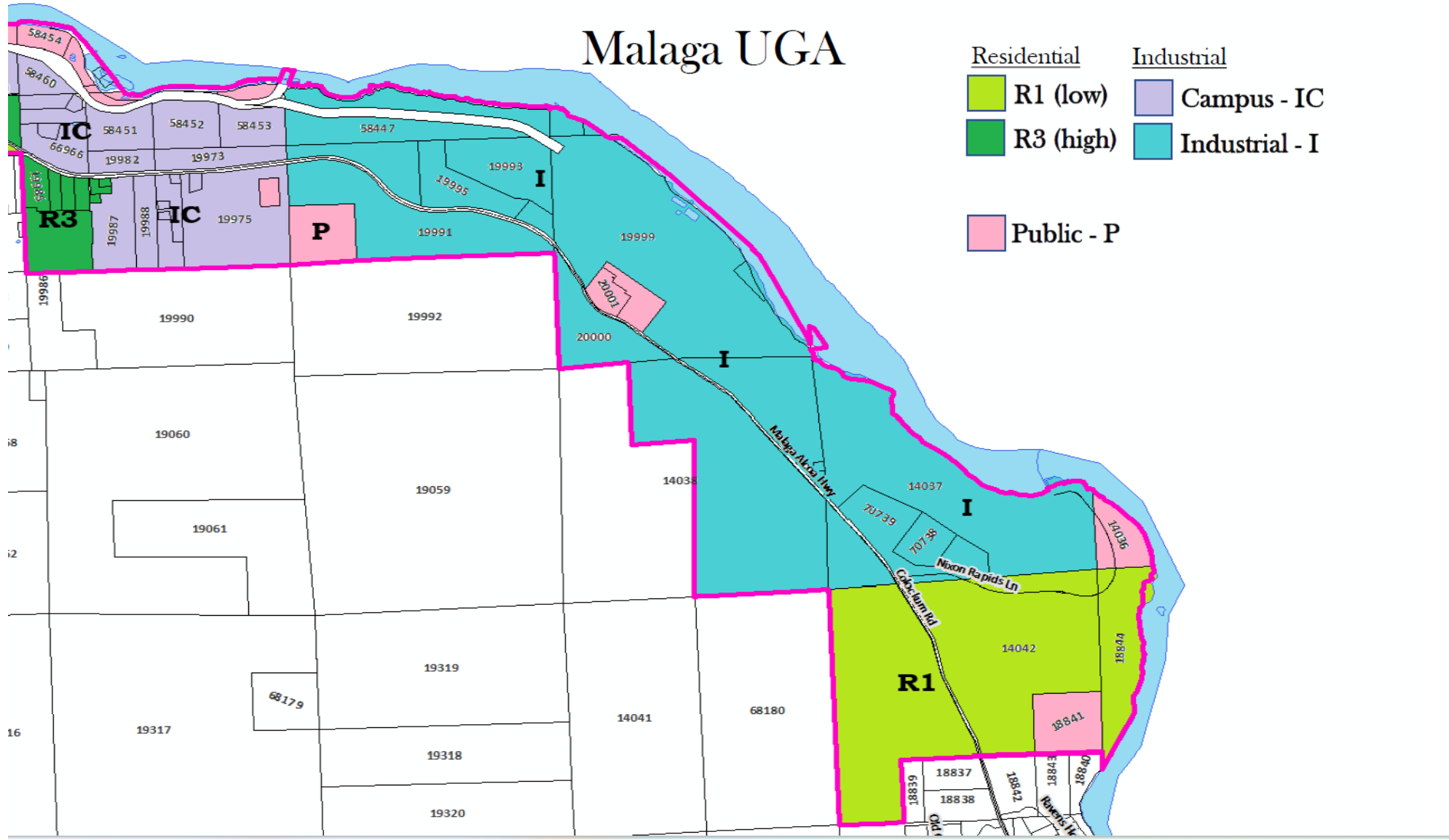
UGA WEST

Malaga UGA



UGA EAST

Malaga UGA



QUESTIONS AND ANSWERS

Other opportunities for input:

- Complete the survey on the back of the agenda or online
- Write your thoughts down on provided sticky notes and put on board
- Speak with a staff member or consultant
- Email susan.dretke@co.chelan.wa.us

MALAGA URBAN GROWTH AREA SURVEY

