

1. CALL TO ORDER
2. AGENDA CHANGES
3. MINUTES
 - A) May 20, 2026 Minutes of the Planning Commission

Suggested Motion: I move to approve the May 20, 2026 Minutes of the Planning Commission.
4. PUBLIC HEARINGS
 - A) City of Chelan Comprehensive Plan 2026: Chapter 1 Overview & Vision, Chapter 2 Land Use
5. ADMINISTRATIVE REPORTS
 - A) Sign Code Update Work Session: Draft Sign Code 6.12.2026
6. CITIZEN COMMENTS
7. COMMISSIONER COMMENTS
8. ADJOURNMENT

Our Vision

Chelan is a rural lakeside community surrounded by pristine natural beauty where generations of visitors and residents enjoy an exceptional quality of life.

Our Guiding Principles & Outcomes

Visionary & Strategic - A city that is forward-thinking, collaborative, and fiscally responsible.

Thriving & Connected - A vibrant, well-planned city where residents have a sense of home.

Healthy & Sustainable - A flourishing city that supports an active community.

Accessible & Welcoming - A safe city where everyone can find community.

The next Planning Commission meeting will be on July 15, 2026, beginning at 5:15 p.m. in Council Chambers, 135 E. Johnson Avenue, Chelan, Washington.



City of Chelan

Planning Commission Meeting
May 20, 2026

PLANNING COMMISSIONERS AND ADMINISTRATIVE PERSONNEL PRESENT

Commissioners:

Joe Collins
Vickie Heimark
Gary Myers
Ryan Peterson
Gaylen Willett -
Excused Absence

Administrative Personnel:

Community Development Director John Ajax
Senior Planner Monica Libbey

1. CALL TO ORDER

Commissioner Collins called the meeting to order at 5:15 p.m.

2. AGENDA CHANGES

3. MINUTES

A) April 15, 2026 Minutes of the Planning Commission

Suggested Motion: I move to approve the April 15, 2026 Minutes of the Planning Commission.

MOTION:	I move to approve the April 15, 2026 Minutes of the Planning Commission.
MOVER:	Commissioner Gary Myers
SECONDER:	Commissioner Ryan Peterson
AYES:	Commissioner Ryan Peterson, Chair Joe Collins, Vice Chair Vickie Heimark, Commissioner Gary Myers
NAYS:	None
RESULT:	Passed

4. ADMINISTRATIVE REPORTS

A) Sign Code Update Work Session: Initial Draft Sign Code

Senior Planner Libbey continued the Sign Code Update by presenting an Initial Draft Sign Code for discussion with the Planning Commission.

B) 2026 Comprehensive Plan Update

Director Ajax discussed the 2026 Comprehensive Plan update public review process and anticipated hearing schedule.

5. CITIZEN COMMENTS

Lynette Grandy, Chelan resident, provided comments expressing concern about electronically changeable message signs and consistency with the Downtown Plan, and private uses of public properties. She encouraged reaching out to the public, and thanked Commissioners for their time.

6. COMMISSIONER COMMENTS

Commissioner Myers inquired about short-term rental limits. Director Ajax responded that the topic has been raised by the Residents Coalition of Chelan County. City discussion is scheduled for the next City Council meeting.

7. ADJOURNMENT

MOTION:	I move to adjourn tonight's meeting.
MOVER:	Commissioner Gary Myers
SECONDER:	Vice Chair Vickie Heimark
AYES:	Commissioner Ryan Peterson, Chair Joe Collins, Vice Chair Vickie Heimark, Commissioner Gary Myers
NAYS:	None
RESULT:	Passed

The meeting was adjourned at 6:43 P.M.

Date Approved:

John Ajax
Community Development

[NAME]
Chair

Director



City of Chelan

PLANNING COMMISSION

June 17, 2026

Subject/Title: City of Chelan Comprehensive Plan 2026: Chapter 1 Overview & Vision, Chapter 2 Land Use

Department: Community Development

Staff Contact: John Ajax

Guiding Principles: Visionary & Strategic

Initiatives: Manage Growth

Reviewed By:

Number of Looks:

PREVIOUS ACTION TAKEN

OVERVIEW

The City of Chelan is updating its Comprehensive Plan as required by the state's Growth Management Act (GMA) to align with regulatory updates and to respond to changes in local land use and population growth. The Comprehensive Plan is Chelan's 20-year guiding document for managing growth and shaping the City's future through 2046. It outlines the vision, goals, and policies that will help us address critical issues, from housing and transportation to economic development and public services.

Over the next several months, the Planning Commission will hold a series of grouped public hearings, the City Council will deliberate on the Commission's recommendation, and the State will conduct its parallel agency review. The plan must be adopted by December 2026 to meet the State-mandated periodic update deadline.

Five grouped public hearings, June – October 2026

All hearings held during regular Planning Commission meetings, 3rd Wednesday of each month, 5:15 p.m., Chelan City Hall

#	DATE	THEME	CHAPTERS & ITEMS UNDER PUBLIC HEARING
01	Jun 17, 2026	Foundation	Ch. 1 Overview & Vision · Ch. 2 Land Use · Critical Areas Ordinance compliance updates
02	Jul 15, 2026	Community & Housing	Ch. 3 Subarea Plans · Ch. 4 Housing · ESHB 2266 STEP housing code amendments
03	Aug 19, 2026	Economy & Climate	Ch. 5 Economic Development · Ch. 10 Climate Change & Resiliency
04	Sep 16, 2026	Infrastructure & Services	Ch. 6 Utilities · Ch. 7 Capital Facilities · Ch. 8 Parks & Recreation
05	Oct 21, 2026	Mobility & Final Comment	Ch. 9 Transportation * · Peterson Place private comp plan proposal · Omnibus public comment on full plan

* Transportation Element is in development with the City's consultant and will be posted prior to its public hearing. · Hearings may be added, reduced, or continued per CMC 19.40. A joint Planning Commission / City Council workshop may also be scheduled.

The chapters under consideration for this public hearing are:

- Chapter 1 Overview and Vision
- Chapter 2 Land Use

No action is being requested at this time. An official Planning Commission recommendation is anticipated this fall.

FINANCIAL IMPLICATIONS

ATTACHMENTS

1. Chelan_PC_Presentation_June17_2026
2. Chapter 1 - Overview and Vision
3. Chapter 2 - Land Use

SUGGESTED MOTION



CITY OF CHELAN

PLANNING COMMISSION PUBLIC HEARING NO. 1: FOUNDATION

Comprehensive Plan Update

2026–2046

How the Growth Management Act works, where the Comprehensive Plan fits, and a walkthrough of Chapter 1 (Overview & Vision) and Chapter 2 (Land Use)

June 17, 2026 • 5:15 PM • Council Chambers

TONIGHT

What we'll cover

1

The Growth Management Act, in plain English

What this state law asks of Chelan — and what it doesn't.

2

The Comprehensive Plan: our 20-year blueprint

What it is, what it is not, and how it shapes everyday decisions.

3

Chapter 1 — Overview & Vision

Who we planned with, what we heard, and the vision for 2046.

4

Chapter 2 — Land Use

Where growth goes, what the map means, and a full walk through the goals & policies.

THE BASICS

What is the Growth Management Act?

The Growth Management Act (GMA) is a Washington State law adopted in 1990. The idea is simple: **growth is coming either way — communities do better when they plan for it ahead of time** instead of reacting after the fact.

The GMA requires fast-growing counties — including Chelan County and its cities — to adopt comprehensive plans that:

- Look 20 years ahead at homes, jobs, and services
- Direct growth to areas that can be served efficiently
- Protect farmland, forests, water, and critical areas
- Are built with real public participation

1990

Year Washington adopted the GMA (RCW 36.70A)

20 years

Planning horizon each plan must cover — for Chelan, 2026 through 2046

THE BASICS

How GMA planning flows — from Olympia to your block



State forecasts

The Office of Financial Management (OFM) projects how much Washington will grow.



County allocates

Chelan County assigns growth to cities and sets Urban Growth Areas (UGAs) — keeping growth in UGAs protects farm and resource lands in the rural County.



City plans

Chelan adopts a Comprehensive Plan showing how we'll accommodate our share — 410 more people by 2046.



Zoning implements

Zoning and development regulations must be consistent with the plan.



Projects follow

Individual permits and projects are reviewed against those rules.

Each step has to line up with the one before it — that consistency is the heart of the GMA.

THE BASICS

State law changes since our 2017 plan

The Legislature has changed the housing rules several times since 2017. This update folds in what applies to a city of Chelan's size — and Chelan has already adopted three of the required code updates ahead of schedule.

Housing for every income level **HB 1220 (2021)**

The Housing Element must plan for housing at all income levels and address displacement risk. Our adopted Housing Element (Nov 2025) does this.

More homes inside existing buildings **HB 1042 (2023)**

Buildings 3+ years old in zones allowing multifamily can add units within their existing walls — up to 50% above zoned density, with no added parking.

Climate resiliency **HB 1181 (2023)**

Climate added as a GMA goal; a full climate element is mandatory only for larger jurisdictions — Chelan adds Chapter 10 proactively.

STEP housing **ESHB 2266 (2026)**

Shelters and transitional, emergency, and permanent supportive housing must be allowed in certain zones. Code amendments come to hearing July 15.

Two ADUs allowed on every lot **HB 1337 (2023)**

Cities must allow two accessory dwelling units (backyard cottages, in-law suites) per lot inside urban growth areas.

✓ Code adopted — ahead of schedule

Unit lot subdivisions **SB 5258 (2023)**

Townhome-style homes can sit on their own small lots within a parent lot — so they can be owned, not just rented.

✓ Code adopted — ahead of schedule

Co-living homes **HB 1998 (2024)**

Private rented rooms with shared kitchens must be allowed wherever six or more apartments are allowed.

✓ Code adopted — ahead of schedule

What doesn't apply here **Right-sized**

Middle-housing mandates written for cities of 25,000+ do not apply to a city of Chelan's size — this update includes only what applies.

THE BASICS

The Comprehensive Plan: Chelan's 20-year blueprint

WHAT IT DOES

- States the community's vision for 2046
- Maps where homes, shops, industry, parks, and farms belong
- Sizes water, sewer, roads, and parks for the growth we expect
- Guides City budgets through the Capital Facilities plan
- Is the legal foundation every zoning decision must rest on

WHAT IT IS NOT

- Not a rezone by itself — zoning code changes follow adoption as separate actions
- Not a permit decision — it doesn't approve or deny any specific project
- Not frozen in time — it's amended annually and fully updated on a state schedule
- Not written in city-hall jargon — it's meant to be read and used by residents

THE PLAN — TONIGHT: CHAPTERS 1 & 2

Ten chapters, one plan

1 Overview & Vision

3 Subarea Plans (proposed)

5 Economic Development

7 Capital Facilities

9 Transportation

2 Land Use

4 Housing

6 Utilities

8 Parks & Recreation

10 Climate Change & Resiliency

Every chapter must tell the same story — the same population, housing, and land figures throughout. That internal consistency is a GMA requirement.

CHELAN'S REALITY

We plan for peak demand — not just permanent growth

~4,600–4,800

permanent residents in the city today

+410

additional permanent residents to accommodate by 2046 under the GMA allocation — seasonal second-home owners are not part of this count (~5,000–5,200 permanent total, city + UGA)

25,000–30,000+

people in town on a peak summer day — visitors plus seasonal residents

What this means for the plan

About 36% of Chelan's homes are seasonal or vacation homes, and 13.7% of the housing stock operates as permitted short-term rentals (410 licenses). Of those, only 35 are in neighborhoods where existing homes could convert to STRs — the rest are in developments purpose-built for short-term rental use, from condominium complexes to The Lookout, a single-family neighborhood designed for STRs. **Either way, every one of these homes needs water, sewer, roads, and parks — so utilities and capital facilities are sized for peak-season demand, measured in equivalent residential units (ERUs), not just the 20-year allocation.**

CHAPTER 1 — OVERVIEW & VISION

Built on community voices, old and new

The vision in Chapter 1 reflects two generations of outreach: the 2016–2017 visioning surveys and workshops that shaped the current plan, refreshed by the 2024 Lake Chelan Vision Project (LCVP) — a valley-wide, bilingual outreach effort.

710

residents engaged across the Lake Chelan Valley

555

survey responses, offered in English and Spanish

8

listening sessions — the largest drew 54 participants from the Latino community

12

interviews with community leaders and stakeholders

A note on geography: the LCVP heard from the whole valley — Chelan, Manson, Chelan Falls, the South Shore, and beyond. This plan governs only the City and its UGA, but the valley functions as one community, and Chelan-area responses tracked closely with valley-wide results.

CHAPTER 1 — OVERVIEW & VISION

What the community told us in 2024

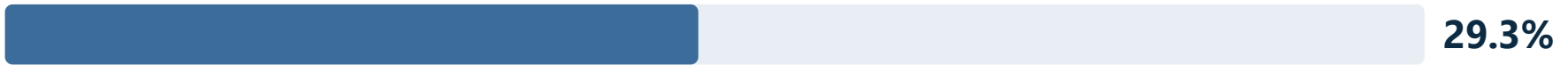
Small-town feel & sense of community *(#1 most valued quality)*



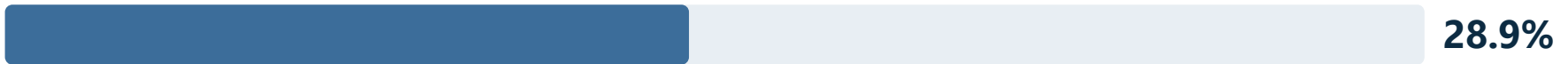
Housing affordability *(#1 challenge)*



Managing growth *(top challenge)*



Infrastructure improvements *(top challenge)*



The overall mood: “cautious optimism” — people love what makes Chelan special and worry about keeping it as we grow. Chelan-area answers closely matched valley-wide results (small-town feel: 47.7% among Chelan-area residents).

CHAPTER 1 — OVERVIEW & VISION

What's inside Chapter 1



Purpose & planning area

Why the plan exists, and where it applies: the city (about 6.95 sq. mi. / 4,448 acres) plus the Urban Growth Area assigned by Chelan County (about 5,239 parcel acres).



Benefits of planning

Comprehensive local planning, keeping decision-making power in Chelan, and steering change toward what the community wants.



Community involvement

The full outreach record, from the 2016 visioning process through the 2024 Lake Chelan Vision Project.



Vision & measurable objectives

The community's picture of Chelan in 2046, plus yardsticks the City will use to track progress — including regular community satisfaction surveys.

CHAPTER 1 — THE VISION FOR 2046

Chelan in 2046, in the community's words



Small-town feel is retained



The lake continues to be a jewel



Year-round jobs and housing variety



Agriculture frames the community



Opportunities to walk are plentiful



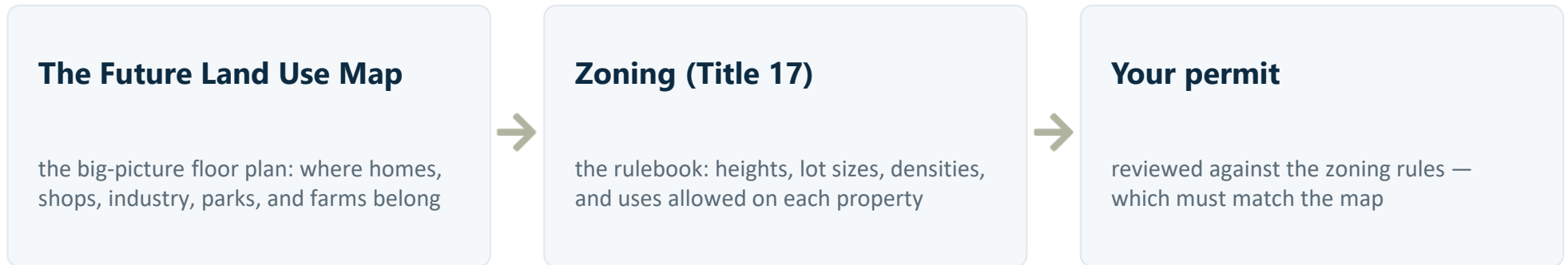
Efficient roads and services

Survey themes behind the vision: quality of life, recreation access to the lake, a healthy economy, affordable housing, and protecting iconic views and agricultural vistas.

CHAPTER 2 — LAND USE

Land Use: deciding what goes where

Chapter 2 guides Chelan's physical development for the next 20+ years. It sets **land use designations** — broad categories on the Future Land Use Map — and zoning then writes the detailed rules that carry them out.



Grounded in real numbers: the land supply behind the map comes from the 2025 Land Capacity Analysis and the adopted Housing Element (Points Consulting), so what we plan matches what the land can actually hold.

CHAPTER 2 — LAND USE

The zoning districts, in plain terms

RESIDENTIAL

R-L — Single-Family Residential

Up to 4 homes/acre; Chelan's largest designation (~1,693 acres, about a third of all parcel land)

DSF — Downtown Single-Family

Keeps historic downtown neighborhoods intact; up to 7.26 homes/acre

R-M — Multi-Family Residential

Apartments, townhomes; up to 18 homes/acre

DMR — Downtown Mixed Residential

Downtown housing mix; shaped by height and bulk rather than a unit cap

MIXED USE & COMMERCIAL

DMU — Downtown Mixed-Use

The historic core: shops below, homes and offices above

TMU — Tourist Mixed-Use

Lodging and visitor services near the waterfront

T-A — Tourist Accommodations

Hotels, lodges, and resort uses near the lake; 8.7–18 homes/acre fronting state highways

SUD — Special Use District

Agriculture and agri-tourism at the gateways

C-HS & C-W — Highway Service & Waterfront Commercial

Commercial services along the highway corridors and the working waterfront

INDUSTRIAL & PUBLIC

W-I — Warehouse & Industrial

Jobs and warehousing east of 97A/150

A — Airport

Airport operations and compatible uses

PLF — Public Lands & Facilities

Schools, parks, and City facilities

DT — Downtown Public

Public spaces and facilities in the downtown core

Nothing is being added, expanded, or removed — every district carries forward unchanged from the 2017 Comprehensive Plan.

Overlay designations: extra rules layered on top

An overlay doesn't replace the underlying district — it adds requirements or tailors development for one specific place. Chelan has three, each tied to a development agreement or special standards.

Apple Blossom Center PDD

Over Warehouse-Industrial (W-I) land

A master-planned center with retail, medical, educational, business, and industrial uses. The development agreement has been amended to allow up to 720 multi-family homes — no short-term rentals — promoting housing choice and diversity across income levels.

The Lookout PDD

Over Special Use District (SUD) land

A single-family neighborhood designed for short-term rental use — 487 approved homes on 89 acres (about 5.5 homes/acre) under a development agreement.

T-A Cluster Overlay

Over Tourist Accommodations (T-A) land on the Butte

Clusters buildings to protect public views, steep slopes, and open space. Density rises only with clustering: 1 home per 5 acres unclustered, about 1 per acre clustered — most of the site stays in open space or vineyards.

CHAPTER 2 — LAND USE

How to read the goals & policies

GOAL

The destination — A broad statement of what the community wants. Land Use goals are numbered with Roman numerals: Goal LU-I through Goal LU-XVII.

Goal LU-I. Protect water quality.

POLICY

The directions — Specific commitments that steer City decisions toward the goal. Numbered under each goal.

Policy LU I-5. Ensure boat launches incorporate wash-off stations...

ACTION

The to-do list — Concrete steps — code changes, studies, projects — collected in the Action Plan at the end of the chapter.

e.g., update clearing & grading regulations

CHAPTER 2 — GOALS & POLICIES (1 OF 4)

Natural systems & critical areas — the lake comes first

Section 2.4.1 leads the chapter for a reason: protecting the environment, and Lake Chelan above all, anchors everything else.

LU-I

Protect water quality — the plan's most detailed goal, with 16 policies: stormwater controls, shoreline standards, boat wash-off stations, the Lake Chelan Water Quality Plan, and support for Keep It Blue

LU-II

Protect and maintain air quality — standards for new development and industry

LU-III

Protect critical areas — wetlands, steep slopes, aquifer recharge, fish & wildlife habitat, and flood areas — using the best available science

LU-IV

Allow building in hazard areas only with safeguards — slopes, flood, wildfire, unstable soils

LU-V

Design with natural features — develop around significant natural features, not over them

LU-VI

Create a Transfer of Development Rights (TDR) program — lets owners of orchards and forest land sell their development rights, so those lands stay open and growth shifts into town — a free-market conservation tool

CHAPTER 2 — GOALS & POLICIES (2 OF 4)

Residential development — homes for the people who live here

Section 2.4.2 answers the community's #1 challenge — housing — and works hand-in-hand with the Housing Element (Chapter 4).

LU-VII

Maintain an adequate supply and variety of housing — 16 policies covering housing mix, accessory dwelling units in all residential zones, manufactured homes, senior and special-needs housing, flexible standards, and managing short-term rentals through clear processes and rules

LU-VIII

Promote urban densities in the city and UGA — use land inside the urban area efficiently — where pipes and streets already exist — instead of sprawling outward

LU-IX

Balance shoreline use, access, and ecology — carries the Shoreline Master Program's goals into the land use plan

Why it matters: 36% of LCVP respondents named housing affordability the valley's biggest challenge.

CHAPTER 2 — GOALS & POLICIES (3 OF 4)

Commercial & industrial — a year-round economy

Section 2.4.3 has one big goal with 19 policies, balancing the tourism economy against a downtown and job base that serve residents all year.

LU-X

Develop as the service, retail, residential, tourist, agricultural, industrial, and recreation center of the Lake Chelan basin

Downtown

A pedestrian-first downtown — keep the historic core walkable and active, with a long-term downtown parking plan

Tourism

Balance growth and direct it to the right places — tourist development is channeled to appropriate areas — the waterfront, T-A, and SUD lands — with the fuller discussion in the Economic Development element (Ch. 5)

Jobs

Room for industry east of 97A/150 — industrial and heavy-commercial uses go where they fit, with screening and buffers near neighborhoods

Fit

Compatibility rules — parking, traffic, landscaping, and design standards so commercial growth respects what's next door

Balanced growth means the tourism engine supports — and never displaces — the year-round community.

CHAPTER 2 — GOALS & POLICIES (4 OF 4)

Open space, recreation, culture & growth

LU-XI

Keep open space — encourage retaining the open lands that frame the city

LU-XII

Parks for residents and visitors — plan park capacity for both — another place peak-season demand shapes the plan

LU-XIII

Encourage recreation facilities — support the facilities and programs an active community needs

LU-XIV

Safe walking and biking routes — connect the places people actually go, without needing a car

LU-XV

Celebrate and protect cultural resources — historic places and community heritage

LU-XVI

Environmental justice in land use — avoid creating or worsening environmental health disparities, and remove barriers that have kept some neighbors out of the planning process

LU-XVII

Grow where services exist — direct development to UGAs with — or that can efficiently get — public facilities, protecting rural farm and resource lands

CHAPTERS 1 & 2 TOGETHER

Five commitments across the whole plan



Protect the lake and environment — Water quality is Goal LU-I — first, and with the most policies. Lake Chelan is the community's defining asset.



Size infrastructure for peak demand — Water, sewer, roads, and parks planned for peak-season ERUs — seasonal homes and visitors included — not just the GMA allocation.



Balance tourism with the year-round community — Grow the visitor economy while protecting housing, jobs, and daily life for permanent residents.



Protect Chelan's identity — Small-town feel, iconic views, and the agricultural landscape are named community values — growth must respect them.



Plan for wildfire smoke, wherever it starts — Climate resiliency (Chapter 10) covers smoke from fires outside the city, the county, even the state — because smoke doesn't respect boundaries. (CWPP, 2019; updated 2025.)

PROCESS — ADOPTION TARGET: EARLY DECEMBER 2026

Where we go from here



Running in parallel: the Commerce 60-day state review (May 28 — Jul 27) and SEPA both conclude before adoption. Comment at any hearing, in writing to Community Development, or at cityofchelan.gov/compplan.



Questions & discussion

City of Chelan Comprehensive Plan Update 2026–2046

Public Hearing No. 1 • June 17, 2026 • Council Chambers

Next hearing: July 15, 2026 — Subarea Plans, Housing & STEP code amendments

Community Development Department • cityofchelan.gov/compplan • (509) 682-8017

CHAPTER 1

OVERVIEW AND VISION

2026–2046

Adopted: [Date]

Ordinance No. [####]

Community Development Department
135 E. Johnson Avenue • Chelan, WA 98816

DRAFT

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OVERVIEW AND VISION

What You Will Find in This Chapter

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

1.1 Introduction

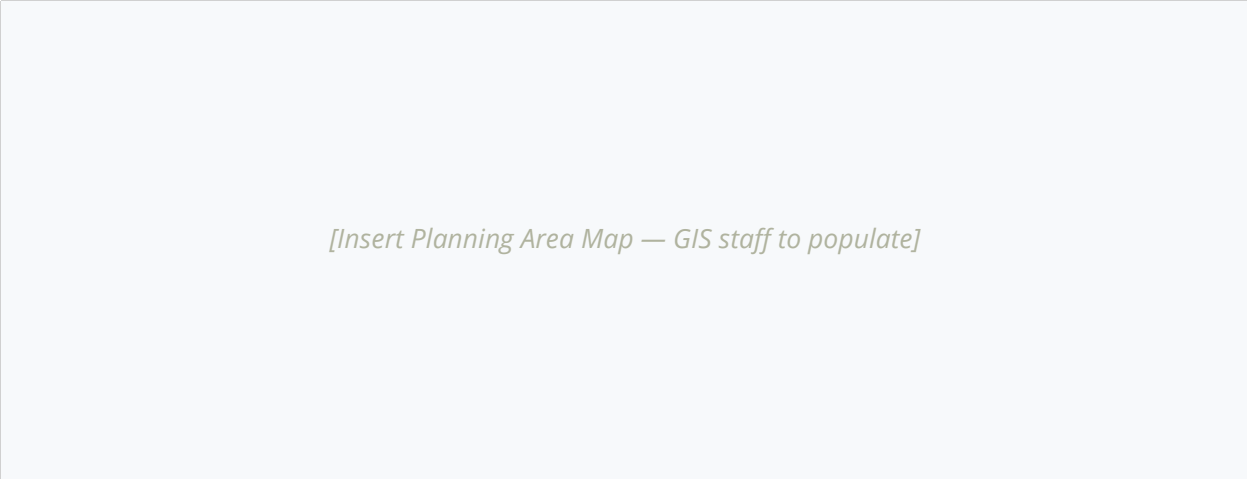
This Comprehensive Plan considers the voices and needs of all the citizens of the Chelan Planning Area of Chelan County and the City of Chelan (City) to address growth issues in the Chelan Planning Area through the year 2037 for the 20-year planning horizon of 2026–2046. It establishes a land use plan 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 Subarea Plans, Housing, Economic Development, Utilities, Capital Facilities, Parks and Recreation, and Transportation, and Climate Change and Resiliency. It also coordinates capital investments and city functions. This Plan is consistent with county-wide planning policies for the County of Chelan and fulfills the requirements of the Growth Management Act (GMA).

This 2026 update builds upon the 2017 Comprehensive Plan, extending the planning horizon, incorporating updated community input from the 2024 Lake Chelan Vision Project and other engagement efforts, and addressing new state requirements including climate resilience, while retaining the foundational policy framework adopted in 2017.

1.2 Planning Area

As of ~~2017~~2024, the State Office of Financial Management (OFM) measures the city limits at about ~~7.896.95~~ square miles or ~~5,0474,448~~ 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.~~

Figure 1-1: City of Chelan Planning Area



1.3 Benefits of the Comprehensive Plan

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

- Implements ~~c~~Comprehensive land use planning from the local level
- Maintains local decision-making power
- Promotes desired changes

1.3.1 Implements Comprehensive Land Use Planning from the Local Level

State lawThe GMA 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 that can be used to develop and interpret local land use regulations.

What Is the Growth Management Act (GMA)?

The Growth Management Act (RCW 36.70A) requires Washington cities and counties planning under the Act to adopt comprehensive plans that guide land use, housing, transportation, capital facilities, utilities, and other elements. The GMA establishes 15 planning goals and requires periodic updates to ensure plans remain current. The City of Chelan's 2026 Comprehensive Plan Update fulfills the periodic update requirement with a planning horizon extending to 2046.

1.3.2 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 levels 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 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 that will reinforce desired character, scale, and identity of the Chelan Planning Area.

1.3.3 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.

1.4 Community Involvement

This Comprehensive Plan reflects the ideas and concerns of the Chelan community beginning in 1993 to ~~2017~~2026. This Comprehensive Plan builds on the community engagement and policy framework established in the 2017 Comprehensive Plan Update, which was developed through extensive public outreach including stakeholder committees, visioning workshops, public hearings, and formal deliberation and adoption.

~~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~~2026, there have been public meetings, workshops, 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 engagement (2016–2017)~~
- ~~• How should Chelan grow? Visioning process (2016)~~

- Workshops (2016–2017)
- Planning office hours (2017)
- Public Hearing and Open Houses (2017)
- Deliberation and Adoption (2017)

The 2026 Comprehensive Plan update process was preceded by a number of visioning efforts conducted by the City of Chelan. In 2025, the City implemented a new Thought Exchange platform to engage with the public and gather survey responses. Some of the more recent visioning efforts used to support this Comprehensive Plan update process included:

- Lake Chelan Vision Project (2024)
- Transportation Study Survey (2024)
- Climate Resiliency Study Survey (2025)
- Community Engagement Survey (2025)

Additional engagement for the 2026 Comprehensive Plan update process included:

- **2025 Open House Events:** The City and County of Chelan kicked off the Comprehensive Plan Periodic Update with three open house events in May 2025, with a joint meeting held at Chelan High School on May 19. These events gave community members an opportunity to share their vision for the future and to discuss their experiences and concerns around housing, land use, transportation, climate resilience, and other Comprehensive Plan elements.
- **Online Opportunities for Public Engagement:** These included an online community visioning survey and an invitation to submit comments and stories via email. Online opportunities for engagement were provided in both English and Spanish languages to increase participation of communities with limited-English proficiency (LEP).

2024 Lake Chelan Vision Project

In 2024, the Lake Chelan Vision Project (LCVP) engaged residents and stakeholders across the entire Lake Chelan Valley to identify community priorities and values. The project included surveys, community conversations, and stakeholder workshops.

Key themes from the LCVP included: protecting Lake Chelan’s water quality and natural environment, maintaining small-town character, improving housing affordability, developing year-round economic opportunities, and enhancing transportation and connectivity.

[LCVP findings have been integrated throughout each element of this Comprehensive Plan where applicable to City of Chelan planning.](#)

1.5 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 1-31: Vision Survey and Workshop Themes

Key Vision Concepts for 20372046 — Survey	Chelan in 20372046 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 is available.
4. Affordable housing	4. Agriculture frames the community.
5. Protecting iconic views	5. Opportunities to walk are plentiful.
	6. Efficient roads and services are provided.

The following vision guides this Comprehensive Plan through 20372046 to achieve the livability, prosperity, affordability, and stewardship of natural and recreational resources desired:

Chelan Comprehensive Plan Vision

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.

1.5.1 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; and
- 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 1-42: Measurable Objectives

Objective	Performance Measure
Maintain and Enhance Water Quality	Measure: Water quality
Conserve the Landscape and Public Views	Measure: Conservation of public view corridors, priority ravine retention
Create an Environment for Healthy Active Living	Measure: Acres and access to parks and trails
Support a Thriving Downtown	Measure: Taxable retail sales, business starts, infill residential units added
Balance Growth	Measure: Growth capacity, land conserved
Build a Diverse Year-Round Economy	Measure: Increase in job diversity, shoulder season tourism, and family-wage jobs

Promote Affordable and Diverse Housing	Measure: Housing capacity, percentage of cost-burdened households, units with long-term affordability agreements
Achieve a Multimodal, Connected Transportation System	Measure: Multimodal network extent and investments and transportation level of service

1.6 Using This Plan

1.6.1 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: **Transportation**

1. [Overview and Vision](#)
2. [Land Use](#)
3. [Subarea Plans](#)
4. [Housing](#)
5. [Economic Development](#)
6. [Utilities](#)
7. [Capital Facilities](#)
8. [Parks and Recreation](#)
9. [Transportation](#)
10. [Climate Change and Resiliency](#)

Appendices:

- Capital Facilities Plan – Six Year Capital Improvement Plan (CIP)
- Definitions
- Land Capacity Analysis (2025)
- Housing Analysis (2025)

- Transportation Analysis (Pending)

1.6.2 Related Plans

The following related plans address shorelines, [housing](#), infrastructure, [parks, recreation, and climate resiliency systems](#) and ~~recreation systems~~ important to achieving Comprehensive Plan goals and policies and are hereby incorporated by reference: [Airport Layout Plan \(2009, update pending\)](#)

~~Water Plan (2017, pending)~~

- [Water System Plan \(2020\)](#)
- [City of Chelan Housing Action Plan \(2021\)](#)
- [City of Chelan Shoreline Master Program \(2021\)](#)
- [General Sewer Plan \(2023\)](#)
- [Community Wildfire Protection Plan \(2019; updated 2025\)](#)
- [Hazard Mitigation Plan \(2024\)](#)
- [Parks, Recreation, and Open Space \(PROS\) Plan \(2024\)](#)
- [Lake Chelan Vision Project Outreach Report \(2024\)](#) ~~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.~~
- County Wide Planning Policies

1.7 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.

End of Chapter 1 — Overview and Vision

DRAFT

CITY OF CHELAN
COMPREHENSIVE PLAN

CHAPTER 3

LAND USE ELEMENT

2027–2046

Adopted: [Date]

Ordinance No. [####]

Community Development Department

135 E. Johnson Avenue • Chelan, WA 98816

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LAND USE ELEMENT

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.~~[The adopted Land Use Plan and Zoning Map 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

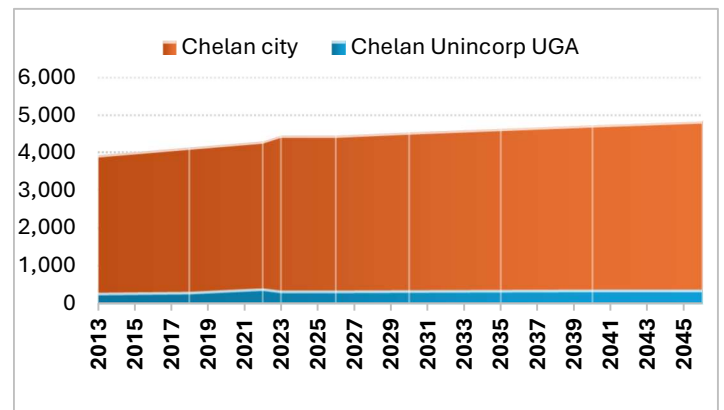
Chelan's permanent population is growing and its seasonal population is five times the year-round population

~~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. Chelan's permanent city population is about 4,446 as of 2023. The Unincorporated Urban Growth Area (UGA) is estimated to have another 340~~

~~residents, for a total city and UGA population of about 4,786 as of 2023. The Washington State Office of Financial Management (OFM) March 2024 medium series population allocation projects a 2046 population of 4,827 within city limits and 374 in the unincorporated UGA, for a total UGA population of 5,201. These figures represent the planning horizon for this element.~~

~~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.~~

Exhibit O-1. Population Growth 2013–2046

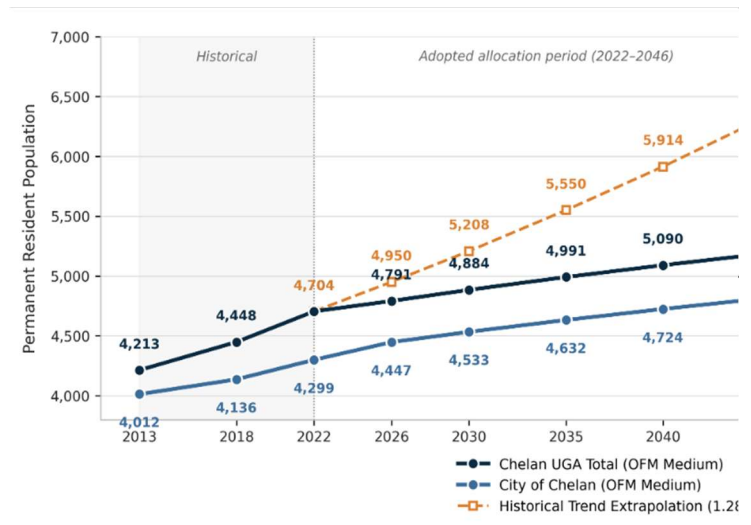


Based on growth allocations developed by Chelan County (the County), Chelan city limits and the UGA would add about 415 people for a total of 4,880 people over the 2017 to 2037 period, a growth rate of only 0.445%. This is much lower than the projected 2025 growth target allocated to the City by the County in past planning efforts, which assumed a future UGA population of 6,705 or a growth rate of about 2.06%. Based on the OFM March 2024 medium series population allocation, Chelan city limits and the UGA would add approximately 410 people for a total of 5,201 people over the 2026 to 2046 planning period. While these permanent population projections guide long-term land supply, the City must also plan for seasonal peak demand. Chelan’s seasonal population — driven by tourism, second homes, vacation rentals, and day visitors — can reach 25,000 to 30,000 persons during peak summer months, placing substantial demands on water, sewer, transportation, and public safety infrastructure well beyond what the permanent population alone would require. Sewer and water capacity planning must account for Equivalent Residential Units (ERUs) that reflect both permanent and seasonal demand.

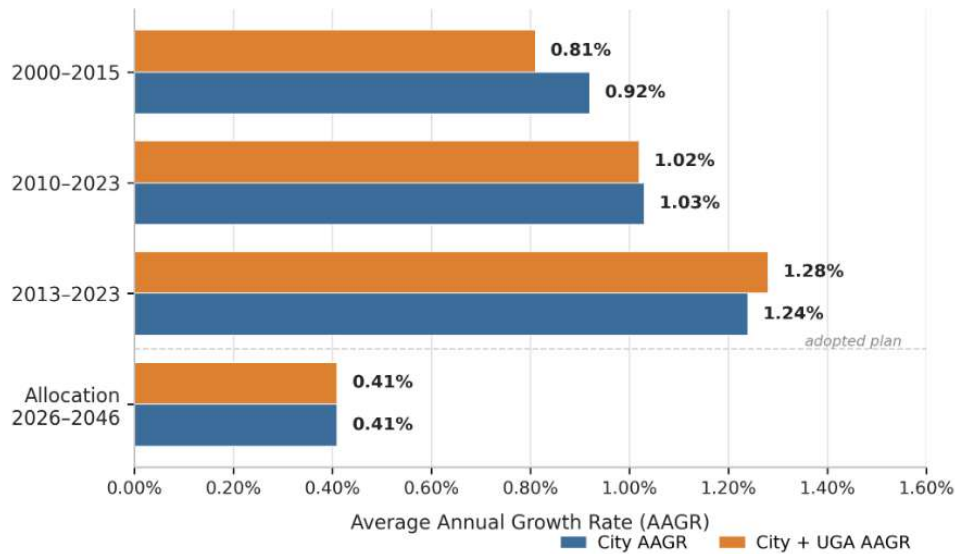
The range of growth rates for the City and the City+UGA shows that there has historically been a higher growth rate than assumed by the 2017-2037 growth allocation:

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 0-2. Average Annual Growth Rates (AAGR): Historical and Projected



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 0-3. Chelan UGA Population Projection 2013–2046

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 [Invalid source specified.](#) (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 [Invalid source specified.](#) (Caldbeck, 2012).

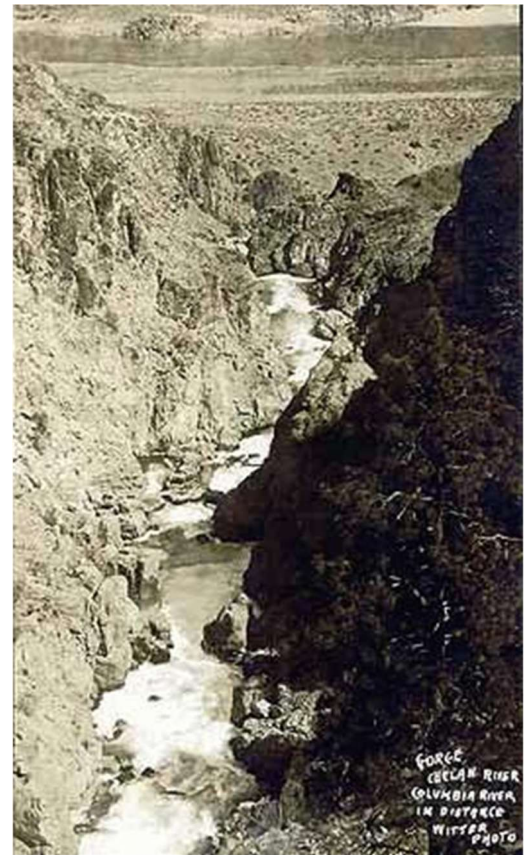
Chelan's economy has been dominated by tourism for the past many decades, again due to its geography and natural beauty, which make it ideal for year-round outdoor recreation and relative proximity to large population centers west of the Cascade Range. The first guest accommodations were built as early 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 **Invalid source specified.**(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 [\(City of Chelan, 2011\)](#) ~~(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. [\(City of Chelan, 2011\)](#) ~~(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. [\(City of Chelan, 2011\)](#) ~~(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 [\(City of Chelan, 2011\)](#)~~(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. [\(City of Chelan, 2011\)](#)~~(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 [\(City of Chelan, 2011\)](#)~~(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).

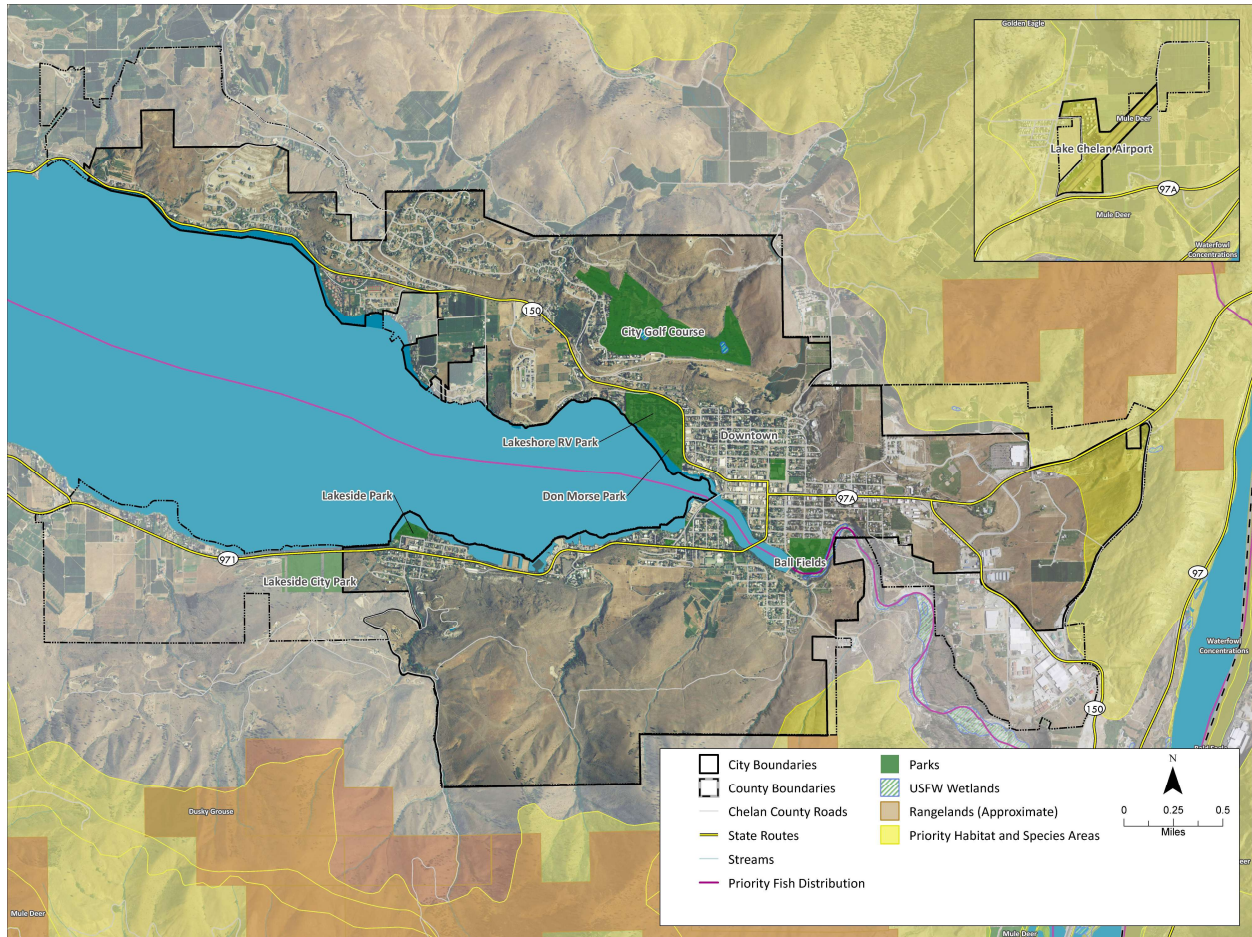
The City regulates the protection of the functions and values of critical areas and public health and safety through its critical area regulations. Within the City limits and UGA, each of the critical areas is found though to a greater or lesser degree as described below.

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 0-4](#)~~Exhibit 2-4~~ and [Exhibit 0-5](#)~~Exhibit 2-5~~.



Chelan Wildlife Area South of City, WDFW

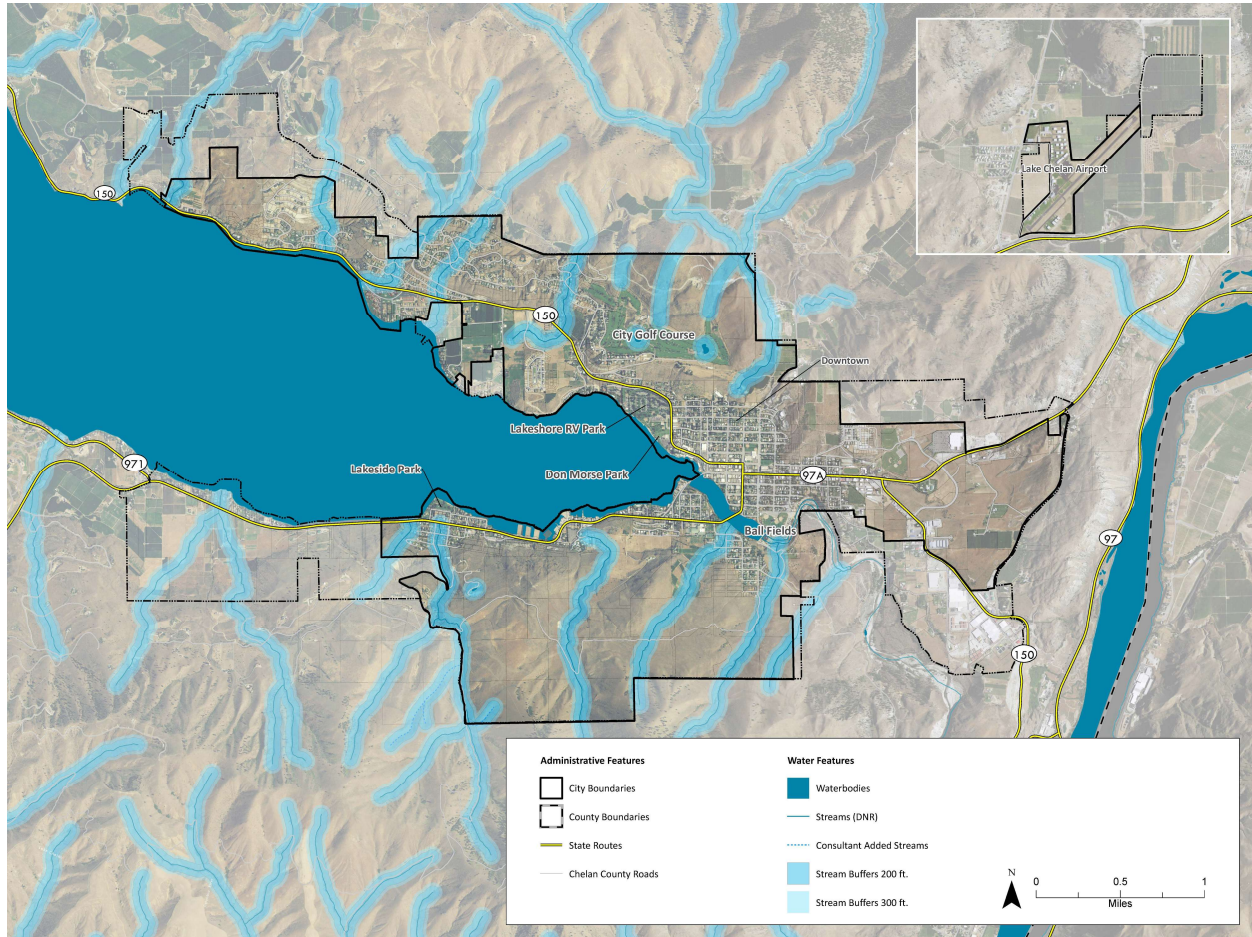
Exhibit 0-4. Fish and Wildlife Habitat



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 0-4](#) ~~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.

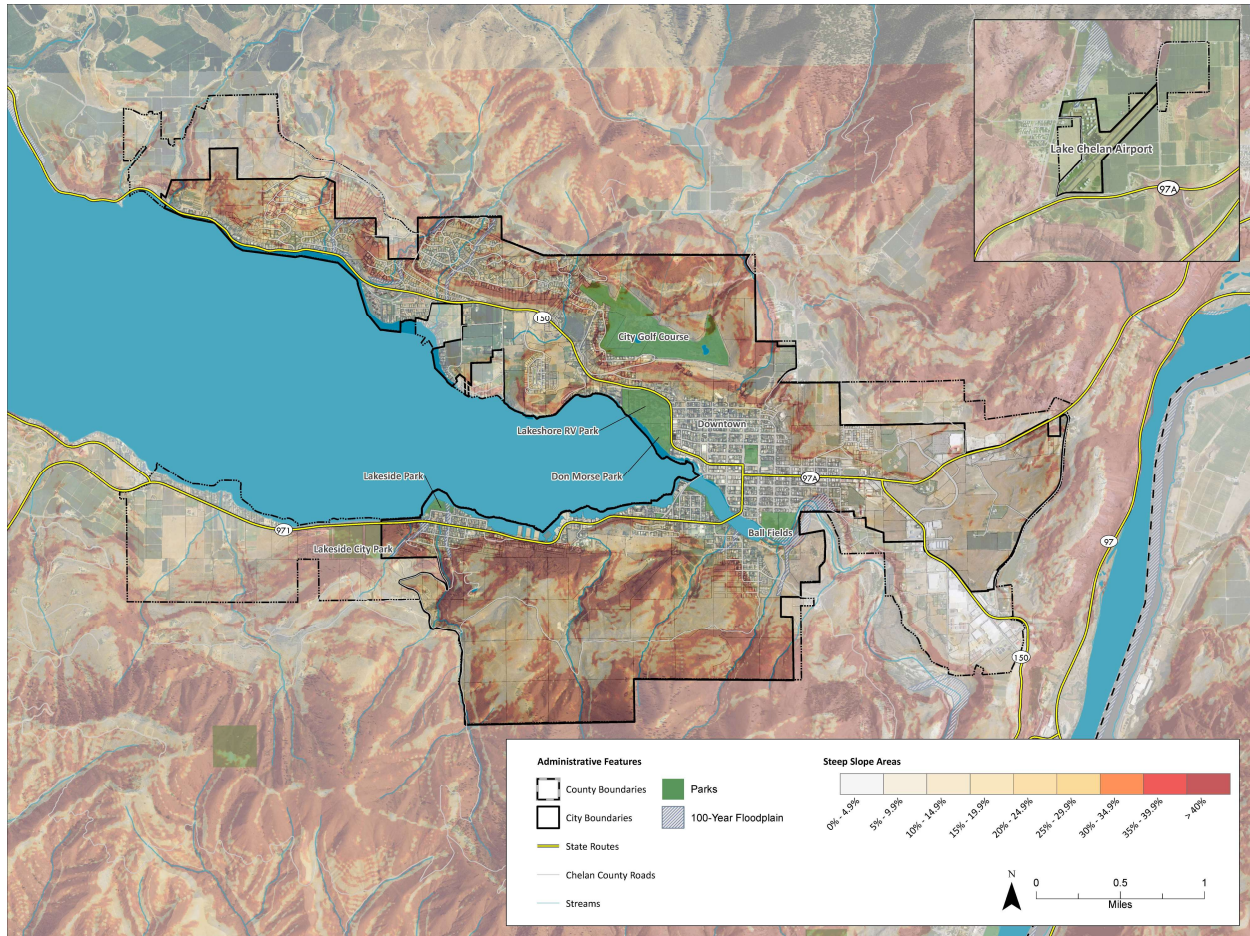
Exhibit O-5. Streams and Ravines



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 0-6. 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 0-4](#) [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 0-4](#)~~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.

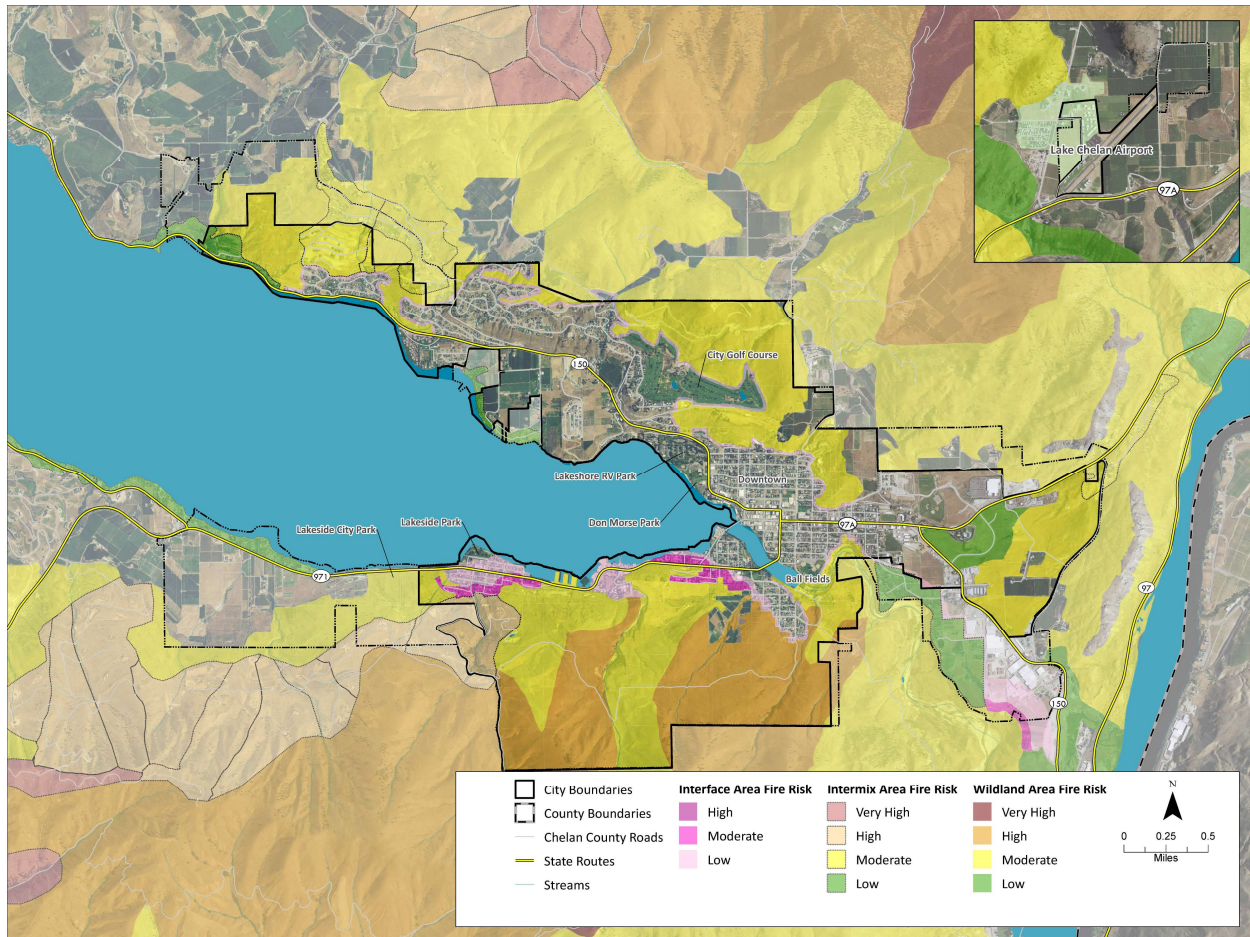
SMP goals and policies are considered an element of the Comprehensive Plan and SMP regulations are considered part of GMA development regulations. The SMP goals and policies are incorporated by reference into this Comprehensive Plan.

Chelan has a wildland interface and is prone to wildfire risk

In 2016, a Community Planning Assistance for Wildfire assessment and recommendations were developed ~~Invalid source specified. (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 0-7. Wildfire Risk in Chelan

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

[Note: The 2025 Chelan County Community Wildfire Protection Plan \(CWPP\) Update provides updated wildfire risk assessment data, WUI delineation, and mitigation recommendations that supersede the 2016 Anchorpoint/CPAW assessment referenced above. See the Climate Change and Resiliency Element \(Chapter 10\) for updated wildfire policies.](#)

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

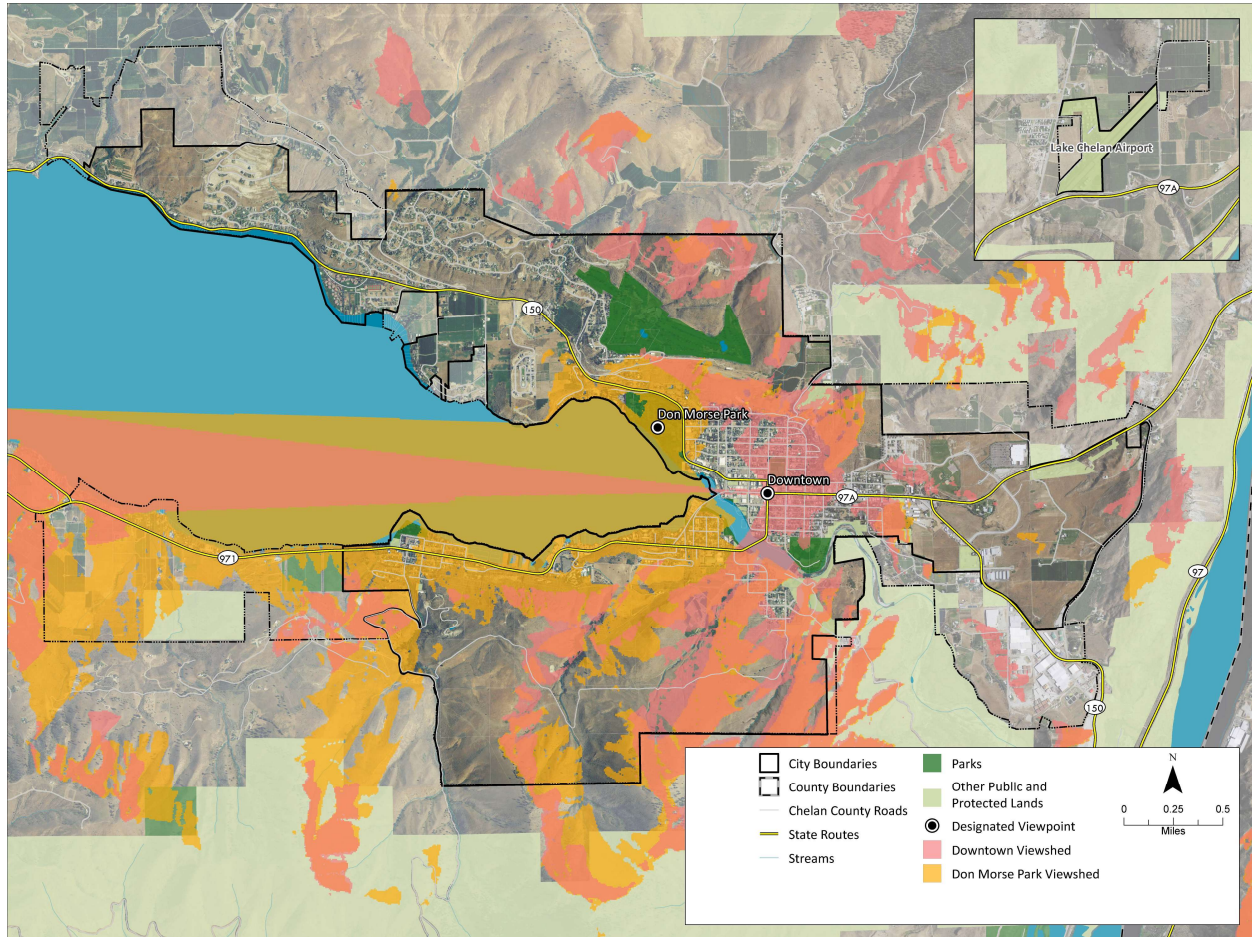
The City and UGA is defined by its beautiful natural setting and small town charm including a vibrant, historic, and walkable downtown. This connection between the natural and built environments affords opportunities for iconic views of the landscape from public spaces including parks, streets, and open 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 0-8](#)~~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 0-8](#)~~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.



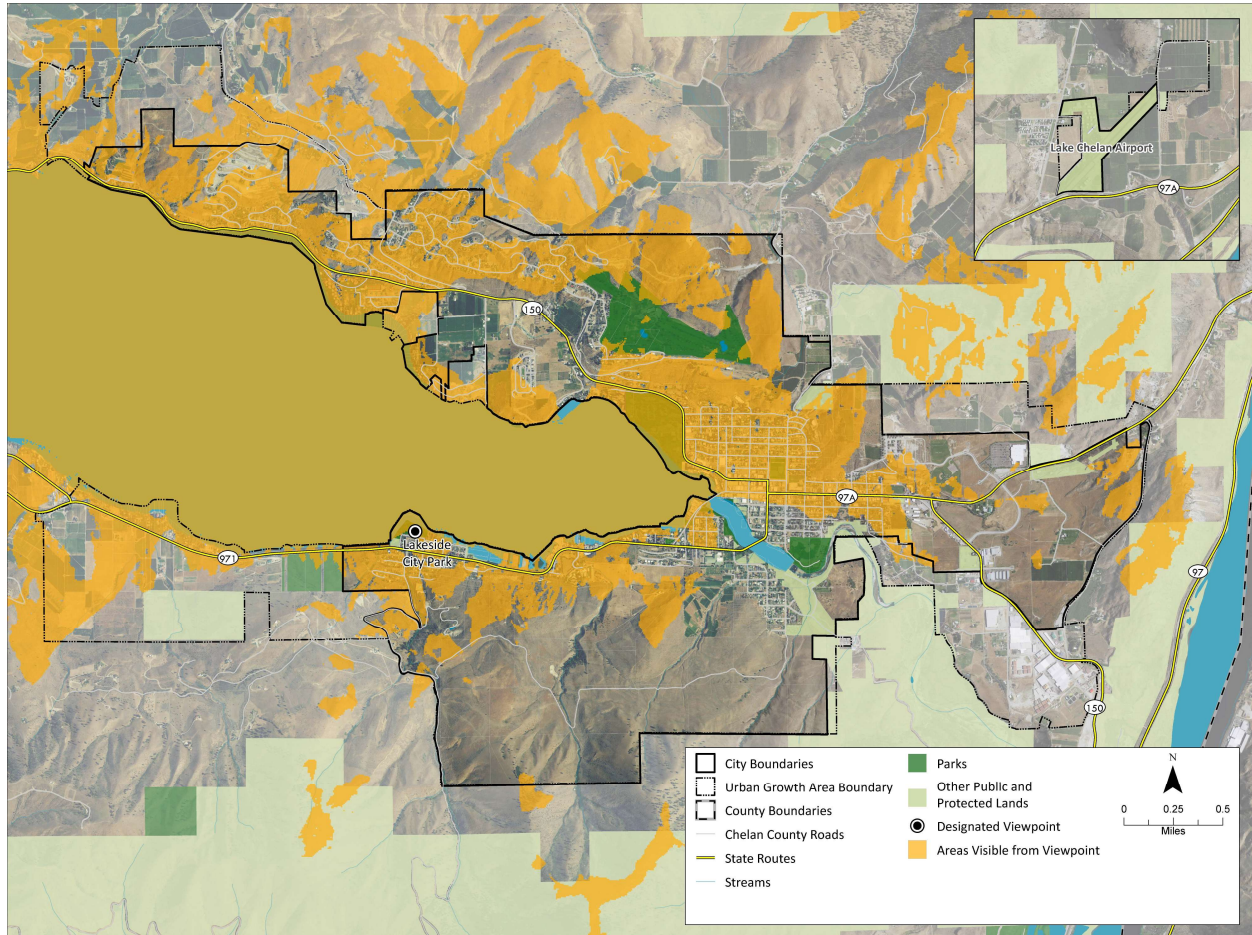
Exhibit 0-8. Viewsheds Downtown and Don Morse Park to Lake Chelan



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 0-9. Views from Lakeside Park

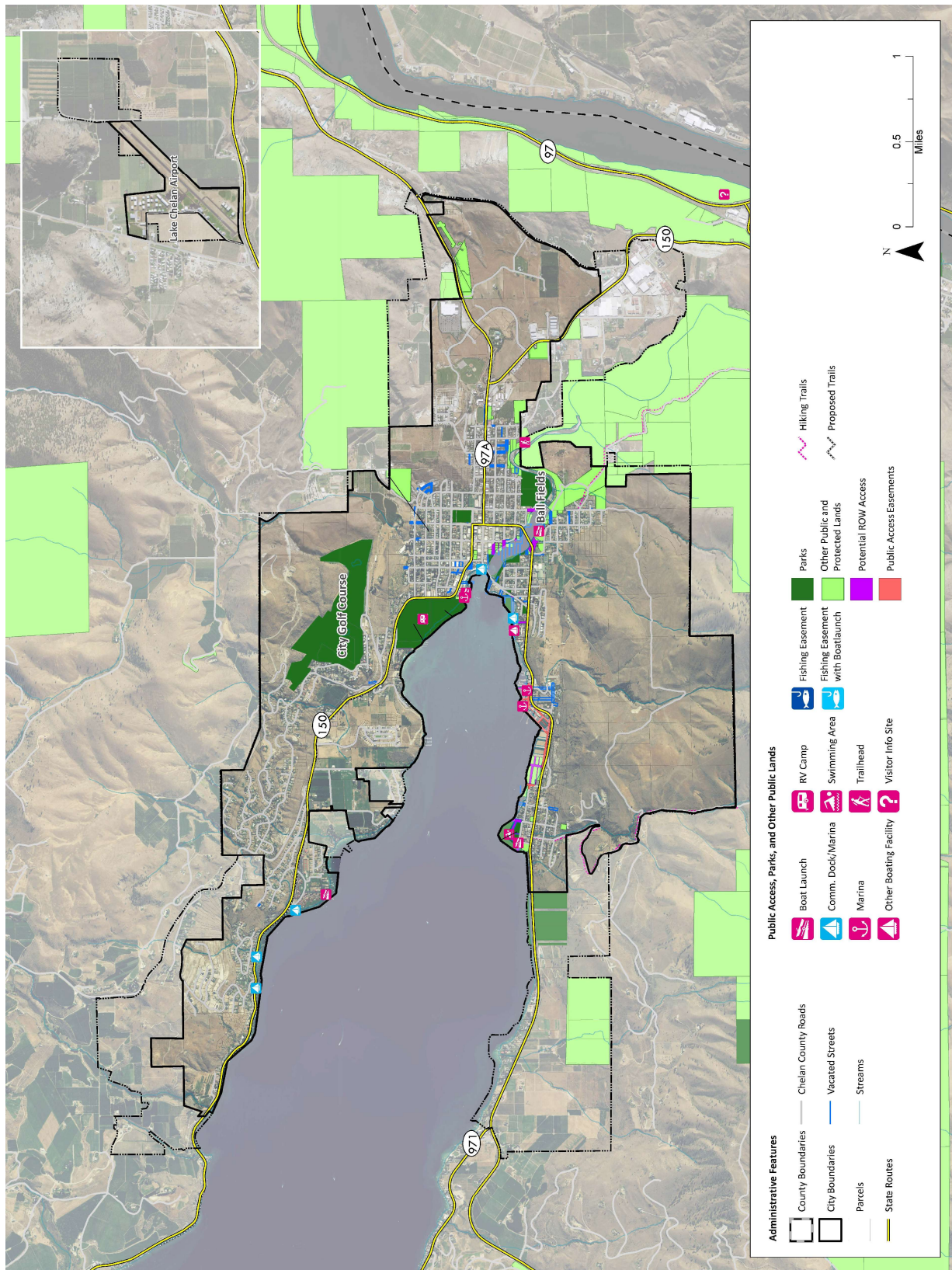


Source: Google Earth, 2017; BERK 2017

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 0-10](#)[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 0-10. Open Space Map and Public Access



Source: City of Chelan, BERK 2016 and 2017 [\(Note: Updated land capacity data available in 2025 LCA by Points Consulting\)](#)

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 0-11](#) [Exhibit 2-11](#).

Exhibit 0-11. Current Land Uses per County Assessor Parcel Records

2017 Planning Area ~~Chelan 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.

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. The 2025 Land Capacity Analysis (LCA) prepared by Points Consulting evaluates vacant, redevelopable, and underutilized parcels across six zones within the City and UGA. The updated LCA should be referenced for current land supply figures that reflect the 2026–2046 planning horizon and the OFM medium series population allocation of 5,201 total UGA population.~~

Exhibit 0-12. Dwellings and Population Capacity: 2017 (see 2025 LCA for updated figures)

[NOTE: The capacity figures in the table below are from the 2017 Land Capacity Analysis (BERK) and are superseded by the 2025 Land Capacity Analysis (Points Consulting). The 2025 LCA uses updated zoning densities, including the Apple Blossom Multifamily (ABMF) designation at 24 du/acre, and evaluates land capacity for the 2026–2046 planning horizon. Recommend replacing this table with 2025 LCA data or deleting entirely with cross-reference to the LCA.]

	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 0-13 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.~~

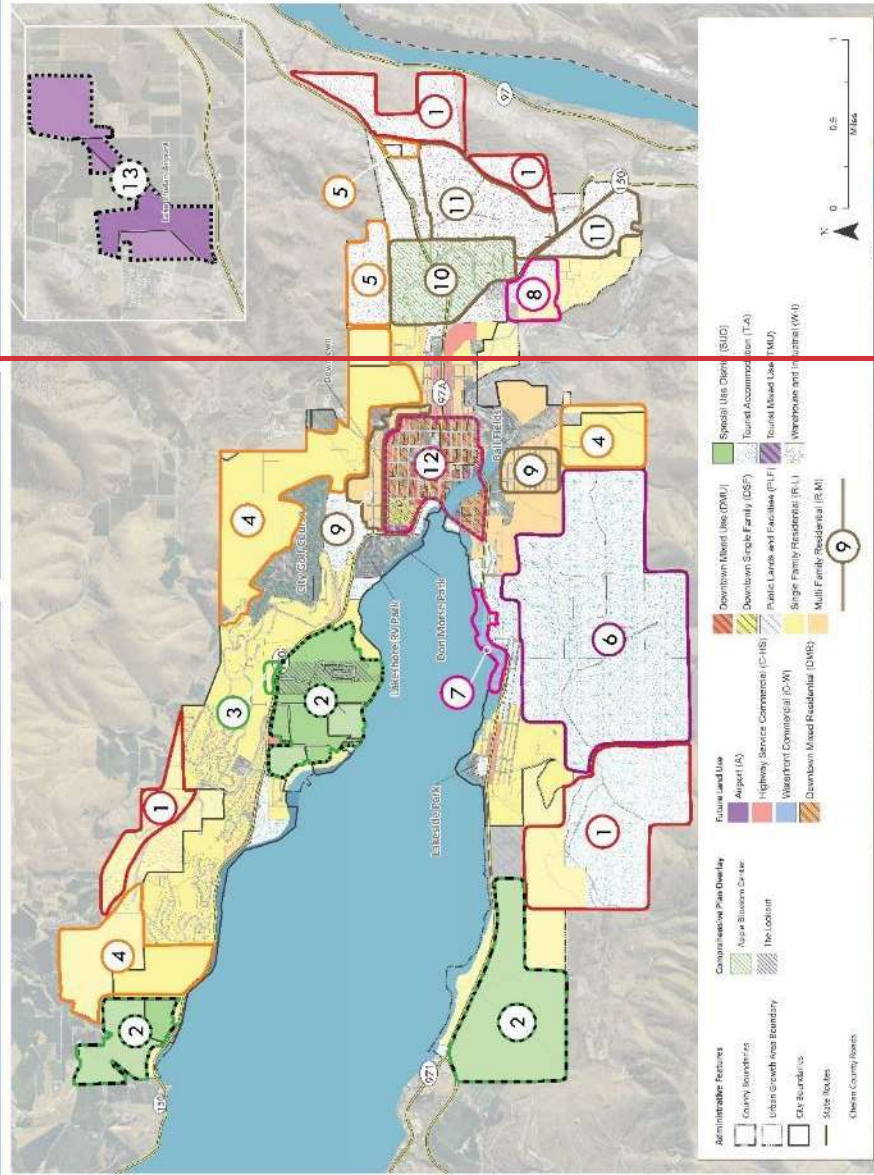
Vision Connection

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 0-13. ~~Future Land Use Plan 2016 with Change Proposals 2017.~~ Adopted Future Land Use Plan

Land Use Change Proposals



Areas of Potential Change

- 1 Remove from LUGA
- 2 SUD amended to allow more agricultural uses and promote character of gateway.
- 3 Change from RL to SUD.
- 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.
- 6 Amend TA to require clustering and special grading and building standards to address slopes, WUI and views.
- 7 Waterfront Commercial-Allow Water Transport Hub
- 8 Consider rezoning R-L to W-I and Amending W-I to allow Commercial-Industrial
- 9 Downtown: Consider DMR or DSF South Chelan; consider changing R-M height or change to DMR, AL 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.
- 12 Infill promotion downtown and neighborhood protection
- 13 Review airport uses in zoning code.

13 Review airport uses in zoning code.

13 Review airport uses in zoning code.

13 Review airport uses in zoning code.

13 Review airport uses in zoning code.

13 Review airport uses in zoning code.

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February 15, 2017

Chelan Comprehensive Plan Update 2017: Community Outreach

Source: City of Chelan, BERK 2017

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

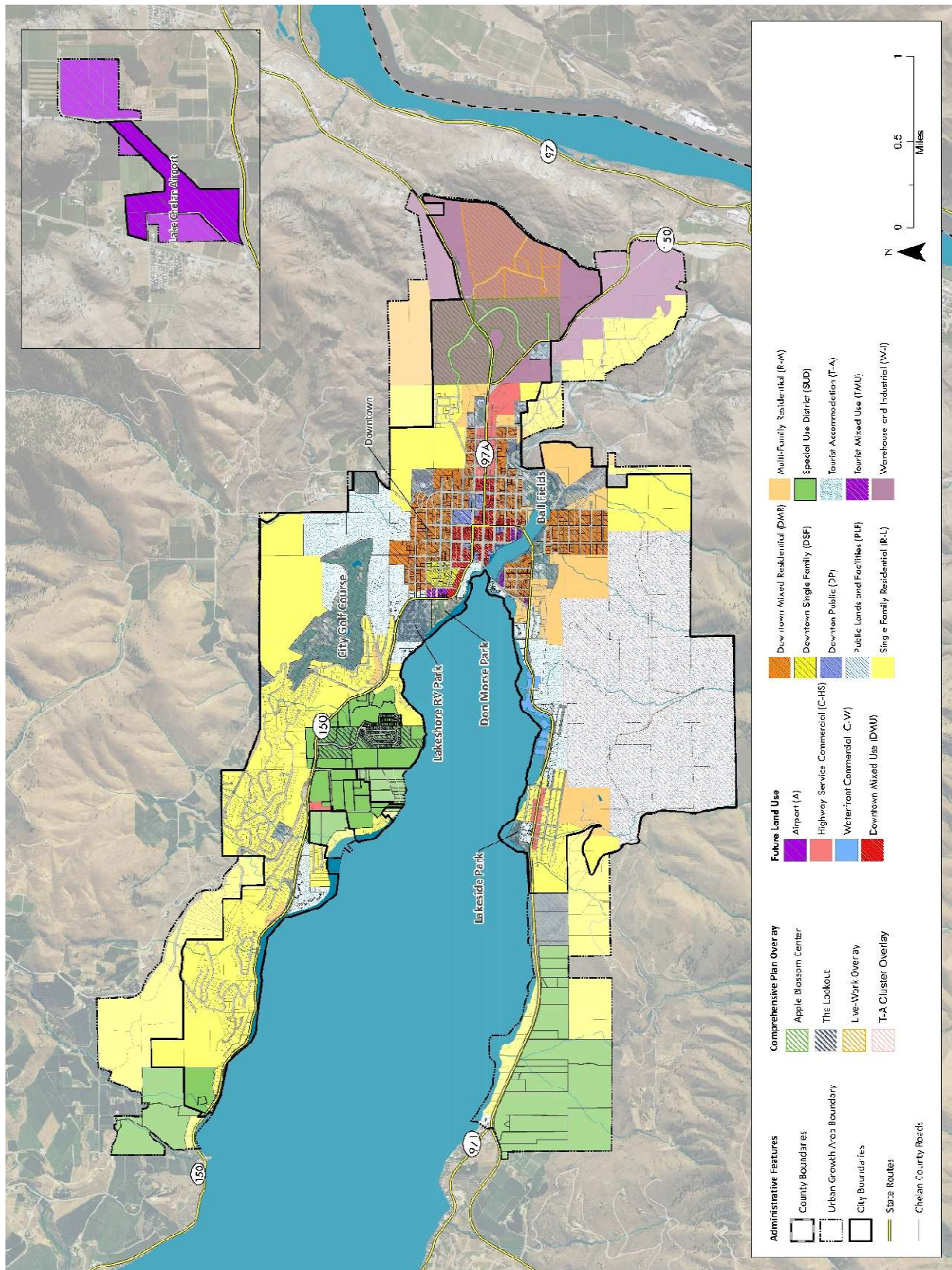
Exhibit 0-14. 2017 Change Proposals and Plan and Code Integration. Adopted Land Use Plan and Code Integration

Areas of Potential Change	Draft Proposals	Recommendations
 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.	 Remove from UGA.	Remove #1 from proposed Future Land Use and Zoning Map.
 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.	 SUD amended to allow more agri-tourism, retain open space, and promote character of gateways.  Change from RL to SUD.	Address #2 in policies and zoning code. Include on #3 proposed Future Land Use and Zoning Map.
 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.	 Amend R-L to require clustering and special grading and building standards to address slopes, WUI, views.  Consider Change from W-I to R-L.	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.
 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.	 Amend TA to require clustering and special grading and building standards to address slopes, WUI and views.	Address #6 in policies and zoning code. Address clustering in proposed Future Land Use and Zoning Map as an overlay.
 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.	 Waterfront Commercial-Allow Water Transport Hub.  Consider rezoning R-L to W-I, and Amending W-I to allow Commercial-Industrial	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.
 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.	 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.  Allow Multifamily in Apple Blossom Development Agreement.  Consider rezoning some of this area to R-M for housing or change use allowances of W-I if limited to seasonal workforce housing.	#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.
 DOWNTOWN NEIGHBORHOOD INFILL PROPOSAL 12) These proposals would promote downtown infill. Options for retaining neighborhood character would also be considered.	 Infill promotion downtown and neighborhood protection.	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.
 REVIEW OF LAKE CHELAN AIRPORT LAND USES 13) This proposal would review the land use allowances on airport zoned lands.	 Review airport uses in zoning code.	Address allowing private non-airport employment uses in zoning code.

Source: City of Chelan, BERK 2017

~~Exhibit 2-15 is the City's future land use plan developed in 2017. is the City's adopted Land Use Plan and Zoning Map.~~

Exhibit 0-15. ~~Future Land Use Plan and Zoning 2017.~~ Adopted Land Use Map Plan and Zoning



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 0-16](#) ~~Exhibit 2-16~~.

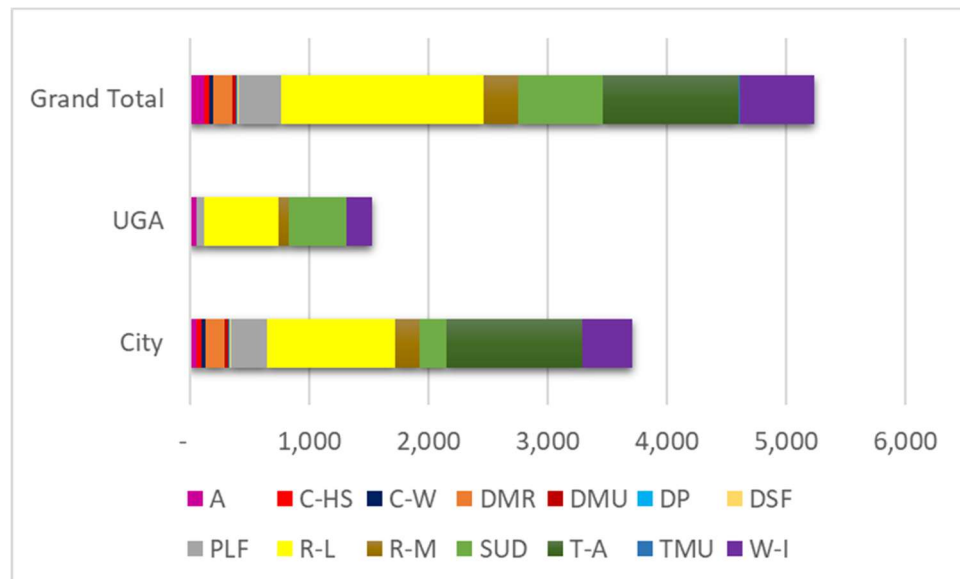
Exhibit 0-16. ~~Future Land Use and Zoning 2017: Parcel Acreage.~~ Land Use and Zoning: Parcel Acreage

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 0-17~~[Exhibit 2-17](#) below.

Exhibit 0-17. ~~Future Land Use and Zoning 2017 Parcel Acres Graph.~~ Land Use and Zoning 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 0-18. 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 0-19](#)~~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 0-19. 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.

Designation Name	Maximum Gross Density
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
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/acre-24 du/ac maximum; 720-unit cap. Micro units and cottages count at half-density. Per Second Amendment to Development Agreement (Ord. 2025-1640).
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. This is applied in the proposed Subarea Plans area (Chapter 3) 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~~

The SUD is a mixed-use designation within the UGA designed to: 1) support compatible agricultural and agri-tourism uses that contribute to Chelan's community identity and tourism economy, 2) allow low impact tourist commercial and educational uses at a scale that is



complementary to the area's character, and 3) provide an opportunity for lower density residential housing. The SUD is not a designation of agricultural lands of long-term commercial significance under RCW 36.70A.170; agricultural uses within the SUD are supported as compatible uses within the urban growth area consistent with the zone's commercial and mixed-use character. 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).~~ 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 proposed Subarea Plans Element (Chapter 3) 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.~~ The C-HS designation is intended to be applied to lands along principal arterials outside the proposed Subarea Plans area (Chapter 3) 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.~~ 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 proposed Subarea Plans area (Chapter 3). 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. 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 2021 Airport Master Plan. The City is extending domestic water service to the airport and Howard Flats area, which will enable additional hangar development, light industrial uses, and economic development consistent with the Airport Master Plan's \$8.1 million capital improvement program. The Airport/Howard Flats area is also identified as a candidate for affordable housing development where infrastructure can support it.

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 original development agreement approved in 2002 limited residential units. In August 2025, the City adopted the Second Amendment to the Apple Blossom Center Development Agreement (Ord. 2025-1640; AFN #2614186), which authorizes up to 720 multi-family dwelling units plus micro units and cottage housing. Micro units and cottages count at half-density for purposes of the unit cap. The amendment reflects development by WA Chelan Apartments (Weidner), developing in phases, and ABC Holdings developing separately. The 2025 Land Capacity Analysis designates this area as Apple Blossom Multifamily (ABMF) at a maximum density of 24 dwelling units per acre. Affordable housing provisions are required per the development agreement. See the proposed Subarea Plans Element (Chapter 3) for the Apple Blossom East subarea planning framework.~~

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.

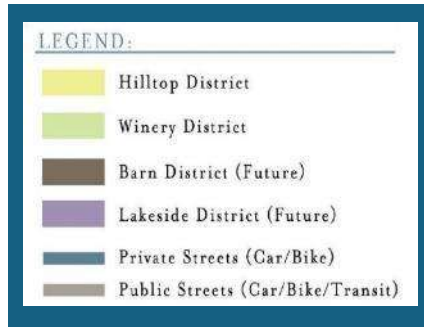
Exhibit O-20. Apple Blossom Center

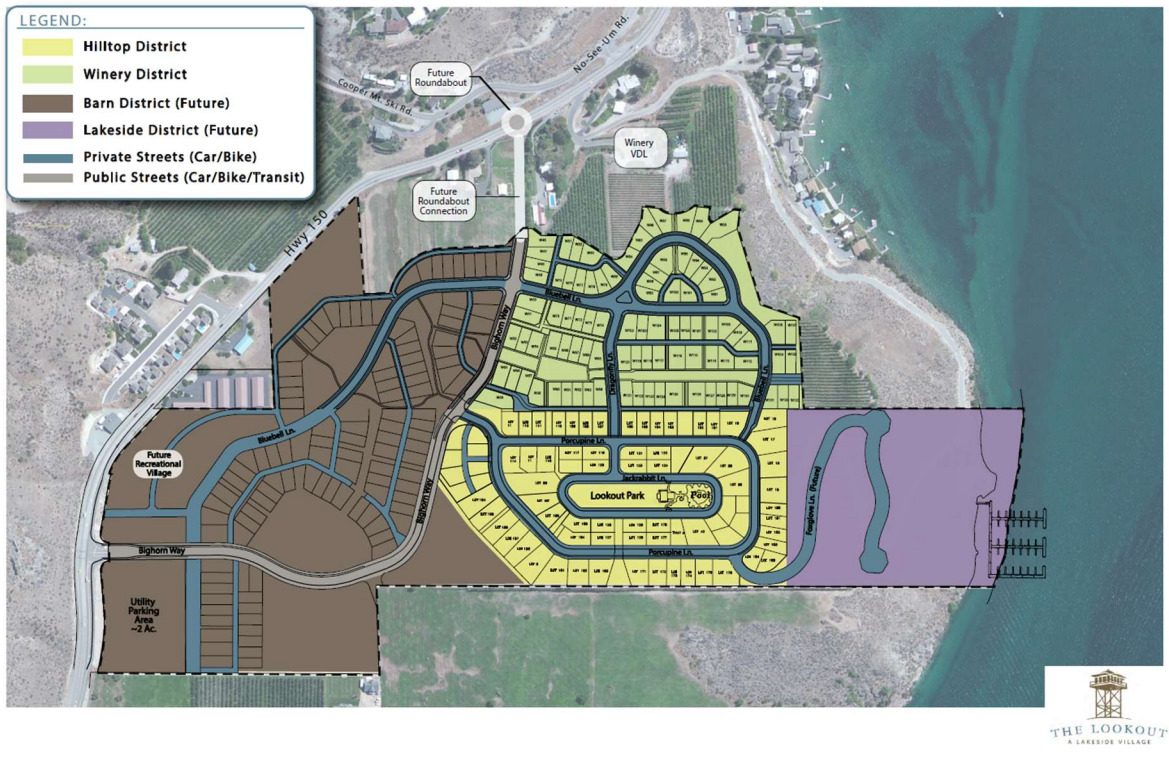


February 2010



Exhibit O-21. The Lookout Districts





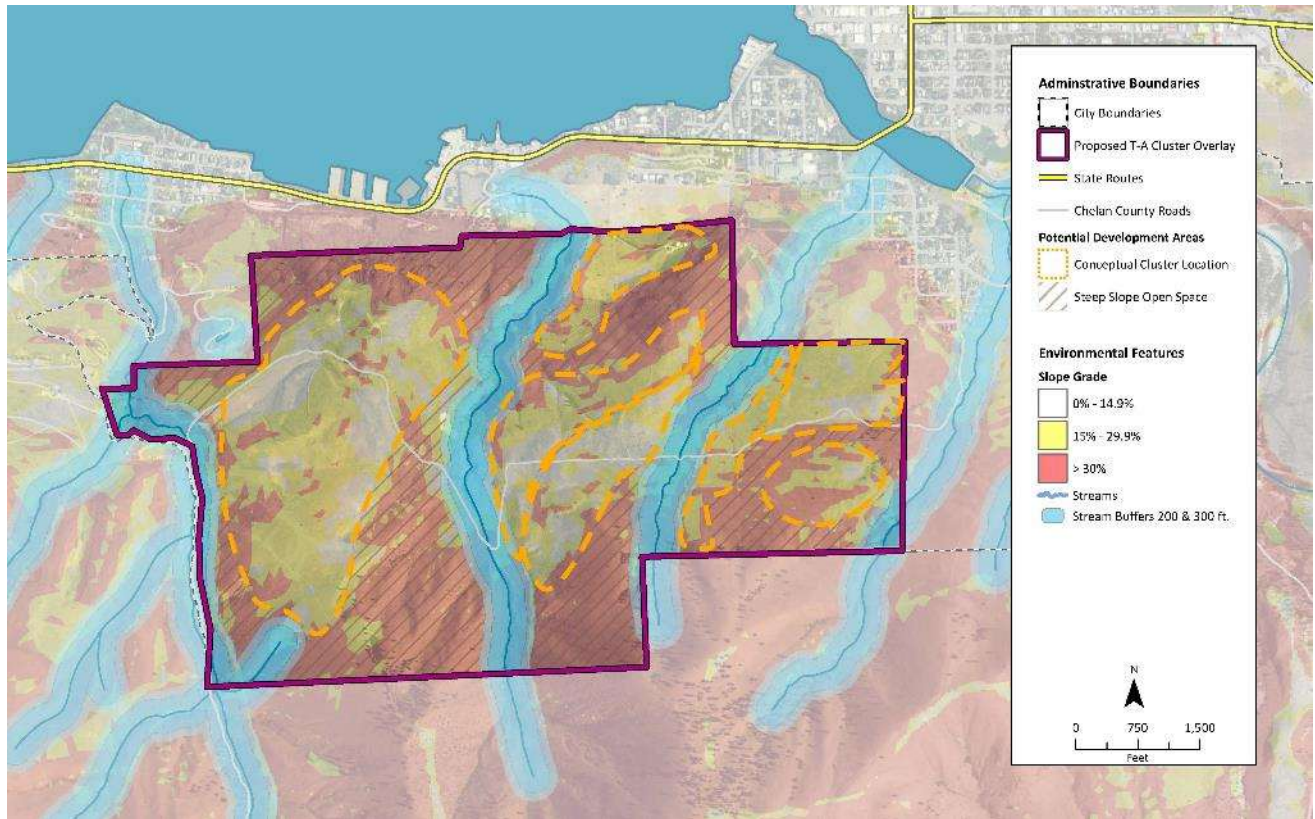
public amenities open to the public are provided, a 25% density bonus is offered. Affordable housing would also allow a 25% density bonus. Net densities in a cluster would be urban in nature at above 3 units per acre and more depending on site conditions.

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 0-22. 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 0-23. 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 quality. Ensure that storm water is not directly discharged into water sources without treatment that meets federal, state, and city standards. Encourage the use of best management 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 potential to impact water quality, while exempting 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 and ensure it does not conflict with this plan. (See sidebar.)

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

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.

[Policy LU II-5. Recognize that wildfire smoke events — including those originating outside City limits, the surrounding area, or even outside the state — pose significant air quality and public health risks. Support development of community clean air shelters and cooling centers, and coordinate with regional partners on air quality monitoring and public notification systems during smoke events.](#)

[Policy LU II-6. Protect the environmental quality of Lake Chelan and its tributaries as a paramount community value. Ensure that land use decisions, development standards, and infrastructure investments prioritize lake water quality, shoreline ecological function, and sustainable public access. Coordinate with the Lake Chelan Reclamation District, Chelan County Conservation District, and state and federal agencies on watershed protection efforts.](#)

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.



[Policy LU IV-4. Coordinate wildfire risk reduction in land use decisions with the Community Wildfire Protection Plan \(CWPP\) and the Climate Change and Resiliency Element \(Chapter 10\). Support adoption and implementation of Wildland-Urban Interface standards for development in high fire risk areas.](#)

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.

[Policy LU V-6. Protect the quality and quantity of groundwater used for public water supplies. Require development proposals in aquifer recharge areas to demonstrate that groundwater resources will not be degraded.](#)

[Policy LU V-7. Ensure that land use decisions consider the capacity of water supply and wastewater treatment systems to serve both the permanent population and seasonal peak demand. Coordinate land use planning with utilities planning to align growth with infrastructure capacity.](#)

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.~~ Allow up to two accessory dwelling units (ADUs) per lot in all residential districts, consistent with CMC 17.04.210 (Ord. 2025-1646). ADUs may be used for long-term rental but not short-term rental. Owner occupancy is not required. ADUs may be created on and sold as separate unit lots through unit lot subdivision.
- 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:

Single-Family Residential- 3 to 4 units per acre

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. Implement the Second Amendment to the Apple Blossom Center Development Agreement (Ord. 2025-1640), which authorizes up to 720 multi-family dwelling units plus micro units and cottage housing. Ensure that development phases are coordinated with water, sewer, and transportation capacity as established in the Capital Facilities Element and Utilities Element.~~

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. 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 proposed Subarea Plans Element (Chapter 3) and Economic Development Element (Chapter 5).~~

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. 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 proposed Subarea Plans Element (Chapter 3).~~

~~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. 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 proposed Subarea Plans Element (Chapter 3).~~

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.
- [Policy LU IX-20. Ensure that growth is balanced and takes into account the needs of the permanent local community while supporting economic efforts that revolve around the tourism industry. Protect local identity and values that are unique to the City of Chelan as growth](#)

occurs, including the small-town character, agricultural heritage, and natural setting that residents and the 2024 Lake Chelan Vision Project identified as defining community assets.

Policy LU IX-21. Recognize that the seasonal and semi-permanent population — including second homes, vacation homes, and short-term rentals — places demands on land, infrastructure, and services that must be planned for consistently with the ERUs for sewer and water capacity established in the Capital Facilities Element and Utilities Element.

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 0-10~~~~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.~~ and continues to do so with its Parks, Recreation, and Open Space Plan (2024) 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.

Environmental Justice

The 2024 GMA legislation and updated Commerce guidance requires that jurisdictions fully planning under the GMA give special consideration to achieving environmental justice goals and policies, including efforts to avoid creating or worsening environmental health disparities (RCW 36.70A.070(1)). “Environmental Justice” is defined by RCW 70A.02.010 as the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to development, implementation, and enforcement of environmental laws, regulations, and policies. In this context, “overburdened communities” refers to geographic areas where vulnerable populations face combined, multiple environmental harms and health impacts.

The 2024 Lake Chelan Vision Project identified that vulnerable populations in the Chelan Valley — including seniors, Latino residents and families, low-income households, and persons with health conditions — face disproportionate impacts from climate hazards, housing costs, and access to services. The Latino community listening session, the largest of all LCVP sessions with 54 participants, highlighted concerns about housing displacement, language barriers to civic participation, and access to emergency information during wildfire and smoke events.

Goal LU-XV. Ensure equitable land use outcomes and avoid creating or worsening environmental health disparities.

Policy LU XV-1. Identify and address potential environmental health disparities when evaluating land use proposals. Consider cumulative impacts on overburdened communities from pollution, noise, traffic, and loss of access to open space and recreation.

Policy LU XV-2. Ensure that public participation processes for land use decisions are accessible and inclusive, including providing materials in multiple languages and holding meetings at accessible times and locations.

Policy LU XV-3. Promote equitable distribution of parks, open space, and community facilities across all neighborhoods.

Policy LU XV-4. Consider the needs of vulnerable populations, including seniors, low-income residents, and communities with limited English proficiency, when making land use and infrastructure investment decisions.

Policy LU XV-5. Coordinate environmental justice policies with the Climate Change and Resiliency Element (Chapter 10) to ensure that climate adaptation and mitigation actions benefit overburdened communities, particularly with respect to wildfire smoke, extreme heat, and evacuation planning.

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.

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

~~Policy LU XV-3.~~Policy LU XVI-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.~~Policy LU XVI-4. Encourage efficient public use of shoreline properties consistent with the City's Shoreline Master Program.

~~Policy LU XV-5.~~Policy LU XVI-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.~~Policy LU XVI-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.~~Policy LU XVI-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.~~Policy LU XVI-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.~~Policy LU XVI-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 0-24](#)~~Exhibit 2-24~~.

Exhibit 0-24. Land Use Element Action Plan

Implementation Action	Responsibility (Department)
Zoning Code Update to address grading and hillside development standards [COMPLETED — Ch. 17.59 Hillside Development Standards (Ord. 1533, 2017)] [COMPLETED — Ch. 17.59 Hillside Development Standards (Ord. 1533, 2017)]	Planning & Building
Address clustering and related standards for the Single-Family Residential (R-L) and Tourist Accommodation (T-A) Overlay zones.	Planning & Building

Implementation Action	Responsibility (Department)
Evaluate Downtown infill standards. [COMPLETED — Ch. 17.14 Downtown Code (Ord. 1533, 2017)] [COMPLETED — Ch. 17.14 Downtown Code (Ord. 1533, 2017)]	Planning & Building
Zoning Code amendments to address multi-family building height and other dimensional standards. [COMPLETED — Addressed in zone dimensional standards (Ord. 1533, 2017)] [COMPLETED — Addressed in zone dimensional standards (Ord. 1533, 2017)]	Planning & Building
Amend densities in Special Use District (SUD) zone to reflect lower density transitions and agri-tourism uses. [COMPLETED — Ch. 17.47 Agri-Tourism; SUD standards updated (Ord. 1533, 2017)]	Planning & Building
Zoning Code Update to allow workforce and live-work housing in the Warehouse and Industrial (W-I) zone. [COMPLETED — CMC 17.44.040 workforce and live-work standards (Ord. 1533, 2017)]	Planning & Building
Encourage update to Apple Blossom Development Agreement to allow for housing opportunities. [COMPLETED — Second Amendment adopted (Ord. 2025-1640); 720 MF units + micro units/cottages authorized]	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. Implement the 2021 Airport Master Plan. Evaluate allowable uses in Airport (A) zone including general employment uses on private land. Coordinate domestic water extension to the airport and Howard Flats area to support economic development and affordable housing opportunities.	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
Review and update development regulations to comply with ESHB 2266 (2026). Allow STEP housing (permanent supportive, transitional, indoor emergency housing, indoor	Planning & Building

Implementation Action	Responsibility (Department)
<u>emergency shelters) in zones within the UGA where residential or hotel uses are allowed. STEP housing may not be located in industrial zones.</u>	
<u>Monitor implementation of co-living housing (CMC 17.04.220) and ADU unit lot subdivision provisions (Ord. 2025-1646) to evaluate effectiveness in expanding housing options.</u>	<u>Planning & Building</u>
<u>Conduct environmental justice assessment and identify overburdened communities within the City and UGA. Adopt groundwater protection standards for development in aquifer recharge areas. Update land capacity analysis to reflect the 2026–2046 planning horizon.</u>	<u>Planning & Building</u>

End of Chapter 3 — Land Use Element

CITY OF CHELAN

CHELAN MUNICIPAL CODE Chapter 17.58

SIGNS

DRAFT FOR REVIEW

Amendments for Compliance with:
Reed v. Town of Gilbert, 576 U.S. 155 (2015)
City of Austin v. Reagan National Advertising, 596 U.S. 61 (2022)

Prepared by:
Community Development Department
Updated: June 12, 2026

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Chapter 17.58

SIGNS

17.58.010 Short title.

This chapter shall be known as the "sign code" of the City of Chelan.

17.58.020 Statement of purpose.

[NOTE: Purpose statement revised to articulate compelling governmental interests supporting content-neutral regulation per Reed v. Gilbert. Added dark sky/light pollution purpose.]

The purpose of this chapter is to establish reasonable, content-neutral time, place, and manner regulations for signs. These regulations are intended to:

- A. Protect the public health, safety, and welfare;
- B. Reduce traffic hazards caused by signs that distract motorists or obstruct driver vision;
- C. Maintain and enhance the aesthetic character, scenic beauty, and visual quality of the community;
- D. Protect property values by ensuring compatibility between signs and surrounding land uses;
- E. Enable the effective identification of businesses, services, and activities;
- F. Prevent visual clutter that may be harmful to traffic safety, property values, business opportunities, and community appearance;
- G. Minimize light pollution and protect the community's dark sky environment; and
- H. Regulate signs in a content-neutral manner that is consistent with constitutional free speech protections.

17.58.025 Content neutrality and message substitution.

[NOTE: New section. Required by Reed v. Town of Gilbert to ensure the code is content-neutral. The substitution clause ensures noncommercial speech (opinions, political messages, etc.) is never treated less favorably than commercial speech (advertising). This is a standard best practice in post-Reed sign codes nationwide.]

- A. **Content neutrality.** The regulations in this chapter are content-neutral and shall be interpreted and applied without regard to the content of the sign message. No sign permit application shall be approved or denied based on the communicative content, viewpoint, or subject matter of the proposed sign message.
- B. **Message substitution.** Any sign allowed under this chapter to display a commercial message may instead display a noncommercial message, subject to the same size, height, location, lighting, and structural standards that apply to the sign. This provision does not authorize increasing the size or changing the structural type of a sign; it simply ensures that the communicative content of a sign does not determine whether the sign is allowed.

- C. **Severability of content-based provisions.** If any provision of this chapter is found by a court of competent jurisdiction to be an unconstitutional content-based regulation of speech, such provision shall be severed from the remainder of this chapter, which shall continue in full force and effect.

17.58.030 Interpretation.

[NOTE: Added content-neutrality interpretation clause per Reed v. Gilbert.]

If any sections of the sign code conflict, the most restrictive shall govern. If there is a conflict between a general requirement and a specific requirement, the specific requirement shall govern.

All sign regulations in this chapter shall be interpreted and applied in a content-neutral manner consistent with the requirements of CMC 17.58.025. No city official shall consider the message, viewpoint, or subject matter of a sign when determining the applicable regulations, except as may be necessary to distinguish between commercial and noncommercial speech for the limited purpose of applying different regulations to commercial advertising where constitutionally permissible.

17.58.040 Definitions.

For purposes of this chapter, the following terms, phrases, words and their derivatives shall be construed as specified in this section:

[NOTE: Definitions streamlined to necessary definitions only, and revised throughout to remove content-based sign categories and replace with content-neutral structural definitions. Under Reed, a sign type defined by its message (e.g., “political sign,” “real estate sign”) is content-based because an enforcement officer must read the sign to classify it. Sign types must be defined by physical characteristics.]

- A. **Abandoned sign** is a sign that is located on a premises that has been vacant or unoccupied for a continuous period of more than six months, or a sign for which no valid business license or sign permit is in effect.
[NOTE: Revised to focus on property use rather than sign content.]
- B. **Alteration of sign** is any construction material, size, or location change except for normal maintenance to an existing sign.
- C. **Area** or **sign area** is the total area of a sign excluding the sign support structure. The area is calculated by measuring from the outside edge of the frame. (For calculating the area of a double-faced sign, only one side of the sign is to be used.) Architectural embellishments and decorative features which contain no written or advertising copy, which are not illuminated and which contain no logos or trademarks shall not be included in the sign area. Signs painted on or attached to a wall or awning are calculated by imaginary straight lines around the entire copy or grouping of letters, words, or symbols, using a maximum of eight lines.
- D. **Commercial** is any activity carried on for financial gain.
- E. **Highway frontage** is property located outside the downtown planning area, as shown in Figure 1 of CMC 17.14.010(B.), that abuts SR 150 or Highway 97A, as designated by the Washington State Department of Transportation.

- F. **Illuminated sign** is any sign that is lit by an artificial light source, whether internal or external. Illuminated signs are further classified as:
1. **Internally illuminated sign:** A sign where the light source is contained within the sign structure and light is transmitted through a translucent sign face or individual letters/elements.
 2. **Externally illuminated sign:** A sign lit by an external light source directed at the sign face, including spotlights, gooseneck lamps, and similar fixtures.
 3. **Halo-lit sign (reverse channel):** A sign where opaque letters or elements are mounted away from a wall surface, with lighting projected behind to create a halo or silhouette effect.
 4. **Neon sign:** A sign using glass tubes filled with neon or other inert gases that glow when electrified.
- [NOTE: Expanded definitions to support new lighting standards in Section 17.58.065.]
- G. **Nonconforming sign** is a sign located within the city limits of Chelan that was in existence prior to the effective date of the ordinance codifying this chapter which does not conform with the provisions of this chapter. Abandoned signs shall not be considered a nonconforming sign.
- H. **Normal maintenance** is an act of repair or other acts to prevent decline, lapse or cessation from original state or condition.
- I. **Off-premises sign** is a sign that is not located on the same premises as the activity, business, or use to which it relates.
[NOTE: Revised to be a simple location-based definition consistent with Austin v. Reagan.]
- J. **On-premises sign** is a sign that is located on the same premises as the activity, business, or use to which it relates.
- K. **Sign** in the singular or plural, means any communication device, structure, inflatable, or fixture using letters, symbols, trademarks, logos, artwork, or written copy intended to express commercial or non-commercial information, draw attention, or advertise.
- L. **Sign height** is the vertical distance measured from the grade below the sign to the highest point of the sign.
- M. **Wall plane** is that portion of a building face which is contained on one general plane. If there is a shift in the facade forward or back, a new plane is created. A single wall plane may contain windows and doors.

17.58.045 Sign types.

The term “sign” includes, without limitation, the following types of devices:

- A. **Banner sign** is a sign constructed of cloth, fabric or other nonrigid material hanging from a staff, pole or frame or wall mounted. A banner sign shall be regulated based on its physical characteristics and location.
- B. **Electronically changeable message sign** is a sign upon which graphics, symbols or words can be varied upon the face or faces of the sign.

- C. **Freestanding sign** is a sign permanently supported from the ground in a fixed location by a structure of poles, uprights, braces or monumental base and not supported by nor attached to a building.
- D. **Monument sign** is a type of freestanding sign supported by an internal structural framework or integrated into the landscaping or other solid structural features other than support poles.
- E. **Portable sign** is a sign that is capable of being moved easily and not permanently affixed to the ground, a structure, or a building.
- F. **Projecting sign** is a sign other than a wall sign that extends horizontally from and is supported by a wall of a building or structure.
- G. **Sandwich-board sign** is a sign no more than 42 inches in height and 30 inches in width and weighted to prevent it from tipping over.
- H. **Suspended sign** is a sign which hangs below the permanent overhang, marquee or canopy extending over public or private sidewalks or rights-of-way.
- I. **Temporary sign** is a sign, banner, pennant, valance, or advertising display constructed of cloth, paper, canvas, cardboard, or other light nondurable materials intended to be displayed for a limited duration of time.
- J. **Wall sign** is a sign painted, attached to or erected against and parallel to the wall plane of a building or structure. A wall sign shall be confined within the limits of said wall and shall not extend more than 12 inches from the face of the wall. Awning signs shall be considered wall signs for the purposes of this code.

17.58.050 Sign classification.

[NOTE: The exempt sign list has been restructured from content-based categories to content-neutral categories.]

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 Signs. Small supplemental signs that provide incidental information and are located on the premises. Accessory signs shall not exceed two square feet per sign and four square feet total per business or use.
2. Address signs, nameplates, and property identification signs not exceeding two square feet;
3. Exterior holiday or festive decoration lights;
4. Flags poles and noncommercial flags and/or insignia of any nation, state, or political subdivision;
5. Signs directing and guiding traffic and parking on private property; provided, that such signs shall not exceed six square feet in area per sign;
6. Sandwich-board signs, subject to the following:
 - a. Limited to one per use or establishment;
 - b. May be placed in front of a use or establishment during operating hours only;
 - c. Shall be placed adjacent to the curb; provided, that such sign shall not be placed in any location which obstructs pedestrian or vehicular travel or visibility, or create blind spots

- at intersections. In areas with sidewalk business activities, signs shall be attached to sidewalk barriers or within the designated sidewalk business area;
- d. Shall not exceed forty-two inches in height and thirty inches in width;
 - e. Shall be weighted to prevent it from tipping over;
 - f. Shall be painted or finished with a sealer, and
 - g. Shall be nonilluminated.
7. Temporary signs, subject to the following:
- a. In residential zones: maximum six square feet per sign, maximum 42 inches in height, limited to three signs per property;
 - b. In nonresidential zones: maximum 32 square feet per sign, maximum six feet in height, limited to one sign per street frontage. Where a street frontage exceeds 200 feet in length, a maximum of three signs may be permitted on that street frontage;
 - c. Signs shall be securely affixed to a building face / structure or placed in the ground using stakes, posts, or similar supports;
 - d. Signs shall not be placed where they obstruct vehicle driver visibility at intersections, alleys, or driveways;
 - e. A temporary sign that does not pertain to a specific event, occurrence, or transaction may be displayed without durational limit, provided it is maintained in good repair.
 - e-f. A temporary sign that pertains to a specific event, occurrence, or transaction capable of being identified by date or completion, including but not limited to an election, a sale or lease of property, or a scheduled gathering, may be displayed at any time before the event and shall be removed no later than fifteen (15) days after the event, occurrence, or transaction has concluded. Each temporary sign shall not remain for more than 60 consecutive days;
 - f.g. This category includes signs commonly known as political signs, garage sale signs, real estate signs, banner signs, and similar temporary signs regardless of message content;
 - g. ~~A sign displayed continuously for more than 60 days shall be considered a permanent sign subject to permit requirements;~~
8. Customer information signs at service windows and entrances, not exceeding four square feet;
- [NOTE: Menu signs replaced with 'customer information signs' based on physical location rather than content.]*
9. Enclosed display cases permanently attached to a building wall, limited to two per building face, not exceeding 24 square feet each;
10. Wall plaques and integral signs, with engraved or cast lettering, cut into a masonry surface or constructed of bronze or other incombustible material, not exceeding four square feet, and permanently affixed flat to a building wall or structure;
- [NOTE: Changed from 'commemorative plaque' (content-based) to 'wall plaque' (physical description).]*
11. Integral decorative or architectural features of buildings, except when such features include moving parts or moving lights;

12. Locally significant vintage signs that are over fifty years old and have been determined by the city council as worthy of preservation based on their contribution to community character. Approved vintage signs shall be restored and maintained in good condition;
13. Signs at properties listed on a federal, state, or local historic register, not exceeding 12 square feet, nonilluminated;
[NOTE: Removed content restriction on what the sign may say.]
14. Murals, paintings applied directly to a wall or building, except any portion of a mural that meets the definition of a "sign" in section 17.58.040(K);
15. Signs located at publicly-owned recreational facilities, including athletic field fences, where authorized by the City;
16. Signs of a public entity, including, without limitation, regulatory, wayfinding, and traffic control signs erected by a public entity in the performance of a public duty;
17. Wall graphic, except that portion which contains letters, symbols, trademarks, logos, written copy, moving parts or moving lights;
18. Window signs located on the interior of a window within one foot of the glass or located on the exterior of a window.

B. Prohibited signs. It is unlawful to erect or maintain:

1. Abandoned signs located on a premises that has been vacant or unoccupied for a continuous period of more than six months, or a sign for which no valid business license or sign permit is in effect;
2. Animated signs which include the optical illusion of action or motion or color changes of all or any part of the sign facing to show or give the appearance of video or television-type pictures that required electrical energy;
3. Bench signs located on any part of the surface of a bench or seat;
4. Portable signs that are capable of being moved easily and not permanently affixed to the ground, a structure, or a building, excluding sandwich board signs in accordance with Section 17.58.050(A)(6) and temporary signs in accordance with Section 17.58.050(A)(7);
5. Off-premises signs that are not located on the same premises as the activity, business, or use to which it relates;
[NOTE: Removed CUP pathway for off-premises signs. These are now fully prohibited.]
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 having lights or illuminations that flash, move, rotate, scintillate, blink, flicker, vary in intensity or color, or use intermittent electrical pulsations. Displays that cycle at intervals of ~~four~~six seconds or more are not considered flashing signs;
10. Moving signs having visible moving, revolving or rotating parts or visible mechanical movement of any kind or other apparent visible movement achieved by electrical, electronics or mechanical means;

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 of a private entity 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 signs, except as allowed in section 17.58.060(B)(6);
15. Signs with unshielded external lighting that allows light to project above the horizontal plane;
16. Signs with lighting that exceeds the luminance standards in Section 17.58.065;
[NOTE: NEW: Prohibited sign types related to light pollution prevention.]
17. Inflatable signs, figures, or characters (such as Tube men) intended to advertise or attract attention to a business or activity.

C. Permitted signs. Except as otherwise provided in this title, signs shall be permitted provided they meet all conditions and requirements established in this chapter, including the illumination standards in Section 17.58.065. No sign permit shall be approved or denied based upon the content of the sign message, consistent with Section 17.58.025.

17.58.060 Construction and design standards.

A. General requirements. All signs must conform with the following 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.

3. Lighting. All illuminated signs shall comply with the illumination standards in Section 17.58.065.

[NOTE: Lighting requirements moved to new comprehensive Section 17.58.065.]

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 135 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 135 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.

7. Nonconforming uses. For those zoning districts in which nonconforming uses have been permitted, there shall be no signage 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.

B. Design requirements. The signs specified below shall comply with the requirements set forth herein.

1. Wall signs. The maximum area for the total of all permitted wall signs for any single wall plane shall not exceed ten percent or 50 square feet whichever is less. 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. Wall signs may not extend above the building parapet, soffit, the eave line or the roof of the building. A sign applied to or on the covering of an awning shall be considered a wall sign. 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.

2. Freestanding signs. Freestanding or monument signs shall be permitted in accordance with the table below, subject to the following:

- a. The parcel shall have a minimum of fifty (50) feet of street frontage.
- b. The principal building shall be set back a minimum of ten (10) feet from the front property line.
- c. The sign shall be located entirely within the property boundaries and set back a minimum of two (2) feet from any existing or planned sidewalk.
- d. The sign shall not obstruct public walkways or vehicle driver visibility, including but not limited to intersections, alleys, and driveways.
- e. Signs shall be constructed of wood, metal, or other similar durable materials for framing and support or an internal structural framework integrated into landscaping or other solid structural features.
- f. Buildings on corner lots may have one sign per street frontage provided the signs are separated by at least 150 feet (measured in a straight line). Corner lots may use different street frontages separately in terms of calculating maximum sign area.
- g. Properties with more than 200 feet of street frontage may have more than one freestanding sign, such signs shall be spaced a minimum of 100 feet apart.

Freestanding Sign Requirements			
	DMR, DMU, SUD, T-A, PLF Zoning Districts	A, C-HS, C-W, W-I Zoning Districts	Highway frontage
Height Limit	6'	16' or height of structure	25' or height of structure
Maximum Sign Area	20 sf	25 sf	50 sf
Large Parcels	40 sf ₁	50 sf ₁	75 sf ₂
Landscaping ₃	1 sf landscaping per 1 sf of sign face	NA	

Notes:

1. Parcels with more than 50 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 50 feet up to the maximum size area.
2. Parcels with more than 100 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 100 feet up to the maximum size area.
3. 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 administrator may reduce the landscaping requirement where the signage incorporates stone, brick, or other decorative materials.



Figure 3. Acceptable Examples of Monument and Freestanding Signs

3. **Projecting signs.** The total area of all projecting signs shall not exceed 15 square feet or project more than five feet from the building face per business property. Projecting signs shall not cover or conflict with windows or other substantial architectural features of a building, as determined by the director. The structure around or supporting the sign, such as wrought iron work, shall not be included in the total sign area.

4. **Suspended signs.** One suspended sign is permitted for each business in a storefront building provided it does not exceed six square feet, 12 inches in height or six feet in length. Suspended signs shall maintain a minimum clearance of eight feet between the walkway and the bottom of the sign.

5. **Directory signs.** In addition to all other signs allowed in this chapter, each tenant or occupant shall be permitted one directory sign not to exceed four square feet 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.

6. Electronically changeable message (ECM) signs. Any permitted ECM sign shall be subject to the sign size and location restrictions applicable to the sign type and shall comply with applicable Illumination Standards under Section 17.58.065.

a. **Public Uses:** ECM signs are permitted exclusively for public uses on properties zoned DP or PLF. The message transition interval for electronically changeable message signs shall be no less than ~~four~~six seconds. Brightness levels shall not exceed 0.3 foot-candles above ambient light, as measured at a distance of 150 feet from the sign face.

~~b. **Fuel Pricing:** ECM signs may be permitted on nonresidential properties that include on-site vehicle fueling infrastructure solely for the purpose of displaying current fuel prices. Messages shall be limited to fuel prices displayed as a single continuous static image and shall not scroll, flash, fade, animate, move, or transition.~~

7. Canopy signs. Canopy signs are allowed a maximum area of 50 square feet per side on any two sides of a canopy structure, and a business symbol, not to exceed 12 square feet, may be allowed on a third side.

8. 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 50 square feet per business property. The sign shall also comply with applicable provisions of the City of Chelan Shoreline Master Program.

9. Residential development identification signs. Residential development identification 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 50 square feet and shall not exceed six 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 and comply with applicable illumination standards under 17.58.065. The term residential development shall include residential subdivisions, planned developments, condominium developments, and mobile home parks.

10. Non-residential uses in Residential districts. For those residential zoning districts within this title wherein the following non-residential uses are developed, the following requirements shall be met:

a. **Private commercial uses.** This includes uses such as bed and breakfasts, child day cares, and agriculture. Signs in residential districts shall not exceed 12 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.

b. **Non-commercial uses.** This includes uses such as churches, schools, and public and community facilities. Signs in residential districts shall not exceed a total of 18 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.

c. Home occupations. Home occupation signs 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.

17.58.065 Illumination standards.

[NOTE: NEW SECTION: Comprehensive illumination standards designed to prevent light pollution while allowing effective signage. Standards based on International Dark-Sky Association recommendations and best practices from communities with dark sky ordinances.]

A. Purpose. The purpose of this section is to establish standards for sign illumination that:

1. Minimize light pollution and preserve the community's dark sky environment;
2. Prevent glare and light trespass onto adjacent properties;
3. Protect traffic safety by preventing driver distraction;
4. Reduce energy consumption; and
5. Maintain the aesthetic character of the community.

B. General illumination requirements. All illuminated signs shall comply with the following:

1. No sign illumination shall cause direct glare into any residential zoning district or dwelling unit.
2. No sign illumination shall cause direct glare that impairs driver vision on any public street or highway.
3. All sign illumination shall be designed, located, and maintained to prevent light from projecting above the horizontal plane of the top of the sign.
4. Sign illumination shall be reduced to 50 percent of daytime levels, or turned off entirely, between 11:00 p.m. and 6:00 a.m., unless the business is open to the public during those hours.
5. All wiring for illuminated signs shall be installed in accordance with the current edition of the National Electrical Code.

C. Externally illuminated signs. Signs illuminated by external light sources shall comply with the following:

1. Light fixtures shall be fully shielded and aimed downward at the sign face at an angle not exceeding 45 degrees from vertical.
2. Light fixtures shall be located above the sign and directed downward, except where physical constraints require fixtures below the sign, in which case fixtures shall be shielded to prevent upward light projection.
3. Light shall not project beyond the edges of the sign face.
4. Fixtures shall use warm-white light sources with a correlated color temperature (CCT) not exceeding 3000 Kelvin.
5. Total illumination on the sign face shall not exceed 100 foot-candles when measured perpendicular to the sign surface.

D. Internally illuminated signs. Signs illuminated by internal light sources shall comply with the following:

1. Cabinet signs (box signs). Internally illuminated cabinet signs are permitted only outside the downtown planning area and if the background is opaque and illumination is limited to translucent letters, logos, or graphic elements ("push-through" or "routed" letters).
2. Channel letters. Internally illuminated channel letters are permitted and shall have:

- a. Opaque returns (sides); and
- b. Translucent faces that are not white; or
- c. Open faces with exposed neon or LED light sources.

3. Luminance limits. Internally illuminated signs shall not exceed the following luminance levels measured at the sign face:

Time Period	Maximum Luminance
Daytime (sunrise to sunset)	5,000 nits (cd/m ²)
Nighttime (sunset to 11:00 p.m.)	500 nits (cd/m ²)
Late night (11:00 p.m. to sunrise)	100 nits (cd/m ²)

4. Halo-lit signs (reverse channel). Halo-lit signs, where letters or elements are silhouetted against a lighted background on the building wall, are encouraged as a low-impact illumination method and shall comply with the following:

- a. Letters or elements shall be opaque.
- b. Light sources shall not be directly visible.
- c. Luminance of the halo effect on the wall shall not exceed 200 nits (cd/m²).

5. Neon signs. Neon signs, and signs using similar gas-discharge tubes or neon-like LED illumination, are permitted and shall comply with the following:

- a. Neon signs are encouraged in the Downtown Planning Area as consistent with historic character.
- b. Exposed neon tubing shall not exceed 800 nits (cd/m²) luminance.
- c. Neon signs shall not flash, blink, or vary in intensity.

E. Prohibited illumination. The following types of sign illumination are prohibited:

- 1. Unshielded external lighting that allows light to project above the horizontal plane;
- 2. Searchlights, laser lights, or similar high-intensity light sources;
- 3. Signs with light sources that blink, flash, rotate, or vary in intensity, except for time and temperature displays;
- 4. Signs illuminated by exposed incandescent bulbs ("marquee" style), except for designated vintage signs;
- 5. Signs with lighting that exceeds the luminance standards in this section;
- 6. Internally illuminated awning signs; and
- 7. Illuminated signs on residential properties, except address signs not exceeding 0.5 square feet that are indirectly illuminated.

F. Measurement and enforcement. The administrator may require the sign owner to provide certification from a qualified professional that the sign complies with the luminance standards in this section. The city may measure sign luminance at any time using a luminance meter aimed perpendicular to the sign face from a distance of 100 feet or the nearest public right-of-way, whichever is closer.

17.58.080 Nonconforming signs.

A legal nonconforming sign shall not be enlarged, extended, relocated, replaced, or structurally altered in any manner that increases its nonconformity or creates a new nonconformity.

Normal maintenance of a legal nonconforming sign is permitted, provided such work does not increase the sign's size, height, area, illumination, or degree of nonconformity.

Loss of nonconforming status. A nonconforming sign shall immediately lose its nonconforming designation if:

1. The sign is structurally altered in any way, physically enlarged, or moved;
2. The sign structure is replaced; or
3. A new sign is erected on the same premises that, together with the nonconforming sign, exceeds the total signage allowance for the premises under this chapter.

On the happening of any one of the above, the sign shall no longer be designated a nonconforming sign and the sign shall immediately be brought into compliance with this chapter and a new sign permit secured therefor, or the sign shall be removed.

17.58.090 Administration.

A. Permit requirement. No sign governed by the provisions of this chapter shall be erected, altered or relocated without first obtaining a sign permit issued by the city, unless expressly exempt under this chapter.

B. Administration and enforcement. This chapter shall be administered and enforced by the planning and community development director or designee in accordance with Chapter 17.12.

C. Review standards. Sign permits shall be reviewed for compliance with the objective standards of this chapter, including size, height, location, structural type, and illumination requirements. If the proposed sign meets all applicable objective standards, the administrator shall approve the permit. The administrator shall not consider the communicative content of the sign in reviewing the application. A permit shall not be denied based upon subjective aesthetic judgments.

17.58.100 Severability and substitution.

[NOTE: NEW SECTION: Severability and substitution clause to protect code from invalidation if one provision fails.]

A. Severability. If any section, subsection, sentence, clause, phrase, or word of this chapter is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this chapter. The City Council hereby declares that it would have adopted this chapter and each section, subsection, sentence, clause, phrase, and word thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or words may be declared invalid or unconstitutional.

B. Substitution. If any sign that would otherwise be prohibited or more stringently regulated under this chapter is determined by a court of competent jurisdiction to constitute protected noncommercial speech under the First Amendment to the United States Constitution or Article I, Section 5 of the Washington State Constitution, then to the extent necessary to avoid an unconstitutional application, such sign shall be subject to the same regulations as the most permissive category of temporary signs in this chapter.

C. Content neutrality. If any provision of this chapter is found by a court of competent jurisdiction to be content-based and not narrowly tailored to serve a compelling governmental interest, then such provision shall be severed and the remaining provisions shall continue in full force and effect.