



# Lower Lake Chelan Basin Regional Planning Study



## Information Sheet

Second Public Meeting – August 14, 2008 at 4:30 pm Chelan City Hall

### General Recommendations:

- **Incorporate the recommendations of the other ongoing planning studies-** (Transportation Improvement Plan, Shoreline Master Plan, Water shed Plan, Land Use Update, and Sub-area Planning Efforts)
- **Protect the quality of the lake**
- **Provide a balanced community** (housing, jobs, and year-round economy)
- **Encourage employment opportunities at the airport and plan for airport safety and expansion**
- **Provide new housing in Chelan Falls with urban services and encourage ‘some’ commercial development**

### Vision Option I - UGA Extension Plan

This vision will protect and enhance the inherent beauty and quality of the lake, the natural environment, and the agricultural community, while providing an economically balanced community. The region will incorporate additional residents without infringing or threatening the agricultural character and environmental quality of the region by concentrating growth in walkable urban areas.

#### Actions:

- Manson UGA expands to meet Chelan UGA- with coordinated urban services
- No Cluster Subdivision in AC zoning
- AC zoning Minimum size per housing unit 20 Acres
- RR 10, 5 and 2.5 subdivisions should be clustered- Density Bonus eliminated

### Vision Options 2 and 3- Corridor or Cluster Plan

This vision will protect and enhance the inherent quality of the lake and the agricultural community while providing economically balanced communities within distinct and adequately serviced areas. The region will incorporate additional residents within the UGA and in corridors or clusters that have access to existing roads within the basin.

#### Actions:

- Subdivisions outside the UGA must be served by existing roadways and must be clustered
- Adequate Sewer and Water must be available per recommendations of the Watershed plan

### Vision Option 4- Existing Zoning Plan

This vision will protect and enhance the inherent quality of the lake and its natural environment. Growth will occur in areas that can adequately serve the increased population without undermining the environmental quality.

#### Actions:

- Follow existing zoning along with recommendations of existing planning studies