

LAND USE  
ELEMENT

DRAFT

## LAND USE ELEMENT

### I. Introduction

The Land Use Element describes the “big picture” of how a community chooses to balance land use, development, and density consistent with the goals of the Growth Management Act (GMA). This land use element has been developed in accordance with Section 36.70A.070 of the Growth Management Act to address land uses in the City of Leavenworth and urban growth area. This update has been developed in accordance and compliance with RCW 36.70A.130 which states "On or before June 30, 2017, and every eight years thereafter, for Benton, Chelan, Cowlitz, Douglas, Kittitas, Lewis, Skamania, Spokane, and Yakima counties and the cities within those counties" shall update their respective Comprehensive Plans. It represents the community's policy plan for growth for the next 20 years. The land use element describes how the goals in the other plan elements will be implemented through land use policies and regulations, and thus, it is a key element in the comprehensive plan. The goals that are the foundation of Washington's Growth Management Act are consistent with the hopes for the community expressed by people who live or work in Leavenworth. These goals include encouraging efficient development in urban areas to retain open space, providing a variety of housing types and sustainable economic growth, focusing population and employment growth in cities, ensuring that public facilities and services are adequate, and investing in transportation to support planned land use and to provide travel choices.

When populations grow, available land must be shared with new residents. Planning gives us a framework for making tough decisions about where and how that growth should occur. Centering growth in the city core and close in suburbs protects rural and resource lands by preventing urban sprawl, and reinforces a sense of community. This is the main premise of the State's Growth Management Act. Cities benefit because there are more people to support a wider variety of businesses and services within a short travel distance to more households.

The land use element is developed in accordance with the county-wide planning policies and be integrated with all other planning elements to ensure consistency throughout the plan. The land use element should specifically consider the general distribution and location of land uses, the appropriate intensity and density of land uses given current development trends and population projections, the protection of the quality and quantity of water supply, critical areas, resource lands, open spaces, mixed-use areas, residential, commercial, industrial, and the provision of public services.

The planning area includes the lands to which Leavenworth may feasibly provide future urban services and those surrounding areas which directly impact conditions within the City limits - designated as the Urban Growth Area (UGA) boundary. Urban growth area UGAs allow development densities sufficient to accommodate the next twenty years of projected population

and employment growth. The City and County coordinated their activities in developing an annexation policy, in identifying the ~~urban growth area boundary~~UGA, and in development of interim (1997 Memorandum of Understanding) management policies for the area within the ~~urban growth area boundary~~UGA but outside of the current City limits. The ~~urban growth boundary~~UGA is delineated on the land use designations map.

The Comprehensive Land Use Designation Map graphically displays the preferred land use pattern. Creation of the Land Use Designation Map considered the following: Leavenworth's land use and community character objectives; whether development will be directed away from environmentally critical areas; the adequacy of the existing and planned transportation system and other public facilities and services; projected need and demand for housing types and commercial space; suitability of an area for the proposed designation or zone; and opportunities to separate potentially incompatible uses

~~The planning area is not currently constrained as to the availability of land, however, it is constrained by limited funding resources for public utilities, and limited availability of water resources. While we cannot annex the entire upper valley into our UGA because of such constraints, there is still concern about the overall effect of development on the scenic character of the area and the City's ability to plan for this immediate area. The planning area also must contend with pressure from out-of-area residents who are increasingly looking to this area for recreational and other property. Either way, the planning area will experience growth pressures on the available developable land.~~

Coordination between the land use element and the capital facilities element is essential to produce a plan with accurate projections for residential and economic development. The land use plan in this element will guide decision making to achieve community goals.

Key components of the Land Use element include:

- Maps showing the future shape of the community and how essential components will be distributed (Zone ~~and~~ The Comprehensive Land Use Designation Maps Comp Plan Map)
- Existing land use inventory
- Consideration of urban planning approaches that increase physical activity (~~RCW 36.70A.070 (1), WAC 365-196-400 (2) (j)~~)
- Population projections consistent with Washington State Office of Financial Management (OFM) forecast or county allocation.
- Estimate of population and building intensities based on future land uses.
- Provisions for protection of public water supplies
- Identification of lands useful for public purposes (utilities, transportation, parks, essential

public services, recreation, trails, wildlife, critical areas, etc.)

- Drainage, flooding, and stormwater run-off
- Policies to protect critical areas

## **II. Inventory**

~~The City of Leavenworth recognizes that it is necessary to update the Leavenworth Land Use Inventory and Land Capacity Analysis to understand the present and future patterns of development within its city limits, Urban Growth Area (UGA), and nearby developing areas. The nearby developing areas include areas outside of the UGA where development has increased and/or city services are provided (Icele Road and East Leavenworth Road). The 2014 Leavenworth Land Use Inventory and Land Capacity Analysis is necessary in order to guide the planning process in accommodating the current growth and projected population. Additional data is located in Appendix titled - 2014 Leavenworth Land Use Inventory and Land Capacity Analysis and support documentation.~~

The following identifies potential lands useful for public purposes (utilities, transportation, parks, essential public services, recreation, trails, wildlife, critical areas, ~~eteetc.~~), and is not comprehensive (see Capital Facilities, Transportation, Parks and Recreation Elements –for additional information):

- Park north of Hwy 2 (Parks and Recreation Plan / Element)
- Waste Treatment Plant Expansion and City Shop relocation (Capital Facilities Plan)
- Collector Street from Titus Road to Chumstick Hwy with ~~turnaround roundabout~~ on County Shop Road (Transportation Plan)
- Cascade School District new construction of ~~Osborn Alpine Lakes~~ Elementary ~~to be potentially~~ located on the Pine St property, modernization and addition of Peshastin-Dryden Elementary and the new construction of Cascade High School ~~with modernization of the two existing gyms~~ on its current site.
- Chelan County Public Utility District Substation

### **Physical Description**

~~The planning area includes the City of Leavenworth and the urban growth area as shown on the land use designations map. The topography of the west and north portions of the planning area is the direct result of large mountain glaciers that formed in the Icele, Tumwater, and Chumstick Canyons. Glacial action was responsible for deepening and smoothing the valley floors. These glaciers probably terminated along Mountain Home Road, to the southeast of Leavenworth, where there is evidence of a terminal moraine. Other signs of glacial action in the valley include~~

~~the large boulders on the east side of the Leavenworth valley and within the City of Leavenworth itself.~~

~~Throughout much of the area, the soil is underlain with alluvial deposits and glacial drift. Volcanic pumice and ash from the Glacier Peak region have added substantially to the depth and character of the soil in many areas. The mountainous terrain, with characteristically steep slopes and high elevations, consists largely of rock outcroppings and shallow soils. The soils of the planning area have been classified and mapped by the Soil Conservation Service (SCS) according to certain measurable physical characteristics including color, texture, chemical nature, and layer depths (known as the soil profile). For comprehensive planning purposes, existing soil data provides useful information on erosiveness, and the availability of lands to support building foundations.~~

~~The Wenatchee and Icicle Rivers and supporting tributaries are important bodies of water within the planning area. Not only do these bodies of water and their tributaries provide a source of drinking water for the planning area, they are also important for irrigation and recreation. The water quality of these rivers is of major concern to many residents in the area. Some of the factors that affect water quality are: recreational activities, septic tank systems, irrigation return flows, and storm water runoff. The 2015-2016 Leavenworth Regional Stormwater & Wetlands Master Plan replaces the 1991 Water Problem Study.~~

### **III. Analysis**

#### **Population, School, and Land Capacity**

##### **Population Projections**

~~The Growth Management Act (GMA) requires the Office of Financial Management (OFM) to develop population projections for each GMA planning county every five years. Chelan County, in collaboration with each city within the county, are then tasked with establishing Urban Growth Areas (UGA) that include areas and densities sufficient to permit urban growth based on the OFM projections. The County and Cities have cooperatively determined population projections for the 20-year planning cycle. On December 15, 2015, the Board of County Commissioners adopted resolution 2015-112 identifying OFM medium population projections to be considered during the 2017 update process. ~~In 2002-2003, Chelan County and its cities worked cooperatively to allocate the projected population throughout the county. With over ten years of hindsight and now a different economic and growth environment than that occurring in 2003, the city of Leavenworth finds that it did not experience the growth projected by the 2002 allocation.~~~~

Three assumptions were used to guide the process of allocating the population in 2003. The first assumption, using the OFM High Series of Population Projection was reasonable at the time as the county experienced high growth rates throughout the 1990's, and Leavenworth was among the most successful cities in the county. More recently however, growth throughout the County slowed during the nationwide economic downturn that began in 2008. The City of Leavenworth was hit particularly hard as it realized a five percent population loss between the 2000 and the 2010 decennial census counts. Though OFM has determined that the Chelan County population has increased by 8.63% over the last ten years, the city's population increase by 0.002% in the last four years is not enough to negate the five percent loss in population.

The second assumption made in the 2002-03 population allocation was the distributed population among the County Census Divisions (CCD). The US Census includes the city of Leavenworth and the Lake Wenatchee area in the Leavenworth/Lake Wenatchee CCD. The Lake Wenatchee area is very different in character than the city, and is far too remote from Leavenworth for the city to consider providing services during the next twenty year planning period. It is more appropriate for the city to plan for providing services to its existing UGA, and evaluate the adjacent developing areas for inclusion in the planning area, particularly areas outside of the UGA that have seen up to a sixteen percent population increase and where the city is currently providing utility services.

The third assumption cites a goal for the County to achieve a split of population between urban and rural areas within each CCD of sixty percent urban and forty percent rural. Table "Population Past Growth" shows that county wide, this goal is close to being achieved with a six percent increase in population in unincorporated Chelan County and a sixteen percent population increase in the incorporated areas between 2000 and 2014.

City of Leavenworth/Chelan County  
Population Past Growth

	2000	2010	2011	2012	2013	2014			Growth 2000- 2014
Leavenworth	2,074	1,965	1,970	1,970	1,970	1,970			-5%
Cashmere	2,965	3,063	3,075	3,075	3,055	3,010			2%
Chelan	3,526	3,890	3,930	3,940	3,955	4,020			14%
Entiat	957	1,112	1,135	1,135	1,140	1,140			19%
Wenatchee	27,856	31,925	32,090	32,400	32,520	33,070			19%
Chelan County									
Unincorporated	29,238	30,498	30,500	30,680	30,960	31,090			6%

Incorporated	37,378	41,955	42,200	42,520	42,640	43,210			16%
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Source: 2000 and 2010 US Census & 2011 through 2014 WA ST OFM Population Estimates

Population Projections Using OFM Medium Projection

<u>Share of 1990-2010 Population Growth</u>	<u>2020</u>	<u>2025</u>	<u>2030</u>	<u>2035</u>	<u>2036</u>	<u>2037</u>	<u>2017-2037 change</u>
<u>Leavenworth UGA</u>	<u>2,477</u>	<u>2,534</u>	<u>2,583</u>	<u>2,624</u>	<u>2,631</u>	<u>2,638</u>	<u>196</u>
<u>Urban</u>	<u>55,684</u>	<u>57,880</u>	<u>59,806</u>	<u>61,397</u>	<u>61,687</u>	<u>61,969</u>	<u>7,641</u>
<u>Rural</u>	<u>22,902</u>	<u>24,005</u>	<u>24,972</u>	<u>25,771</u>	<u>25,916</u>	<u>26,057</u>	<u>3,835</u>
<u>Total</u>	<u>78,586</u>	<u>81,885</u>	<u>84,778</u>	<u>87,168</u>	<u>87,603</u>	<u>88,026</u>	<u>11,476</u>

~~As of 2017, an estimated 1,990 people live in the City of Leavenworth, about 20% of the 10,191 residents who live in the Cascade School District. The population projections for the city of Leavenworth in the Table "Medium Series Population Projections 2014 thru 2040" below are based on the OFM 2012 Population Projections for Chelan County. Assuming the Medium Series is used in future population projections, the population for the twenty year planning period will be at 2,350 population in year 2040, which is an additional 380 persons. The actual population allocations will be formalized between Chelan County and the cities within the county.~~

**School Capacity**

~~Cascade School District No. 228 is a Class-A public school district in Chelan County, Washington. The district includes the communities of Dryden, Lake Wenatchee, Leavenworth, Peshastin, Plain and Winton. The Cascade School District was formed in 1983 by consolidation of the Leavenworth and Peshastin-Dryden School Districts. The district presently has six schools (Cascade High School, Osborn Elementary, Peshastin Dryden Elementary, Icicle River Middle School, Beaver Valley and Discovery School), and three of which are within the city limits of Leavenworth. As of 2013, each grade level has a student enrollment of approximately 100 students for a total district enrollment of approximately 1,200 students.~~

**Residential Land Capacity**

In Table "Potential Lots Available for Development" below, the Total Acres Available for



Development is converted to the potential number of dwelling units that can be developed, this is the residential land capacity. This conversion is calculated by multiplying the Total Acres Available by the density within each zoning district. Density is the number of dwelling units that can be built on a single acre of land. In the RL-6 example, the density is ~~7.26~~ dwelling units per acre as minimum lot sizes are 6,000 sq. ft. A single acre of land can accommodate ~~7.26~~ lots for dwelling units (43,560/6,000=~~7.26~~.) The Acres Available for Development in the RL-6 zone have the capacity to develop ~~796.52~~ single family dwelling units. The RL-10 district has the capacity to accommodate ~~1,002.76~~ dwelling units, while the RL-12 can carry ~~92.86~~ dwelling units, and the RM has the capacity to accommodate ~~575.65~~ dwelling units. Planned Developments (PD) approvals typically increase the density of the underlying zoning. ~~Leavenworth has one PD that has been approved but is not yet built. It will accommodate 150 dwelling units.~~

Zone	Acres Available for development	Minimum Sq. Ft.	Density DU/Acre	Potential Dwelling Units
RL-6	109.72	6,000	<del>7.26</del>	797
RL-10	229.99	10,000	<del>4.36</del>	1,003
RL-12	25.58	12,000	<del>3.63</del>	93
RM	79.29	6,000	<del>7.26</del>	576
PD	26.67			150
Total	471.25			2,618

The Land Capacity Analysis shows that the available land can potentially support an additional 2,618 dwelling units. A Medium-Series population projection estimates an increase in population of ~~334,641~~, which at ~~2.16~~ persons per household will require an additional ~~1541,282~~ dwelling units for the ~~twenty-year~~ ~~twenty-year~~ planning period. Without any changes to zoning districts or densities, the city can adequately accommodate the projected population. Additional information may be found within the Housing Element.

~~The 2010 US Census shows that twenty percent of the city's total housing units are used for seasonal, recreational, or occasional use, compared to 2000 when only two percent of the housing units were seasonal. Impacts of transient and absentee owners on the community have not been thoroughly examined; and discussions on how this impacts housing affordability and availability have not been vetted with the community, Planning Commission, or City Council.~~

### Commercial/Industrial Capacity

The data and table below shows the inventory of Commercial and Industrial lands within the



City Limits.

Commercial and Industrial area in acres

Zone	Total <u>Acres</u>	Vacant	Percent Vacant	Underutilized Parcels	Underutilized Acres
General Commercial	87.5	18.46	21%	3	.08
Central Commercial	32.19	8.55	27%	19	2.59
Tourist Commercial	65.1	34.92	54%	3	3.8
Light Industrial	23.53	0	0%	0	0

There is a limited amount of vacant Light Industrial properties that are available to develop in the UGA. There is no industrially designated land available for development within the City Limits. Encouraging diversification of the economic base, and planning for infrastructure to support commercial and industrial development is reflected in many goals of the Comprehensive Plan. A goal in the Land Use Element encourages the development of small light industrial sites with adequate infrastructure. The land use designation map can include additional areas to provide light industrial or industrial uses. Providing areas where residents can work and make a livable income can contribute to the growth of the community.

~~It is recognized that Leavenworth is located in a valley with outstanding natural scenic beauty with regional recreational opportunities and that these resources has been enhanced by adoption of the Old World Bavarian Alpine Theme. These assets form the basis for Leavenworth's thriving tourist industry, upon which the city's economic health and general welfare so heavily depend. The Old World Bavarian Alpine theme, scenic beauty and recreational opportunity attract tourism which form a key and indispensable part of the overall attractiveness of the city, and contribute to the aesthetic and economic well-being of Leavenworth. It is estimated that over two million visitors a year come to Leavenworth for festivals, theater, recreation, or to simply stroll in this Bavarian styled village. The many events and shops, restaurants, and accommodations attract group tours and individuals alike. Despite its relatively small size and popularity, hospitality industries / facilities and accommodations continue to grow and thrive. The below tables illustrate accommodations, employment and types of occupations / industries that are prevalent within Leavenworth. The U.S. Bureau of the Census occupations / industries types have been consolidated over time, and are noted within the table where counts are consolidated.~~

Lodging and Transient Accommodations (City and UGA)

2014 lodging and transient accommodation types	# of Units	#of Beds	Max # of PPL
Bed & Breakfast	3	5	10
Condos, Suites, Rooms	43	111	358
Hotel / Motel	737	1261	2794
Cabins/Lodges/Resorts	7	20	45
<b>Totals</b>	<b>790</b>	<b>1397</b>	<b>3207</b>

Source: Chamber of Commerce

Labor force status	1990	2000	2010	2013
Persons 16 years and over	1,307	1,563	2,010	1,814
Civilian labor force	756	927	1,157	1,032
Employed	710	902	1,157	1,032
Unemployed	46	25	1,107	996
Armed Forces	0	0	50	36
In labor force	756	927	0	0
Not in labor force	551	636	853	782

Source: U.S. Bureau of the Census, 1990 / 2000/ 2010 Census of Population and Housing

Occupation	1990	2000	2010	2013
Employed persons 16 years and over	710	902	1,107	996
—Executive, administrative, and managerial occupations	91	264	392	378
—Professional specialty occupations	70	above		
—Technicians and related support occupations	31	above		
—Sales occupations	72	266	251	169
—Administrative support occupations, including clerical	121	above		
—Private household occupations	0			
—Protective service occupations	13			
—Service occupations, except protective and household	143	197	280	271
—Farming, forestry, and fishing occupations	41	15	79	87

—Precision production, craft, and repair occupations	53	61	105	
—Machine operators, assemblers, and inspectors	30			
—Transportation and material moving occupations	33	99		91
—Handlers, equipment cleaners, helpers, and laborers	12			

Source: U.S. Bureau of the Census, 1990 / 2000 / 2010 Census of Population and Housing

Industry	1990	2000	2010	2013
Employed persons 16 years and over	710	902	1,107	996
—Agriculture, forestry, and fisheries	32	52	56	37
—Mining	0	0		
—Construction	51	53	68	74
—Manufacturing, nondurable goods	19	56	75	48
—Manufacturing, durable goods	53	above		
—Transportation	17	40	46	51
—Communications and other public utilities	14	above		
—Wholesale trade	15	45	8	19
—Retail trade	172	186	141	106
—Finance, insurance, and real estate	41	37	64	40
—Business and repair services	18			
—Personal services	61	41	102	65
—Entertainment and recreation services	16	185	237	216
—Health services	65	below		
—Educational services	40	139	88	193
—Other professional and related services	59	30	72	77
—Public administration	37	38	127	43

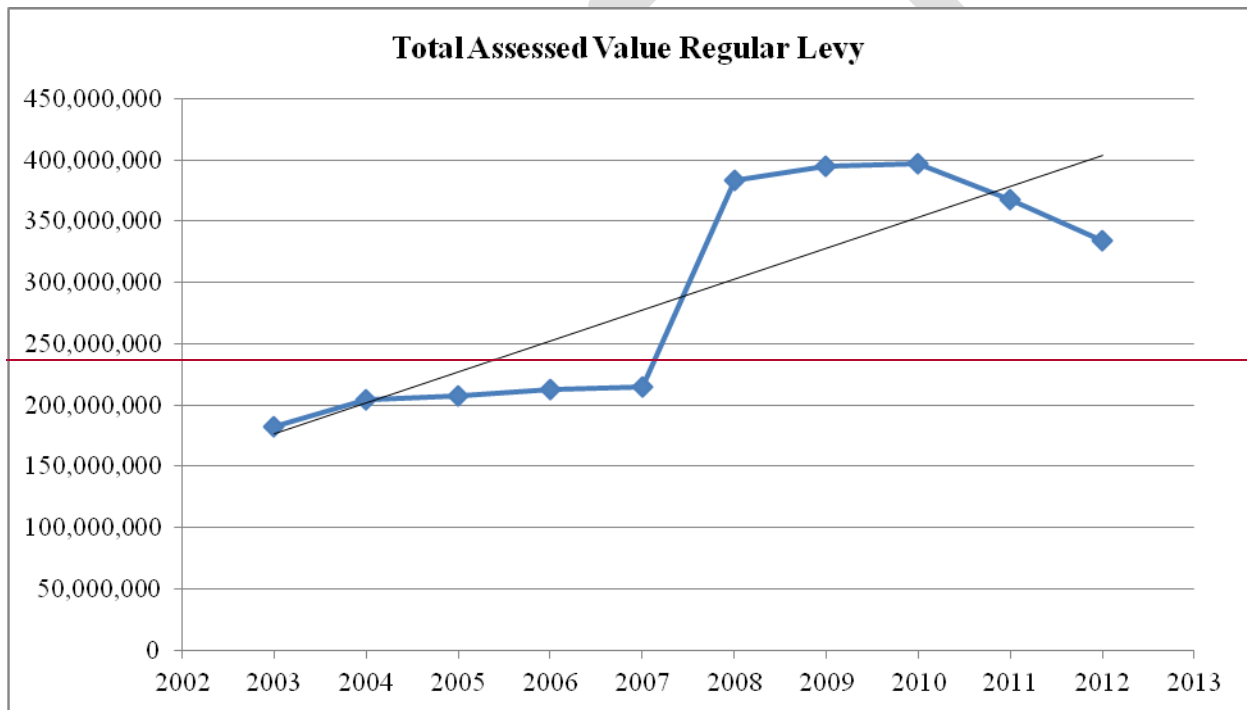
Source: U.S. Bureau of the Census, 1990 / 2000 / 2010 Census of Population and Housing

Class of worker	1990	2000	2010	2013
Employed persons 16 years and over	710	902	1107	996
—Private wage and salary workers	480	649	712	697
—Government workers	141	135	242	203

— Local government workers	61	above		
— State government workers	46	above		
— Federal government workers	34	above		
— Self-employed workers	85	118	153	96
— Unpaid family workers	4	0	0	0

Source: U.S. Bureau of the Census, 1990 / 2000 / 2010 Census of Population and Housing

The total assessed value of Leavenworth in 2003 was \$182,808,050, it reached a peak in 2009 at \$395,359,863. The total assessed values in 2012 were increased 82.88% more than in 2003.



The retail sales tax revenue was \$1,038,147.98 in 2013. There is a significant growth in the retail sales tax in the decade from 2003 to 2013. In December 2008, a major winter storm shut down the passes from Seattle for approximately 10 days. This most likely contributed to the reduction in revenues posted for February 2009. In late 2008 and 2009, the city had reduced revenues due to a downturn in the economy that was noted as the largest recession since the Great Depression. In September 2012, significant fires and smoke in the area for much of the month reduced sales taxes and had cancelled hotel reservations.

NAIC      2009      2010      2011      2012      2013      2014 (1Q-

S

3Q)

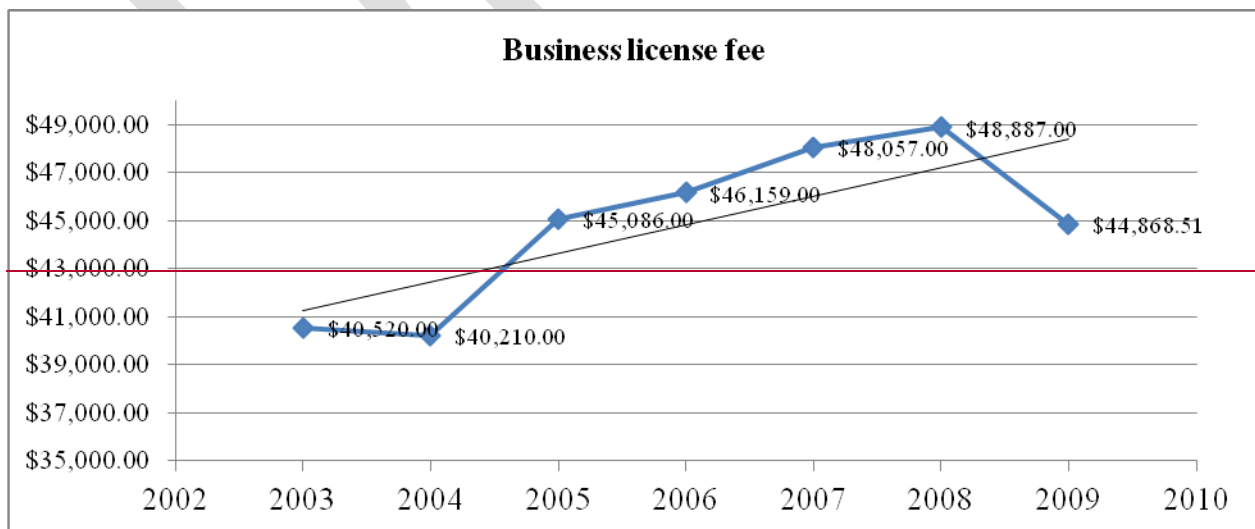
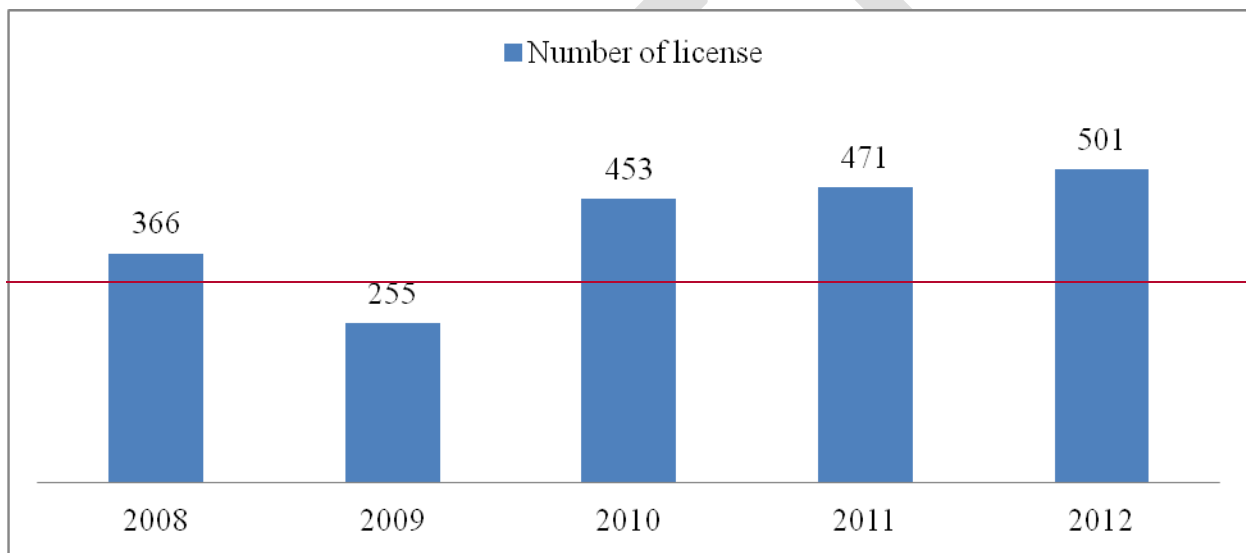
Home Centers	44411 0	242,367	322,135	282,835	360,488	440,074	116,489
Other Building Material Dealers	44419 0	2,953,930	2,703,857	2,840,718	3,540,434	3,078,555	2,410,663
Supermarkets & Other Grocery (except convenience) Stores	44511 0			7,971,847	-	8,474,216	4,985,347
All Other Misc. Store Retailers (except tobacco)	45399 8	3,404,251	3,515,323	3,995,197	3,981,425	4,475,864	2,638,087
All Retail Trade	44111 0- 45439 0	24,156,26 2	24,620,52 7	34,177,88 8	27,202,556	38,629,86 9	24,670,963
Electronic Shopping, Mail Order Houses, Other Direct Selling Establishments	45411 1 45411 3 45439 0	1,324,728	1,530,344	1,786,330	1,653,825	1,782,774	1,331,109
Hotels & Motels	72111 0	15,848,65 2	16,172,98 9	16,827,58 8	17,725,798	21,173,76 1	15,083,960
Food and Drink	72231 0- 72251 5	3,295,388	4,026,565	4,021,209	23,448,688	25,572,40 7	18,669,635
All Construction	23611 5- 23899 0	8,965,168	11,719,81 8	25,728,54 4	22,835,873	36,930,38 0	28,798,462
<b>Total</b>		60,190,74 6	64,611,55 8	89,660,30 9	100,749,08	132,083,6	93,719,368

August 17, 2017

LU-13

					7	84	
Leavenworth's Retail Taxes	-	849,726.19	925,772.70	938,512.85	936,242.46	1,038,147.98	1,118,890.46

Commercial businesses within Leavenworth and businesses that work within Leavenworth can be depicted by the number of business licenses issued. The number of business licenses increased from 2008 to 2012. This indicates business not only creating jobs, but also showed the healthy business ecology of Leavenworth.



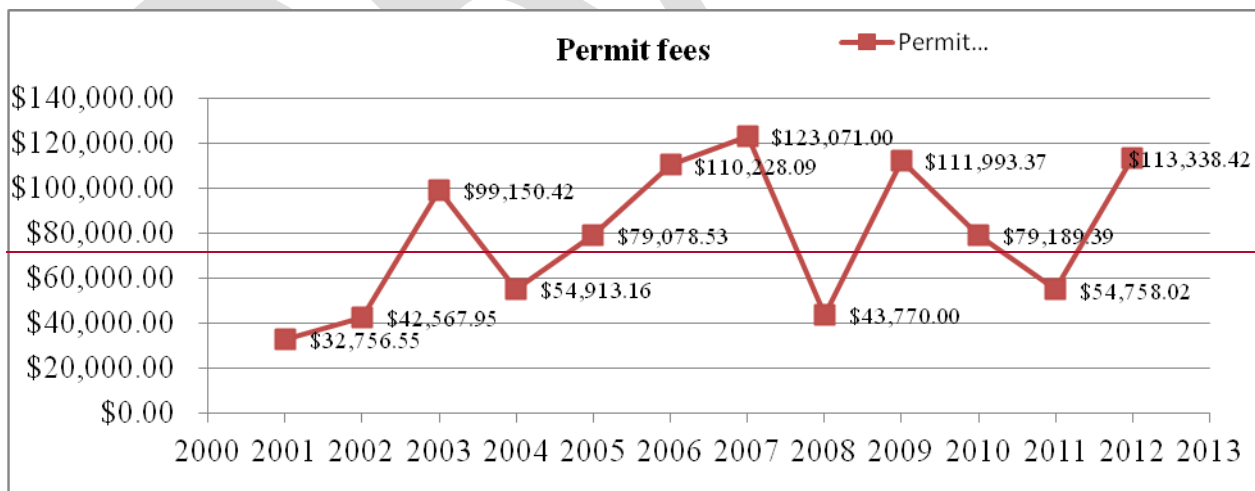
Source: City of Leavenworth and Washington State Department of Licensing

As shown in the chart, the hotel/motel tax had a stable increase from 2003-2012, which reflected a stable increase of visitors.



Source: Tax 2000 to Current of Leavenworth

From 2003 to 2012, building permit fees had a stable increase. Although there were some rise and fall, in 2012, the permit fee returned to growth and increase 106.9% than that of 2011. So, it indicated that the construction in Leavenworth has been keeping up as a positive signal of economic growth and appropriate land use patterns.



#### IV. Goals, Policies, and Rationale

##### General



**Goal 1: \_\_\_\_\_ Provide sufficient land area and densities to meet Leavenworth's projected needs for housing, employment and public facilities.**

~~Goal~~-Rationale: The ~~Growth Management Act~~GMA, addresses growth by requiring local communities to engage in twenty-year land use planning and to concentrate development in urbanized areas to use infrastructure efficiently. Allocating sufficient area and assigning densities accomplishes this fundamental component of the act.

**Goal 2: \_\_\_\_\_ Ensure that development regulations, including the allowed densities, uses and site requirements, ~~provide for achievement of~~implement Leavenworth's preferred land use pattern (Land Use Designation Map).**

~~Goal~~-Rationale: Development regulations must implement the goals and policies ~~of the~~of the Comprehensive Plan.

**Goal 3: \_\_\_\_\_ Allow new development only where adequate public facilities and services can be provided.**

~~Goal~~-Rationale: Investments in Leavenworth's neighborhoods, water, stormwater and sewer systems, parks, streets, and public facilities are an essential component of providing a comprehensive and functional land use plan. The City must follow a set of equitable and consistent policies regarding the direction, extent, and distribution of cost in developing and maintaining its basic utility systems. The capital facility provisions of the GMA reflect two major public policy objectives: to reduce the costs of serving new development with public facilities; and to ensure that public facilities will be available at the time of development. ~~Sprawl is costly to serve with public facilities and services.~~

**Goal 4: \_\_\_\_\_ Provide an appropriate level of flexibility through development regulations which ~~promotes~~ efficient use of buildable land. Balance this flexibility with other community goals and the need for predictability in decision making. Achieve this through measures such as clustering that preserves open space and administrative ~~variances~~deviations for minor variations/ deviations from prescribed standards.**

~~Goal~~-Rationale: Rigid prescriptive regulations, rules and requirements are unable to address all aspects of community desires and implementation of the Comprehensive Plan. Some areas within the regulations, rules and requirements need to be performance based to add variety, address complexity, and allow options not availed within strict conformance with regulations, rules and requirements. Administrative discretion allows effective decisions while serving the public

interest.

**Goal 5: Encourage infill development on suitable vacant parcels and redevelopment of underutilized parcels. Ensure that the height, bulk and design of infill and redevelopment projects are compatible with their surroundings.**

~~Goal~~-Rationale: Effective use of vacant and underutilized lands can be accomplished by infill. Infill is cost effective regarding the use of existing infrastructure to support development, and reduces sprawl.

**Goal 6: Provide opportunities for shops, services, recreation and access to healthy food sources within walking or bicycling distance of homes, work places and other gathering places**

~~Goal~~-Rationale: In addition to the Parks and Recreation Element, land use should consider urban planning approaches that increase physical activity.

**Goal 7: Design developments to encourage access by modes of travel other than driving alone, such as walking, bicycling and transit, and to provide connections to the nonmotorized system.**

~~Goal~~-Rationale: In addition to the Parks and Recreation & Transportation Element, land use patterns can support, provide and/or encourage alternative modes of transportation.

**Goal 8: Maintain development regulations to promote compatibility between uses; retain desired neighborhood character; ensure adequate light, air and open space; protect and improve environmental quality; and manage potential impacts on public facilities and services. Through these regulations address features including, but not limited to: impervious surface area and lot coverage; ~~—building height, bulk, placement and separation; —developmentseparation; development intensity; —aeessintensity; access~~ and connections; and landscaping/ open space.**

~~Goal~~-Rationale: Zoning ordinances are a valid exercise of the police power of the City, and provide for the public health, safety, morals, or general welfare of a community.

**Goal 9: Promote compatibility between land uses and minimize land use conflicts when there is potential for adverse impacts on lower intensity or more sensitive uses by ensuring that uses or structures meet performance standards that limit adverse impacts,**

**such as noise, vibration, smoke and fumes.**

~~Goal~~ Rationale: Allowing regulations to reduce or remove impacts from noise, light, pollution, and/or vibration to neighboring properties can contribute to neighborhood harmony.

**Goal 10: Provide needed facilities that serve the general public, such as facilities for education, libraries, parks, culture and recreation, police and fire, transportation and utilities. Ensure that these facilities are located in a manner that is compatible with growth patterns.**

~~Goal~~ Rationale: A well-functioning community depends on the availability of a variety of facilities and services. Schools, libraries, and facilities for enjoying recreation are essential to the social and cultural vibrancy of the community. The health of the community depends on the availability of clean water and adequate wastewater collection.

**Goal 11: Encourage development to occur in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.**

~~Goal~~ Rationale: Planning ahead is good management. Land Use that is consistent with capital facilities plans help the City use its limited funding wisely and most efficiently to maximize the City's resources. Eliminate sprawling, low-density development that is expensive to deliver services to and is destructive to critical areas, rural areas, and resource values

**Goal 12: Prohibit extension of sanitary sewer services into rural lands in unincorporated Chelan County except to resolve health and environmental emergencies.**

~~Goal~~ Rationale: RCW 36.70A.030 (12) and (13) define public facilities and public services, which in addition to those defined as urban services, also include streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, parks and recreational facilities, and schools, public health and environmental protection, and other governmental services. Although some of these services may be provided in rural areas, urban areas are typically served by higher capacity systems capable of providing adequate services at urban densities. Storm and sanitary sewer systems are the only services that are generally exclusively for urban areas. Outside of urban areas, sanitary sewer systems are appropriate in limited circumstances when necessary to protect basic public health and safety and the environment.

**Goal 13: Allow exceptions to extend domestic water service to unincorporated Chelan County where the extension will not encourage the conversion of agricultural or rural lands to urban densities.**

~~Goal-Rationale: Reduced conversion of undeveloped land into sprawling, low-density development is a GMA goal. At a minimum, adequate public facilities in urban areas should include public water service because these services may to support urban densities. The services provided must be adequate to allow development at urban densities and serve development at densities consistent with the land use element.~~

**Goal 14: Maintain a process to site essential public facilities that requires consistency of the proposed facility with the Comprehensive Plan; emphasizes public involvement; identifies and minimizes adverse impacts; and promotes equitable location of these facilities throughout the city, county and state.**

~~Goal-Rationale: Because of their potential size or nature, essential public facilities (EPFs) can have a substantial impact on land use and affect the overall character of Leavenworth. Some essential public facilities may warrant significant environmental mitigation to protect critical areas, aquifer recharge areas, or other environmentally sensitive areas. Urban Growth AreaUGAs are required to plan essential public facilities to maintain levels of service to the public as growth occurs over the planning period. Within Resolution No. 92-88 (May 26, 1992), ~~†~~The County-wide Planning Policies No. 3 establishes a process to site essential public facilities.~~

**Goal 15: Ensure that decisions on land use designations and zoning are consistent with the City's vision and policies as articulated in the Comprehensive Plan. ~~The Comprehensive Land Use Designation Map (see Land Use Designation Map) graphically displays the preferred land use pattern. Creation of the Land Use Designation Map considered the following: Leavenworth's land use and community character objectives; whether development will be directed away from environmentally critical areas and other important natural resources and in a way that minimizes impacts on natural resources; the adequacy of the existing and planned transportation system and other public facilities and services; projected need and demand for housing types and commercial space; suitability of an area for the proposed designation or zone; and opportunities to separate potentially incompatible uses~~**

~~Goal-Rationale: The GMA provides the tools to counties and cities to manage and direct growth to urban areas where public facilities and services can be provided most efficiently, to protect rural character, to protect critical areas and to conserve natural resource lands.~~

## **Natural Systems and Critical Areas**

The ~~Growth Management Act~~GMA requires all cities, towns, and counties in the State to classify, designate and protect "critical areas.": Critical areas include wetlands, aquifer recharge

areas, frequently flooded areas, fish and wildlife conservation areas, and geologically hazardous areas that include erosion hazard, landslide hazard, mine hazard, seismic hazard, and volcanic hazard areas.

The GMA requires provisions for the protection of the quality and quantity of ground water used for public water supplies. In addition, the Land Use Element of the Comprehensive Plan is required to provide guidance for the review, ~~where applicable,~~ of drainage, flooding, and storm water run-off and to provide guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state.

~~The City initially adopted goals, policies, and rationale statements in response to the requirements of the Growth Management Act as part of the Comprehensive Plan adopted in 1996 and adopted additional language in 1999. During 2002 and 2003, the City of Leavenworth, along with five Okanogan County communities and one Grant County community, participated in a coordinated research and planning effort to update this portion of the Land Use Element to incorporate the use of “Best Available Science” as required by the Growth Management Act.~~

~~The City is also required to develop plans consistent and coordinated with those prepared by Chelan County. The County has completed the planning process for developing critical areas regulations following an extensive citizen participation process. Many of the issues and concerns that guided the development of the critical area regulations were discussed and addressed in the County’s comprehensive planning process and, along with data and information from the City’s other planning efforts, are incorporated into this document.~~

**Goal 1: Encourage land use practices that protect the integrity of the natural environment to ensure that the community has ~~an adequate~~ ~~source of~~ clean water and air and to otherwise maintain a healthy human environment. Promote use of techniques, such as stormwater utility funds, conservation easements, sensitive site planning, best land management practices and flexible regulations, to help retain and protect open space, environmentally critical areas, and unique natural features.**

~~Goal~~-Rationale: Most of the potentially negative impacts on critical areas result from existing and future land use practices. The most effective way to protect the resources, as mandated by the GMA, is to strive for land use practices that minimize or eliminate potential negative consequences.

*Policy 1: Utilize SEPA, the Shoreline Master Program, Flood Hazard Reduction, and Critical Areas policies and regulations to ensure protection of the natural environment and critical resources.*

Rationale: Regulations already exist that provide for environmental protection.

*Policy 2: Discourage development in areas of natural hazard such as those susceptible to landslide, flood, avalanche, unstable soils, and excessive slopes.*

Rationale: Discouraging development in natural hazard areas helps to protect the public health, safety, and general welfare.

*Policy 3: Continue to implement the excavation and grading ordinance to regulate excavation, grading, and earthwork construction activities.*

Rationale: Uncontrolled filling and grading can cause erosion and siltation of streams, rivers, and ponds. These activities can also be detrimental to adjacent properties.

*Policy 4: Require that excavation activities are conducted in a manner which minimizes the introduction of suspended solids, leaching of contaminants, or disturbance to habitats.*

Rationale: Uncontrolled dredging and filling activities can negatively impact fish habitat and water quality.

*Policy 5: Appropriate conditions shall be placed on development to ensure that negative impacts to critical areas are avoided or mitigated.*

Rationale: Review of development proposals is essential to determine the potential for adverse impacts to the critical area or the development.

*Policy 6: The City shall give special consideration to conservation or protection measures necessary to preserve or enhance anadromous fisheries.*

Rationale: The Wenatchee River is home to several fish species that are listed as threatened or endangered under the Federal Endangered Species Act. Special consideration of measures to conserve and/or protect these species is a City responsibility.

**Goal 2: Use Best Available Science in classifying, designating, and regulating Critical Areas within the City of Leavenworth.**

~~Goal~~-Rationale: RCW 36.70A.172 requires that the City consider best available science as it classifies, designates, and regulates critical areas.

**Goal 3: Provide flexibility in regulation of land uses in critical areas, recognizing that the ~~Growth Management Act~~GMA encourages development within cities in order to limit the geographic extent of human impacts urban sprawl.**

~~Goal~~-Rationale: The GMA requires all cities and counties to adopt development regulations that protect environmental-critical areas and conserve natural resources lands. One of the core tenets of the GMA is to reduce sprawl by concentrating development in areas planned to accommodate new growth. It is imperative that the ~~urban-growth-area~~UGAs established in cooperation with Chelan County be allowed to develop with the types and densities described in adopted comprehensive plans if the cities and County are to be consistent with adopted plans. Therefore, there must be some flexibility in the regulation of critical areas in order to accommodate future growth and development in identified critical areas within the UGA.

*Policy 1: Protect critical areas by encouraging the use of innovative techniques on or adjacent to critical areas. Such techniques may include: clustering, conservation easements, land trusts, and the Public Benefit Rating System.*

Rationale: Innovative techniques can benefit the public and the land owner and can help to protect critical areas.

*Policy 2: Support the efforts of public and private organizations, whose goal is the preservation or conservation of critical areas.*

Rationale: This option allows interested private and public organizations to purchase lands they wish to put into long-term conservation or preservation programs.

*Policy 3: Allow for open space and recreational use of critical areas where such use does not negatively impact critical areas.*

Rationale: Open space and recreational use of critical areas provides an opportunity for residents and visitors to enjoy the natural amenities of the area.

**Goal 4: Identify and protect critical areas and provide for reasonable use of private**



property while mitigating significant adverse environmental impacts.

~~Goal~~ Rationale: Preservation of critical areas will help protect the environment and maintain and enhance the quality of life. Implementation regulations should provide for reasonable use of private property.

*Policy 1: Classify, designate, and protect frequently flooded areas.*

Rationale: Floodplains and other areas subject to flooding perform important hydrologic functions. Classification of frequently flooded areas should include, at a minimum, the ~~100~~ year100-year floodplain designations of the Federal Emergency Management Agency and the National Flood Insurance Program.

*Policy 2: Regulate the development of floodplains in order to help mitigate the loss of floodplain storage capacity.*

Rationale: The loss of floodwater storage results in a potentially greater level of destruction to downstream properties from the resultant higher flood elevations and water flow velocities.

*Policy 3: Classify, designate, and protect wetlands.*

Rationale: Wetlands assist in the reduction of erosion, siltation, flooding, ground and surface water pollution, and provide wildlife, plant, and fish habitat. Wetland destruction or impairment may result in increased public and private costs or property losses. Utilize the National Wetlands Inventory (NWI)2016 Stormwater / Wetland Management Plan and/or site mapping to classify, designate, and protect wetlands. ~~The National Wetlands Inventory (NWI) was established by the US Fish and Wildlife Service (Service) in 1974 to conduct a nationwide inventory of U.S. wetlands to provide its biologists and others with information on the distribution of wetlands to aid in wetland conservation efforts.~~

*Policy 4: Classify, designate, and protect geologically hazardous areas.*

Rationale: Geologically hazardous areas include areas susceptible to erosion, sliding, earthquake, or other geological events. They pose a threat to the health and safety of citizens when incompatible commercial, residential, or industrial development is sited in areas of significant hazard. Some geological hazards can be reduced or mitigated by engineering, design, or modified construction or mining practices so that risks to health and safety are acceptable. When technology cannot reduce risks to acceptable levels, building in geologically hazardous areas is

best avoided.

*Policy 5: Classify, designate, and protect fish and wildlife habitat conservation areas. Utilize the Washington Department of Fish and Wildlife published a Priority Habitats and Species (PHS) list. Priority species include State Endangered, Threatened, Sensitive, and Candidate species; animal aggregations (e.g., heron colonies, bat colonies) considered vulnerable; and species of recreational, commercial, or tribal importance that are vulnerable.*

Rationale: The preservation of fish and wildlife habitat helps to ensure the survival of fish and wildlife species in the community and surrounding area and retention of open space and recreation opportunities associated with fish and wildlife habitat.

*Policy 6: Critical areas shall be classified and designated based upon the criteria established in Washington Administrative Code Chapter 365-190-040 and -080 (as they exist or are hereinafter amended) entitled "Minimum Guidelines to Classify Agriculture, Forest, Mineral Lands and Critical Areas."*

Rationale: Minimum standards have been ~~established~~recommended by the State for identifying resource lands and critical areas.

*Policy 7: Encourage the restoration and enhancement and protect the functions and values of critical areas.*

Rationale: The enhancement and restoration of critical areas improves the functions and values they provide.

*Policy 8: The goals and policies of the Leavenworth Shoreline Master Program, as amended, are considered an element of the City of Leavenworth Comprehensive Plan, and are included by reference as ~~if fully~~if fully set forth herein.*

Rationale: ~~The goals and policies of the Shoreline Management Act, as set forth in RCW 90.58.020, are considered one of the goals of the Growth Management Act. The Growth Management Act~~GMA requires that shoreline master ~~programs~~goals and polices be integrated as an element of the comprehensive plan.

**Goal 5: Protect water quality.**

~~Goal~~-Rationale: The protection of water quality is important for the public health, the local economy, the environment, and helps to maintain the high quality of life.

*Policy 1: Adopt and implement storm water and drainage standards within the corporate limits and UGA that protect water resources from impacts caused by development, utilizing source control, on-site detention, and treatment of storm water, where appropriate. Where approved public or private storm drain systems do not exist, require new development to collect, treat, and dispose of its storm water runoff in an engineered system on-site.*

Rationale: Areas with a history of flooding are important to preserve not only for their benefits to the overall storm water drainage system, but also to prevent large public and private expenditures associated with damage from floodwaters. It is also very important to ensure against contamination of these areas through proper management of surface water and storm water runoff.

*Policy 2: Storm-water that is collected by a storm sewer system should not be directly discharged into water sources without appropriate treatment.*

Rationale: Storm water can carry many pollutants such as fecal coliform bacteria, gas, oil, pesticides, and fertilizers.

*Policy 3: Encourage and support future and ongoing state water quality monitoring programs.*

Rationale: Monitoring of water quality helps to determine the impacts of growth and development to water quality. Should water quality problems arise, determining the sources of water quality degradation, and educational and regulatory tools to maintain or improve water quality would be necessary.

*Policy 4: Support water quality education programs which inform local citizens and visitors about water quality issues ~~and ramifications~~.*

Rationale: Education programs can be an effective approach to maintaining or enhancing water quality.

*Policy 5: Encourage appropriate regulatory agencies to actively pursue violators ~~which~~who illegally discharge waste into rivers, lakes, and streams.*

Rationale: Enforcement of water quality and waste disposal standards is a key element in maintaining contaminant-free water resources.

*Policy 6: Support ongoing health department efforts to adequately monitor on-site septic systems, and require the repair of failing on-site septic systems.*

Rationale: Failing on-site septic systems have the potential to introduce fecal coliform and bacteria into water systems.

*Policy 7: Protect the availability of potable water by minimizing the potential for contamination of ground water sources from residential, commercial, and industrial activities.*

Rationale: The maintenance of a safe potable water supply is vital to the City.

*Policy 8: Encourage the restoration of contaminated ground water sources.*

Rationale: The restoration of contaminated ground water helps to meet County needs for potable water and is beneficial to the environment.

*Policy 9: Classify, designate, and protect areas with a critical recharging effect on aquifers used for potable water.*

Rationale: Potable water is an essential life-sustaining element. Much of Washington's Leavenworth's drinking water comes from groundwater supplies. Once groundwater is contaminated it is difficult, costly, and sometimes impossible to clean it up. ~~Preventing contamination is necessary to avoid exorbitant costs, hardships, and potential physical harm to people.~~

*Policy 10: Continue to support and participate in the implementation of the Wenatchee Watershed Management Plan*

Rationale: Coordination and support among different stakeholders in protecting critical areas provides added opportunities to create complementary programs or preservation which may result in more efficient and effective results. Partnering and sharing of resources also demonstrates that the City of Leavenworth and the surrounding area recognize the importance of natural resources and critical areas. The mission of the Wenatchee Planning Unit is "to collaboratively develop a management plan for sustaining and improving watershed and

community health by protecting water resources, habitat and water use in a way that balances the educational, economic and recreational values associated with a healthy community." The main objectives of the Wenatchee Watershed Management Plan is to: identify strategies that will help meet current and future needs for both in-stream and out-of-stream uses; to protect and enhance habitat of threatened, endangered and culturally important species thereby improving overall habitat function and connectivity in the watershed; and to address impacts to water bodies that do not meet state and federal water quality standards.

**Goal 6: Protect and maintain air quality.**

~~Goal~~ Rationale: The protection of air quality is important for the public health, the local economy, and the environment; and helps to maintain the high quality of life enjoyed by residents and visitors alike.

*Policy 1: Recognize the potential benefits of public water, rail, electric, alternative fuels, non-motorized, and air transportation in helping maintain local air quality.*

Rationale: Moving people and goods by alternative means or in a more efficient manner should reduce emissions, and therefore help maintain acceptable air quality.

*Policy 2: Ensure that industrial development meets air quality standards and does not significantly affect adjacent property.*

Rationale: Air pollution can cause health problems, obscure visibility, create unpleasant odors, and damage animal and plant life.

**Goal 7: Ensure that development minimizes impacts upon significant natural, historic, and cultural features and preserves their integrity.**

~~Goal~~ Rationale: These features are an important part of the surroundings that contribute to the area's high quality of life.

*Policy 1: Encourage development that is compatible with the natural environment and minimizes impacts to significant natural and scenic features.*

Rationale: The design of development proposals should consider the relationship with the natural environment from both aesthetic and environmental perspectives. Capitalizing on natural

features can enhance the quality of new development while minimizing potential adverse impacts and exposure.

*Policy 2: Local government should work closely with private organizations and those agencies that manage public lands to ensure that local interests are emphasized.*

Rationale: Because of the proximity of the planning area to large sections of public lands, the importance of management that reflects local interest cannot be over-emphasized.

*Policy 3: The City recognizes the importance of natural area preserves and natural resource conservation areas. Leavenworth will promote preserves and conservation areas and support the prohibition of inappropriate development within a preserve or a conservation area.*

Rationale: Natural resource conservation areas are important for preservation of natural features.

*Policy 4: Establish a framework for the identification of archeological and significant historical sites and structures within the City and its UGA.*

Rationale: The ~~Growth Management Act~~GMA requires the identification of lands, sites, and structures that have historical or archaeological significance.

*Policy 5: Encourage the preservation of lands, sites, and structures that have historical or archaeological significance.*

Rationale: The ~~Growth Management Act~~GMA encourages the preservation of such areas.

## **Resource Lands**

The ~~Growth Management Act~~GMA, RCW 36.70A.060 (4), states that "forest land and agricultural land located within ~~urban growth area~~UGAs shall not be designated by a county or city as forest land or agricultural land of long-term commercial significance under RCW 36.70A.170 unless the city or county has enacted a program authorizing transfer or purchase of development rights." Mineral lands of long term commercial significance may be designated in cities and ~~urban growth area~~UGAs since RCW 36.70A.060 (4) does not prohibit this.

However, while the City's ~~urban growth area~~UGA does not have any agricultural or forest lands

of long term significance, there are numerous existing orchards in the area. Thus, the possibility exists of land use conflicts between urban development and orchards in the ~~urban growth area~~UGA. Therefore, the City should work with Chelan County on developing language to be placed on plats dealing with the potential conflict between urban development and agricultural practices occurring in the same area. The language should include a provision for dismissing nuisance suits against agricultural practices.

## Mineral Resource Lands Goals

Mineral resource lands are defined in the ~~Growth Management Act~~GMA as “lands that are not already characterized by urban growth and that have long-term commercial significance for the extraction of minerals” (RCW 36.70A.170). Mineral resource lands of long-term commercial significance are to include, at a minimum, land with the potential for extracting sand, gravel, and valuable metallic substances on a long-term basis. Mineral resources mined in Chelan County provide valuable materials to the local economy.

**Goal 1: Encourage the reclamation of existing mineral resource lands for the highest and best use.**

~~Goal~~ Rationale: Reclamation and re-use of a site to the "~~best and desired~~highest and best" use should be encouraged. Resource lands should be located in appropriate rural areas outside of the City. The City and its ~~urban growth area~~UGA does not have any designated mineral resource lands, ~~but there are numerous existing quarries in the area. Thus, the possibility exists of land use conflicts between urban development and quarries in the urban growth area.~~

## Residential

This section addresses land use policies relating to residential development. Additional information ~~on the urban growth area~~ is found in the ~~Urban Growth Area~~UGA Section of this element ~~and the Housing Element~~. The residential policies in the Land Use Element provide general guidance for development in residential areas, including density, allowed uses, and development standards. ~~This element is complementary to the Housing Element. The Housing Element addresses a range of housing topics, including affordability and special needs.~~

**Goal 1: Encourage development to occur in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.**

~~Goal~~ Rationale: Economic and social patterns point toward continued growth pressures in the Leavenworth area. Rural development requires larger lots since sewer and, frequently,



community water, are unavailable. This trend of larger lot sizes, combined with the scattered pattern of rural development, could result in substantial losses of open space and agricultural lands in the future. Value of production from the area's orchards should be acknowledged. Removal of orchard land for residential development should occur in a logical pattern and with consideration for the remaining commercial growers in the area. Rationale supporting the goal of encouraging Leavenworth and the ~~urban growth area~~UGA to accommodate an increased percentage of the area's growth include the following:

- More effective use of public funds can be made by planned extensions of utilities into logical new growth areas.
  - More affordable housing can be developed on the smaller lot sizes served by sewer.
  - Open space and agricultural lands can be preserved by reducing development pressure on rural lands.
- Future growth options can be preserved by avoiding a haphazard pattern of sprawl onto surrounding lands.
- Energy savings are promoted by permitting more people to live in close proximity to shopping and work.

*Policy 1: Infilling compatible with surrounding neighborhoods should be encouraged on remaining buildable lands within the City of Leavenworth.*

Rationale: Infilling would allow for development where infrastructure currently exists.

*Policy 2: Encourage multi-family development within the City and UGA to promote affordable and varied housing types.*

Rationale: Provision for multi-family zoning designations will help to achieve the plan goal of affordable housing for all economic segments of the population.

*Policy 3: New residential developments within the City of Leavenworth should include provisions for paved streets, curbs, and gutters at the time of development and be consistent with City development standards.*

Rationale: New development in these areas should conform to the standards of the City in order to ensure consistency and orderly development.

*Policy 4: The City may, at the discretion of the City Council, participate with the developer in*

*the added cost of any improvements which further implements the Capital Facilities Plan. ~~The~~In addition, the City may, at the discretion of the City Council, develop a Local Improvement District (LID) for financing of improvements in new subdivisions.*

Rationale: The City Council may wish to participate if the utility extension would provide service not only to the proposed development, but would also provide a system benefit.

**Goal 2: Provide for a variety of residential opportunities that meet the needs of a full range of lifestyles and income levels. Designate allowed residential densities and housing types to provide for a housing stock that includes a range of choices to meet all economic segments and household types, including those with special needs related to age, health or disability.**

~~Goal~~Rationale: Inflation, increasing interest rates, and changing family needs are placing new demands on the housing market. The traditional mix of urban ~~single-family~~single-family homes on smaller lots, large lot rural residences, grid pattern subdivisions, and scattered apartments is not likely to respond adequately to these new needs. Greater flexibility and imagination in the design of new residential areas is needed, incorporating cluster concepts, mixes of densities, townhouses, and condominium designs.

*Policy 1: Cluster developments with density mixes should be encouraged in both the City of Leavenworth and the ~~urban-growth-area~~UGA. Consider allowing incentives, such as residential density bonuses (cluster), variations in allowed housing type, or flexibility in regulations through the Planned Development process, if a proposal meets community goals for affordable, senior, size-limited or other types of innovative ~~housing~~housing.*

Rationale: Cluster developments allow for a variety of densities, increase open space, and will assist in accommodating the ~~20-year~~20-year population forecast.

*Policy 2: Consider using special site standards and design standards for residential development to: provide variety in building and site design and visually appealing streetscapes in residential developments of several dwellings or more; where appropriate, consideration should be given to implementing innovative regulatory strategies that provide incentives for developers to provide affordable housing to low and moderate income households; promote compatibility with Leavenworth's residential neighborhoods and avoid an appearance of overcrowding when rezones will increase residential development capacity or when density bonuses or flexibility in site standards are utilized; and emphasize features typical of detached single-family dwellings.*

Rationale: A variety of mechanisms are used to protect and enhance the city's quality of life and character as the community continues to grow. For example, height and bulk regulations are used to ensure that buildings within various areas of the city fit those locations and are compatible with adjacent structures. Intensity or density regulations control the amount of a particular use that is allowed and are used to achieve compatibility between uses, protect environmentally sensitive areas, and ensure that public facilities are not overloaded. Incentives may help facilitate the construction of low and ~~moderate-income~~moderate-income housing. This can be accomplished through the use of innovative techniques including but not limited to: density bonuses, zero lot line development, cluster subdivisions, and planned unit development provisions.

*Policy 3: When establishing residential densities by zone, limitations imposed by the environment, availability of infrastructure, and consistency with the comprehensive plan and the ~~Growth Management Act~~GMA shall be considered.*

Rationale: Physical characteristics and the availability of utilities are important factors in determining residential development patterns and densities. In addition, residential densities must be consistent with the guidance of the comprehensive plan and the requirements of the Act.

*Policy 4: Recognize that the infill of vacant, partially used, and underutilized land in existing developed areas of the City is an important aspect of the efficient development of the ~~urban growth area~~UGA and City limits and should strongly be encouraged.*

Rationale: Many parcels of land are available within existing developed areas of the City that can accommodate further development. Infill within these areas will allow public facilities and services to be provided in a more efficient manner.

*Policy 5: Encourage the infill of vacant, partially used and underutilized land in existing residential developments located within ~~urban growth area~~UGAs and City.*

Rationale: Many parcels of land are available within existing residential developments that can accommodate further development. Infill within these areas will help provide for a greater mix of residential housing opportunities.

**Goal 3: Allow some compatible nonresidential uses in Residential zones, such as appropriately scaled schools, religious facilities, home occupations, parks, open spaces, senior centers and day care centers. Maintain standards in the Leavenworth Municipal Code for locating and designing these uses in a manner that respects the character and scale of the neighborhood.**

~~Goal~~–Rationale: Many residents treasure their neighborhoods. Each neighborhood has characteristics that are unique and make it special. There are also qualities that are valued and include safety, quiet, friendliness, and attractiveness. Residents also value being near to open space, parks, and community oriented services, and having good transportation connections that enable easy access to services.

**Goal 4: Promote compatibility of Accessory Dwelling housing and, as appropriate, other types of innovative housing with the character of surrounding single-family residences.**

~~Goal~~–Rationale: ~~Differing kinds~~A variety of new home types are desirable in the future; ~~residents emphasize the importance of having a diverse range of housing choices in Leavenworth.~~ The value of having a community in which people of a wide range of incomes, ages, and needs can live, and being able to remain in Leavenworth through changes in age or family size is important. Among the ideas are additional small and starter homes, cottages, accessory dwelling units, attached homes, senior housing, affordable homes, and housing for families. In thinking about the future, new development needs to be well-designed and fit well with the surrounding area.

**Goal 6: Promote attractive, friendly, safe, quiet and diverse residential neighborhoods throughout the city, including low- and moderate-density single-family to high-density residential neighborhoods.**

## **Urban Growth Area**

One of the first steps in the implementation of the Growth Management Act (GMA) is for counties to work with cities to designate ~~Urban Growth Areas (UGAs)~~, “within which urban growth shall be encouraged, and outside of which growth can occur only if it is not urban in nature.” UGAs include areas and densities sufficient to permit the urban growth that is projected to occur in the city over the next twenty years.

Planning for ~~Urban Growth Areas (UGAs)~~ is an important tool provided by the ~~Growth Management Act (GMA)~~ for deciding where future urban growth should be encouraged, where the extent of that growth should be located, and how the financial and environmental responsibilities that come with growth, will be met.

UGAs are areas where growth and higher densities are expected and that can be supported by cost-effective urban services. By directing growth into urban areas, counties and cities can also protect critical areas, conserve their natural resource lands—such as farms and forests – and

maintain the rural character of their rural lands.

The planning area includes lands which may feasibly be provided with future urban services and those surrounding areas which directly impact conditions within the City limits of Leavenworth. This area and the City of Leavenworth have been designated as the UGA. The UGA boundaries will be evaluated periodically and may be amended on an annual basis to ensure they are adequate to accommodate the 20-year growth projections. The assessment of the UGA capacity is based upon developable lands, environmental constraints, housing and economic development needs, public facility and service capacities, and the implementation of growth strategies.

Setting a realistic population projection to plan for twenty years of potential growth can ensure adequate amounts of land and services are planned for UGAs. The major consequence of uncoordinated and unplanned growth is sprawl, the most expensive form of development to provide with urban services.

**Goal 1: Encourage development to occur in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.**

~~Goal Rationale: The Growth Management Act GMA encourages urban growth to take place in areas that are provided with a full range of urban services in order to reduce sprawl and ensure an orderly pattern of development.~~

~~Policy 1: Urban growth areaUGAs should be identified, which is close to existing water and sewer service, or in an area capable of providing water and sewer service in the most efficient manner, and is capable of accommodating the anticipated growth pressures for the 20-year planning period. The area should be recognized as the primary urban growth area for the City of Leavenworth. The area should not be extensively developed to County subdivision standards. Redevelopment of an area to upgrade from county to city standards would lose the efficiency required to provide complete urban services and development in an orderly fashion.~~

~~Rationale: The Urban Growth AreaUGA has been identified, however, this area was designated early on in the planning process without benefit of a committee recommendation based on all available planning information. The areas proposed in the Interim Urban Growth Area were the logical progression of urban growth when considering the provision of necessary infrastructure.~~

~~Policy 2: Designated urban growth areaUGAs should include those areas already characterized by urban growth as well as those areas projected to accommodate future growth.~~

Rationale: Including areas already characterized by urban growth and those areas projected for

urban growth within the UGA is a logical progression that will help to prevent leapfrog development, reduce sprawl, and decrease infrastructure costs.

*Policy 3: The size of designated ~~urban growth area~~UGAs should be based on projected population, existing land use, the adequacy of existing and future utility and transportation systems, the impact of second home demand, viable economic development strategies, and sufficient fiscal capacity within the capital facilities plan to adequately fund the appropriate infrastructure necessitated by growth and development. Consideration should also be given to regularize grossly irregular corporate boundaries during the process of designating urban growth boundaries.*

Rationale: Following these criteria will ensure that the UGA will be of sufficient size to allow for future growth, and be served with urban level services.

*Policy 4: Areas for potential annexation or potential incorporation shall be designated in the ~~urban growth area~~UGA.*

Rationale: Areas not included in the UGA cannot be ~~considered for annexation~~annexed.

*Policy 5: Encourage Development standards which review and provide for mitigation of drainage, frequently flooded areas, and storm water run-off associated with new development.*

Rationale: The impacts of drainage, flooding, and storm water run-off should be addressed at the time of development to provide the needed protection to Icicle Creek and the Wenatchee River.

### **Commercial / Industrial**

**Goal 1: Encourage the expansion of general retail goods, services, recreational opportunities, and entertainment facilities. Continue to build a network of strong economies.**

~~Goal~~-Rationale: During a period of substantial population increases in the planning area, most of the commercial growth has been tourist related. The high cost of traveling outside the area for retail goods and services and the desirability of keeping local purchasing power in the area to benefit the economy also supports the goal of providing for the development of additional general retail businesses in the planning area.

*Policy 1: Development of ~~a well designed community shopping complex, oriented to the~~ retail and service ~~needs of the local area residents and visitors,~~ should be encouraged if access, utility needs, and impacts on adjacent land uses can be properly addressed.*

Rationale: This policy would provide for retail and service needs of local residents.

*Policy 2: Commercial developments should be clustered to provide safe and convenient access ~~f~~ or automobiles, pedestrians, and suppliers, and to maintain and enhance the aesthetic quality of the area.*

Rationale: Clustering will prevent the impacts associated with strip commercial development.

*Policy 3: Recognize pedestrian needs in commercial areas by providing a more pleasant and comfortable environment through landscaping, buffering of vehicular traffic and pedestrian amenities.*

*Policy 4: Encourage landscaping which provides unity to commercial development and which screens or softens parking lots and unsightly areas, particularly in the transition areas between commercial and residential and recreational land uses.*

*Policy 5: Create standards which require development in the General and Tourist Commercial designations to provide landscaping on-site, and for development in the Central Commercial designations, allow for utilization of alternatives to on-site plantings, such as containers, window boxes, etc.*

*Policy 6: Provide landscaped buffers, walls, open spaces, etc. as needed to minimize noise, screen parking and service areas, rooftop equipment, solid waste receptacles, outdoor storage areas, and other potential impacts and nuisances.*

*Policy 7: Encourage the development of commercial land in a manner which is complementary and compatible with adjacent land uses and the surrounding environment by providing well designed transition or buffer areas.*

*Policy 8: Promote appropriately buffered multifamily residential development compatible with existing and potential commercial activities to provide a transition between high intensity and low intensity uses.*



Rationale: Ensuring compatibility between commercial and other land uses helps to support and maintain the viability of the available commercial lands. Techniques such as buffering with landscaping and/or open space, providing transition areas between low intensity and high intensity uses, and providing an aesthetically pleasing commercial environment will help achieve that compatibility.

*Policy 9: Where existing ~~single-family~~ single-family residences occur in designated commercial areas, allow them to continue as a permitted use, while disallowing new construction of detached ~~single-family~~ single-family residences as the principal use on ~~a piece of~~ commercial property.*

**Goal 2: Encourage the development of additional tourist commercial facilities.**

~~Goal~~ Rationale: One of the keys to a strong commercial base is the provision of additional tourist commercial facilities to help stimulate the planning area's development as a quality destination, rather than just a stopping point for tourists.

**Goal 4: Maintain and enhance a strong commercial core, based on the Old World Bavarian Alpine Theme, which will be attractive to both tourists and local residents.**

Rationale: Revitalization of the commercial core of Leavenworth around the Old World Bavarian Alpine Theme has given the community a strengthened economy and a vital character. Continued infilling of the core area and limited expansion is desirable, but the success of this expansion depends upon the resolution of parking, traffic, compatibility with adjacent land uses, and pedestrian circulation issues.

Policy 1: Expansion of the central commercial area should proceed in a logical progressive pattern.

Rationale: New central commercial development should link with the existing core area.

Policy 2: An area on the north side of Highway 2, west of Ski Hill Drive, and an area in the vicinity of Icicle Road's intersection with Highway 2 should be reserved for tourist commercial development. Development of additional resort, motel, restaurant, and related tourist facilities should be encouraged in these areas.

Rationale: These locations are the logical expansion of tourist commercial uses.

Policy 3: Encourage a pattern of mixed-use development in the commercial areas with residential uses as supportive, secondary development to the primary commercial uses.

Policy 4: In the Central and Tourist Commercial designations, allow light manufacturing activities which have a retail function and which are supportive of and supported by the allowed commercial uses, particularly those related to tourism.

Policy 5: In the General Commercial designations, allow light manufacturing activities and business office park uses which have a wholesale function, including warehousing and/or distribution activities. Require standards which place storage and service entrances in the least visible areas on the site, and prohibit outside storage of any product.

Policy 6: Refine and enhance existing design criteria for buildings and signs. Preserve the unique character and Old World Bavarian Alpine Theme design of Leavenworth.

Policy 7: Develop standards which manage the density and distribution of franchise businesses, particularly those that serve food, in part, via a drive-through window, to limit the impacts of multiple driveway access points onto Major and Secondary Arterials and Collectors, and to lessen the aesthetic impacts to the design element that is integral to the economic vitality of the City of Leavenworth.

Rationale: Diversity and flexibility in allowed uses, which also continues to preserve and promote the unique character and Old World Bavarian Alpine Theme which helps define Leavenworth, provide greater opportunities for economic development which will benefit and stabilize the overall community.

~~Policy 1: Proper locations for such developments must be identified and reserved for such uses.~~

**Goal 3: Allow mixed-use ("live / work") developments in all Commercial and Light Industrial designations. Recognize that the mixed-use ("live / work") overlay is intended primarily to foster light manufacturing, allow living in close proximity to the place of work, and related components with residential uses. The residential development will recognize, avoid and mitigate, potential adverse impacts associated with light manufacturing and related uses.**

~~Goal~~ Rationale: Encourage use techniques, such as notifying potential residents that a variety of activities may occur on designated mixed use ("live / work") overlay land that may create undesirable or harmful impacts. Mixed-use developments may contain light industrial, retail, office and residential uses within a building or complexes of buildings. In certain circumstances,

other uses may be included. Mixed-use developments can reduce vehicle trips, more efficiently use land, and provide concentrations of customers that live or work in the area and benefit neighborhood businesses.

**Goal 4: Encourage compact walkable commercial development.**

~~Goal~~ Rationale: Walkable neighborhoods have well-connected streets and a mix of land uses near each other, making not only walking but also bicycling and transit more convenient and appealing. Projects in walkable neighborhoods command a price premium, earning real estate developers and investors a higher return on investment. Improvements to streets and sidewalks to make them more appealing to pedestrians can benefit local businesses by attracting more customers.

~~Leavenworth Goals~~

~~Goal 1: ——— Maintain and enhance a strong commercial core, based on the Old World Bavarian Alpine theme, which will be attractive to both tourists and local residents.~~

~~Goal Rationale: Revitalization of the commercial core of Leavenworth around the Bavarian theme has given the community a strengthened economy and a vital character. Continued infilling of the core area and limited expansion is desirable, but the success of this expansion depends upon the resolution of parking, traffic, compatibility with adjacent land uses, and pedestrian circulation issues.~~

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~~Rationale: Diversity and flexibility in allowed uses, which also continues to preserve and promote the unique character and Bavarian design which helps define Leavenworth, provide greater opportunities for economic development which will benefit and stabilize the overall community.~~

**Goal 52: Continue and support the creation of city-wide parking management strategy.**

*Policy 1: Pursue cooperative partnerships between the public and private sectors to provide and/or fund needed parking facilities.*

*Policy 2: Integrate parking area design with landscape design in a way that reduces the visual impact of impervious surfaces and provides screening of parking from public view. Design features should include provisions for landscaping adjacent to buildings and walkways, and for parking areas to be located behind buildings and away from areas of high public visibility.*

Rationale: Including design and landscaping standards will help to lessen the impacts of the resulting increase in impervious surfaces associated with new parking facilities.

*Policy 2: Encourage underground and/or structured parking.*

Rationale: Higher density parking and/or parking under structures reduces the consumption of land which may provide solutions to the parking needs of the City.

*Policy 3: Study the potential for ~~a Front Street Plaza~~ pedestrian spaces / areas.*

Rationale: The option of a "fuss erreichen zonen" (foot walking zone) is consistent with the Old World Bavarian Alpine Theme, provides open areas for safe pedestrian access, can accommodate out-door commercial operations (for example, cafe seating), and may foster social interactions.

## **Industrial**

**Goal ~~6~~1:** Encourage the development of small light industrial sites with adequate infrastructure.

~~Goal~~ Rationale: Small light industrial sites which are well planned and do not impact the existing industrial base would assist in diversification of the local economy. Industrial zones are intended to accommodate manufacturing and industrial uses that require significant space or are likely to involve impacts, such as noise, dust, glare and truck traffic.

*Policy 1: New industrial developments should be reviewed for careful placement which can reduce, remove and/or mitigate impacts to surrounding properties.*

Rationale: Planned industrial development review will ensure that the proposed use is compatible with adjacent land uses.

*Policy 2: An area should be identified that is suitable to relocate/locate City, County, and State public works shops.*

Rationale: By identifying an area suitable to relocate/locate public works shops, all entities involved would benefit from scales of economy by shared fuel farm, sand piles, etc.

*Policy 3: Ensure that land use designations along streets that tie small light industrial sites to*

*the regional transportation system are compatible with heavy truck traffic. Consider using truck routes to direct heavy trucks away from residential neighborhoods and commercial areas such as the Downtown where heavy truck traffic is inappropriate.*

**Goal 72: Separate manufacturing uses to minimize impacts from incompatible uses.**

**Goal** Rationale: Light industrial areas provide locations for a variety of businesses that supply employment opportunities and services for the community and region. Consider integration of research and development, office, small warehouse and light manufacturing uses in one location. As manufacturing in the region shifts to more complex products, the ability to combine management, design, engineering and manufacturing employees into teams on one **site** **ensite can** be important.

**Open Space/Recreation**

~~Pursuant to RCW 36.70A.160, the City of Leavenworth recognizes the following as "open space corridors:" Barn Beach Reserve (a part of the Wenatchee River Institute), Waterfront Park (City Park), Enchantment Park (City Park), Blackbird Island (City Park) and the Leavenworth Municipal Golf Course. The city parks and trails system along the Wenatchee River offers numerous environmental benefits to the area, including: greater habitat, green belt, trail enjoyment, and public exposure to and awareness for wildlife protection and habitat.~~

~~This park system improves the health of residents and guests. Studies have shown that as little as 30 minutes a day of moderate intensity exercise (such as bicycling, walking, or cross country skiing) can significantly improve a person's mental and physical health and prevent certain diseases. Providing opportunities for participation in these outdoor activities, close to where people live, visit and work, is an important component of promoting healthy lifestyles for residents and guests. In 1987, the President's Commission on Americans Outdoors released a report that profiled the modern pursuit of leisure and defined the current quality of life for many Americans. Limited access to outdoor resources was cited as a growing problem throughout the nation. The Commission recommended that a national system of greenways could provide all Americans with access to linear open space resources. As a recreation resource, alternative transportation corridor, or area where fitness activities can take place, the Wenatchee River Parks and Trail System provide a much safer and more user friendly resource than other linear corridors, such as local roads.~~

~~The preservation and restoration of the park (open space) and trails (corridors and enjoyment of the open space) preserves natural open spaces along the Wenatchee River. These open space areas can function to absorb flood waters and filter pollutants from stormwater. During flood events, the open and undeveloped city parks and trail system along the Wenatchee River~~

provides important flood water storage capacity.

The City of Leavenworth parks and trails system along the Wenatchee River corridor serves as viable habitat for many species of plants and wildlife. This corridor provides essential food sources and, most importantly, access to water that is required by all wildlife. Additionally, this corridor is a migratory corridor, serving to help maintain the integrity of many plant and animal gene pools. This naturalized route along the Wenatchee River benefits fish, bird and plant species, which migrate with changes in climate and habitat.

**Goal 1: ~~Conserve open space and encourage open space considerations in future development.~~**

~~Goal Rationale: Providing for open space will help to maintain the natural beauty of Leavenworth. Leavenworth is framed within a beautiful natural setting, including the agricultural and rural lands surrounding the City. Within the community, undeveloped green spaces and parks have continued to be an important part of defining Leavenworth's physical appearance. The Comprehensive Plan is designed to protect the quality of the natural environment and retain open natural areas while accommodating anticipated levels of growth.~~

~~Policy 1: Encourage the use of planned developments which provide for open space and recreational opportunities. Encourage clustering on property designated to protect environmentally critical areas. Allow density bonuses provided conditions in the Code are met, including but not limited to maintenance of view corridors; provision of small lot, detached single family dwellings; dedication of open space; and protection of environmentally critical areas.~~

~~Rationale: Planned developments provide for density bonuses when the developer allows for open space and recreational opportunities.~~

~~Policy 2: Examine the feasibility of purchasing recreational easements on lands which will be beneficial to the community at large if maintained in an open character but which need not be in an outright public ownership.~~

~~Rationale: This policy will adequately compensate the property owner for development rights and ensure maintenance of open space.~~

~~Policy 3: Encourage the preservation of areas that are environmentally sensitive or have historic, cultural, or scenic value.~~



~~Rationale: Preservation will help maintain the scenic beauty and character of Leavenworth.~~

~~Policy 4: Open space, which will typically include landscaping features and berming, and which also may include active and/or passive recreational activities, should be located to buffer proposed development from neighboring areas, especially where there is a significant contrast in type or intensity of land use.~~

~~Goal 2: Enhance public recreational opportunities by providing a variety of year-round active and passive recreational activities for both residents and visitors.~~

~~Goal Rationale: Enhancing the recreational opportunities would provide an added attraction for visitors, thereby directly benefiting the area's tourist industry as well as providing recreational opportunities for residents.~~

~~ensure~~

~~Goal 3: Coordinate development and land use consistent with the Parks and Recreation Element. Encourage the protection of existing open space and/or the conversion of open space.~~

~~Policy 1: Encourage the preservation and/or increase the amount of publicly owned park properties by protecting the existing facilities from land conversions.~~

~~Rationale: This policy protects existing public parks from land use conversion to other uses while at the same time promoting the expansion of parks in residential areas. Any program developed will seek to maintain not only the quantity but also the quality of publicly owned park and recreation facilities.~~