ORDINANCE NO. 1219

AN ORDINANCE OF THE CITY OF CASHMERE, WASHINGTON, AMENDING THE CITY COMPREHENSIVE LAND USE PLAN; EXPANDING CASHMERE'S URBAN GROWTH AREA (UGA); AND DESIGNATING PREFERRED ZONING FOR THOSE UGA EXPANSIONS FOR PARCEL 1 OF SHORT SUBDIVISION 2403 AS SUBURBAN RESIDENTIAL (SR) AND A PORTION OF THE SW ¼ SECTION 3, TOWNSHIP 23 NORTH, RANGE 19 EWM, CHELAN COUNTY, WA., AND A PORTION OF OLD MONITOR ROAD AS MIXED COMMERCIAL LIGHT INDUSTRIAL (C/CL) AND A PORTION OF LOT "A" OF BOUNDARY LINE ADJUSTMENT 2008-155 AS SUBURBAN RESIDENTIAL (SR) AND APPROVING OTHER COMPREHENSIVE PLAN TEXT AND EXHIBIT AMENDMENTS.

WHEREAS, the City of Cashmere Planning Commission at a public meeting discussed and recommended a comprehensive update to the Cashmere Comprehensive Land Use Plan and the Map of the Cashmere Zoning Ordinance; and

WHEREAS, the City of Cashmere Planning Commission held an advertised public hearing on 3rd day of September 2013 and the 6th day of August 2012 and the 4th day of September 2012 regarding the proposed amendments to the City of Cashmere Comprehensive Land Use Plan and the Map of the Cashmere Zoning Ordinance, as prescribed by law; and

WHEREAS, an integrated environmental review process was conducted on the proposed amendments as prescribed by CMC Chapter 18.04 and WAC 197-11; and

WHEREAS, a 60-day state agency and public review process was conducted as prescribed by RCW 36.70A; and

WHEREAS, the Cashmere City Council held a duly advertised public hearing on the 23rd day of September, 2013 regarding the proposed update to the City of Cashmere Comprehensive Land Use Plan and the Map of the Cashmere Zoning Ordinance; now, therefore,

THE CITY COUNCIL OF THE CITY OF CASHMERE, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Ordinance No. 1213 and the City of Cashmere Comprehensive Land Use Plan is hereby amended to expand Urban Growth Area and to designate preferred zoning for the following properties:

A. Chelan County Assessor's Parcel #23-19-06-140-280 also identified as Parcel "1" of Short Subdivision 2403 of Chelan County, Washington is hereby included into the Cashmere Urban Growth Area and preferred zoning designated as Suburban Residential (SR). This property is depicted in **Exhibit "A"** to this Ordinance.

B. Chelan County Assessor's Parcel #23-19-03-340-050 also identified as a portion of the SW ¼ Section 3, Township 23 North, Range 19 EWM Chelan County, Washington and a portion of Old Monitor Road, is hereby included into the Cashmere Urban Growth Area and preferred zoning is designated as Mixed Commercial Light Industrial (C/CL). This property is depicted in **Exhibit "B"** to this Ordinance.

C. Chelan County Assessor's Parcel #23-19-04-440-160 also identified as of Lot "A" of Boundary Line Adjustment 2008-155 of Chelan County, Washington, is hereby included into the Cashmere Urban Growth Area and preferred zoning is designated as Suburban Residential (SR). This property is depicted in **Exhibit "C"** to this Ordinance.

Section 2 The City Director of Planning and Building is hereby directed to amend the official City of Cashmere Comprehensive Land Use Plan to reflect the changes in the Urban Growth Area and preferred Zoning identified in Section 1 of this Ordinance

Section 3. Ordinance No. 1213 and the City of Cashmere Comprehensive Land Use Plan is hereby amended and adopted as set forth in **Exhibit "D"** which is attached hereto and incorporated herein by this reference as if fully set forth.

Section 4. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

Section 5. This Ordinance shall be in full force and effect five (5) days after publication of the title of this Ordinance which is hereby approved as a summary of this Ordinance.

Passed by the City Council of the City of Cashmere, at an open public meeting this 14th day of October, 2013.

CITY OF CASHMERE

Jeff Gomes, Mayor

Attest:

Kay Jones, City Clerk/Treasurer

Approved as to form:

Charles D. Zimmerman, City Attorney

Ordinance No: 1219
Passed by the City Council: October 14, 2013
Published in the Cashmere Valley Record: October 23, 2013
Effective date: October 28, 2013

Exhibit "A"

Parcel "1" of Short Subdivision 2403 of Chelan County, Washington

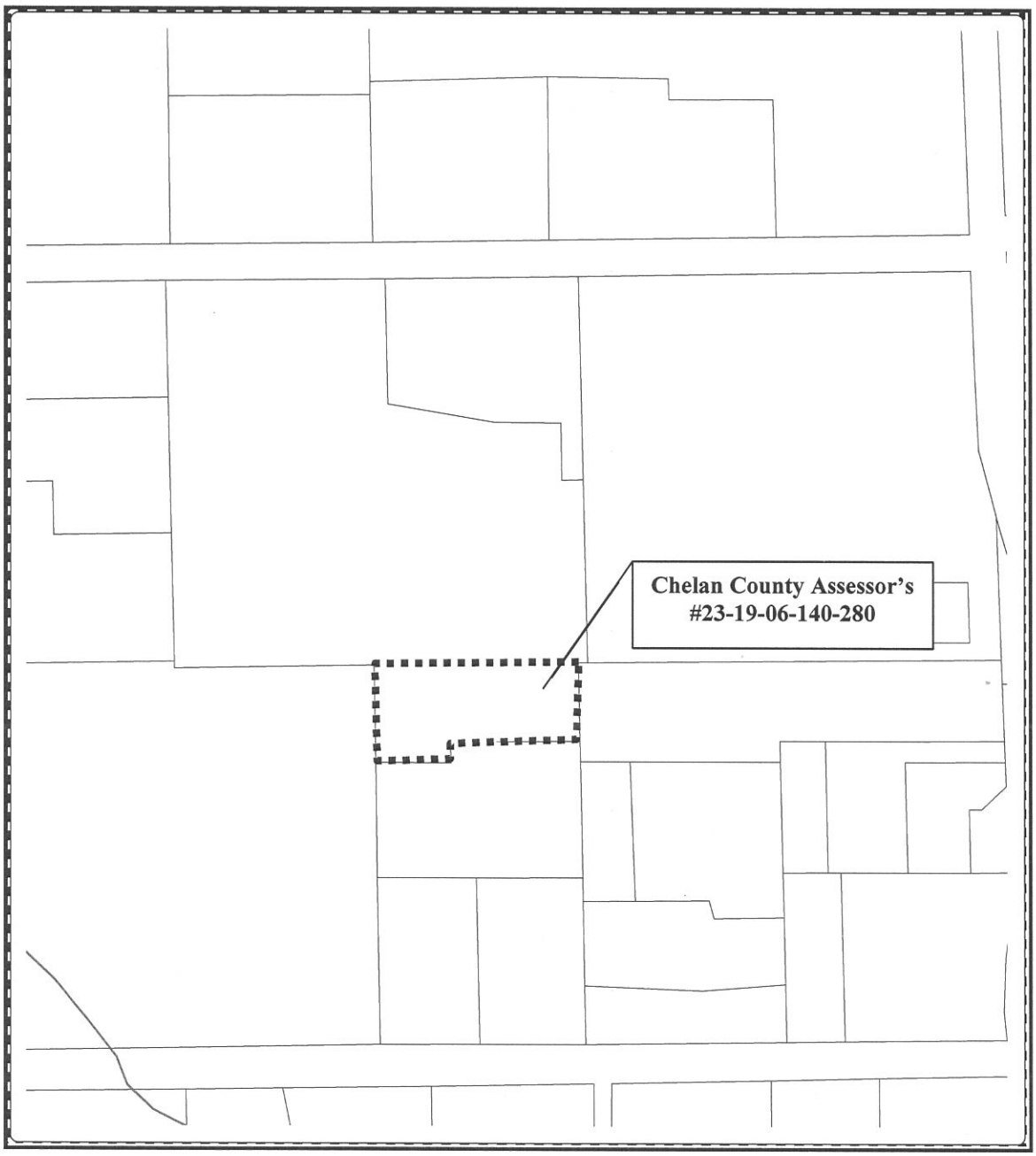


Exhibit "B"

That portion of the following described tract lying South of Primary State Highway No. 2 as conveyed to the State of Washington by Deed recorded July 13, 1953, under Auditor's File No. 474257. A portion of the Southwest Quarter of Section 3, Township 23 North, Range 19 EWM, Chelan County, Washington, described as follows: Beginning at the center of said Section 3 and run thence South 0 degrees 13' West along the North and South centerline of said section a distance of 1019.7 feet; thence turn 93 degrees 59' to the right and run North 85 degrees West as distance of 47 feet to the True Point of Beginning; thence South 1 degree 18' East a distance of 298.1 feet; thence South 76 degrees 47' East a distance of 40.3 feet; thence South 0 degrees 13' West a distance of 290.3 feet to a point, 1033.2 feet North of the Southeast corner of the Southeast Quarter of said section; thence North 85 degrees 48' West a distance of 1184 Feet to the East margin of the County Road; thence North 0 degrees59' West a distance of 598.3 feet; thence North 0 degrees 59' East a distance of 332.3 feet, more or less, to the Southwest corner of a tract of land previously owned by Oliver M. Butler; thence run East along the South line of said Butler tract a distance of 1120.6 feet, more or less to the Southeast corner of said Butler tract; thence South 1 degrees 18' East a distance of 415.5 feet, more or less to the True Point of Beginning.

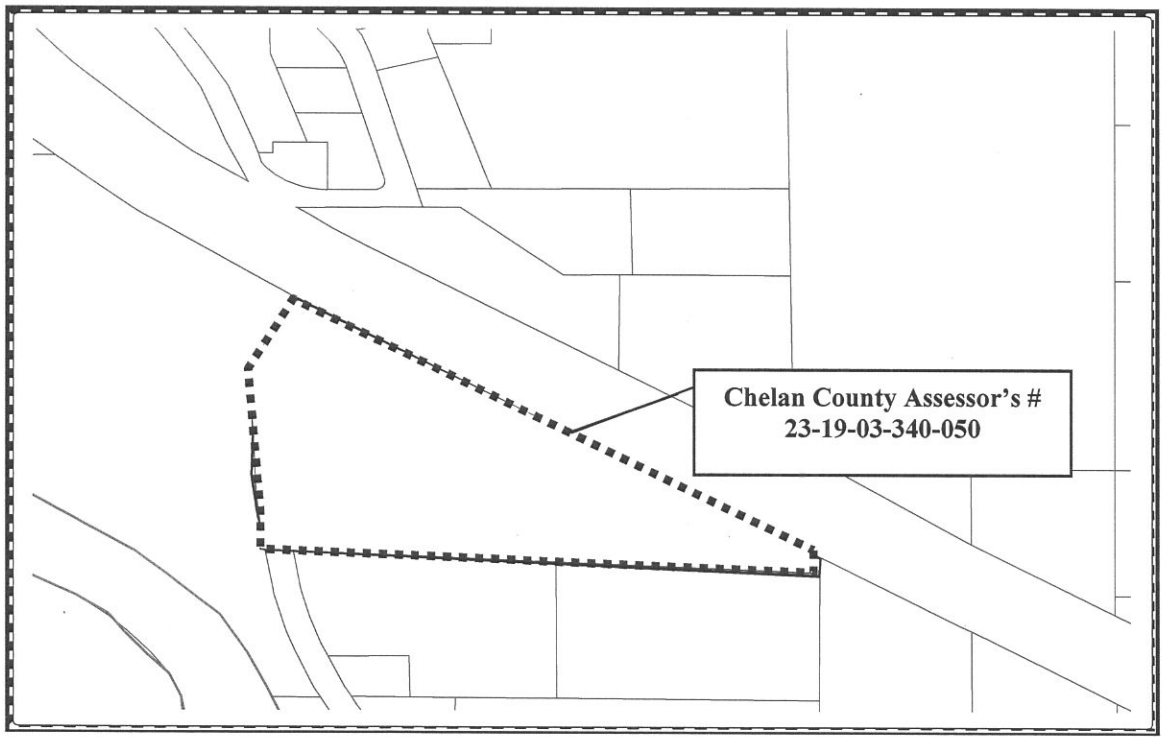


Exhibit "C"

Lot "A" of Boundary Line Adjustment 2008-155, recorded under Chelan County Auditor's No. 2324249.

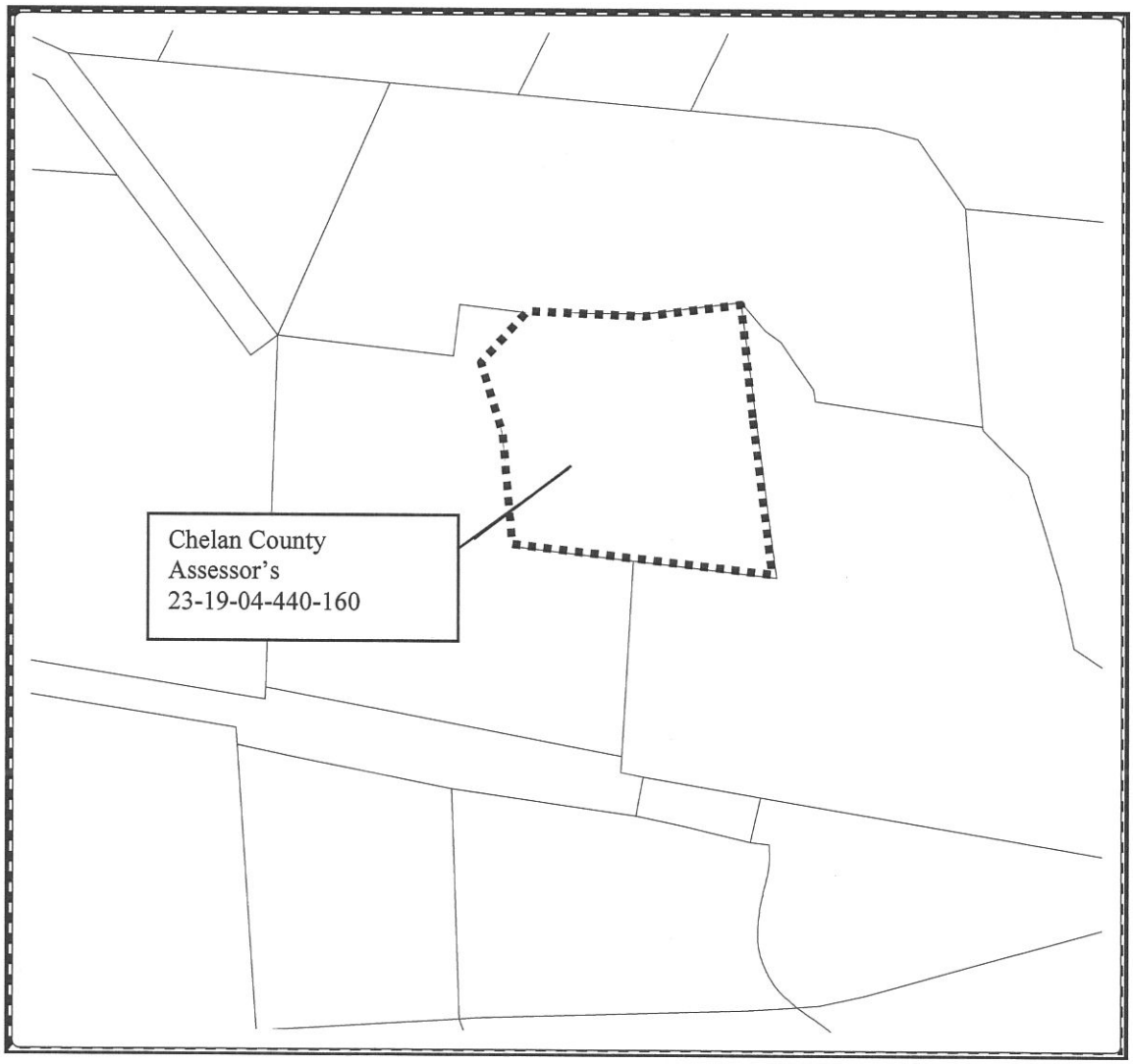
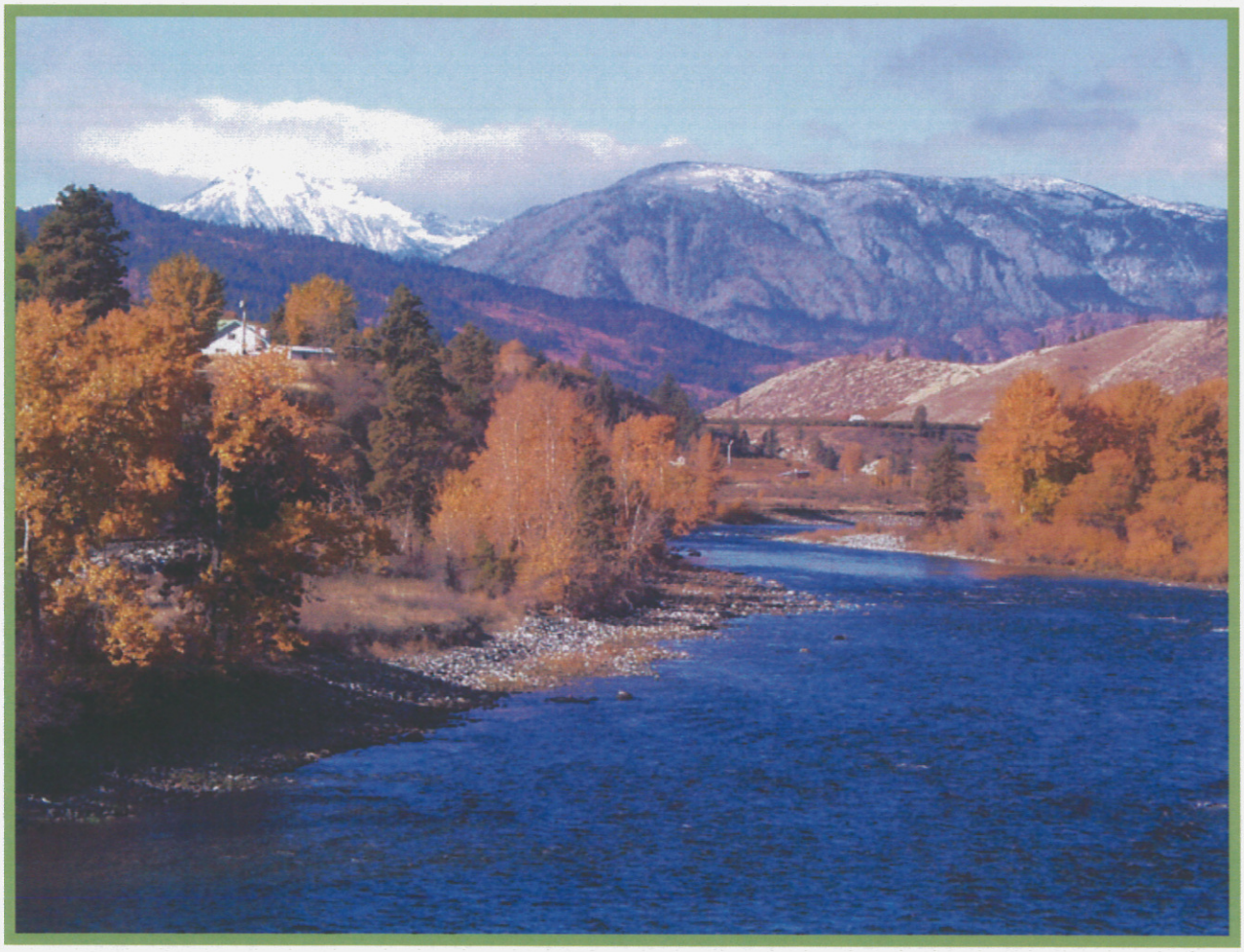


Exhibit "D"

City of Cashmere
Comprehensive Land Use Plan



Where river and recreation meet a vibrant community of diversified businesses, abundant agricultural, strong schools and engaged citizens

TABLE OF CONTENTS

The City of Cashmere Comprehensive Plan is composed of nine (9) main elements/sections, which must be closely interrelated to serve as a guide for future development.

1. **Introduction**- provides a brief history of Cashmere, also includes a physical description of surrounding area, and the community involvement in preparing this plan.
2. **Land Use Element** -which is intended to show the general location, amount and pattern of residential, commercial, industrial and open space land needed in Cashmere area in the foreseeable future.
3. **Housing Element**- which is intended to show the variety of housing types, includes inventory, and affordability
4. **Capital Facilities Element**- which is intended to assist the community in determining the need and location for future schools, water, sewer, health care, municipal buildings, and other municipal facilities and services.
5. **Utilities Element**-, which is intended to show how utilities that may become impacted by new development and population growth.
6. **Transportation Element**- which is intended to indicate standards and locations for arterials, collectors and local access streets, and pedestrian and non-motorized access in and around Cashmere.
7. **Park and Recreation Plan Element**- which is intended to provide goals, objectives, and plans for the development and expansion of a wide range of parks and recreation facilities.
8. **Economic Development Element**- which is intended to provide a background information and analysis of Cashmere's economy
9. **Implementation Strategies Element**- which are procedures to assist in implementing the goals, policies and standards contained in the comprehensive plan.

APPENDICES

Glossary
Appendix A: Growth Management Act Goals
Appendix B: County-Wide Planning Policies
Appendix C; Cashmere City Limits
Appendix D: Cashmere Urban Growth Area
Appendix E: Cashmere Comprehensive Plan Land Use Map
Appendix F: Map of the Cashmere Zoning Ordinance
Appendix G: Shoreline Master Program
Appendix H: Cashmere FEMA Flood Zone Maps
Appendix I: Cashmere Roadway Map
Appendix J: Cashmere Streams and Rivers
Appendix K: Cashmere Existing Water System
Appendix L: Cashmere Existing Sewer System

CHAPTER 1: INTRODUCTION

The Comprehensive Plan for the City of Cashmere is intended to be a guide for the growth and development within and surrounding the community that is both sensitive to the environment and to guide the needs of the community residents. This comprehensive plan describes general goals and objectives, which City Officials believe to be consistent with the citizens of Cashmere and in the best interest of the community as a whole. These goals and policies will be used to make decisions and to balance the needs and desires of the residents of the Cashmere area. Goals and policies will become the basis upon which city zoning codes, building codes and land use regulations will be established or updated. Thus, goals should clearly state the community's vision for growth and development into the future. This comprehensive plan starts the balancing process by making goal statements for the future, with methods to attain each goal being stated as policies. This plan is not carved in granite, and should be periodically reviewed and amended to reflect new economic, social or environmental issues. Goals of the plan are as follows:

1. Encourage the most appropriate use of land throughout the community.
2. Lessen traffic congestion and accidents.
3. Secure safety from fire.
4. Encourage the formation of neighborhood or community units.
5. Secure an appropriate allotment of land area in new developments for all the requirements of community life.
6. Conserve and protect and restore natural beauty and other natural resources.
7. Facilitate the adequate provision of transportation.

Because the "community" of Cashmere extends beyond the actual city limits, it is important that this plan and Chelan County's Comprehensive Plan are complementary. Countywide planning policies as well as the overall policies of the Growth Management Act are intended to assure that all levels of government are communicating and working towards respective plans that are compatible and consistent. The Growth Management Act Goals are included in this plan as Appendix A, and the Chelan County-wide Planning Policies are included as Appendix B.

History of Cashmere...

The Wenatchee River valley was originally home to the Wenatchee Indian tribe. In the 1850's about 400 members of the Simpesquensi band of the Wenatchee tribe maintained a winter village of Ntuatckam near the present city of Cashmere. In 1855, the Walla Walla Treaty moved the Simpesquensis to the Yakima Reservation.

Cashmere's development began in 1888 when a mission was built under the direction of Father de Roughe to serve the areas remaining Indians and early settlers. Eventually a small community was established around "the old mission". The current location for the City of Cashmere was platted in 1892. Incorporation of the community as "Mission" occurred in 1904. In 1906, Judge James H. Chase convinced the town to change its name to Cashmere.

The first permanent settler was A. B. Brender. In 1881 he filed a claim in Brender Canyon. He raised vegetables for Blewett mines and later planted Cashmere's first pear trees. Significant orchard production did not occur until 1901 when the Peshastin ditch was completed, supplying irrigation water to the lower Wenatchee River valley. By 1903, the apple crop was large enough

to ship fruit in rail car lots. In 1902 the Schmitten Lumber mill operated at the lower end of Brender Canyon and moved to the Sunset Highway location in 1918.

Cashmere benefited when the Great Northern Railroad constructed its line crossing Stevens Pass in 1892. This rail line provided employment and a means of transportation to get local produce to markets. The rail line also greatly influenced the town's pattern of development as fruit warehouses built adjacent to rail sidings and riverbanks were altered to construct rail embankments.

Physical Description...

Located in the lower Wenatchee River valley on the east slope of the Cascade Mountains, Cashmere is bounded by the river and steep hillsides. Elevation of the city is between 800 and 1,000 feet above sea level. Ridges along the north side of the valley rise to over 2,000 feet Mean Sea Level before ascending higher into the Entiat Mountains. South of Cashmere ridges rise again to over 2,000 feet above sea level and are connected with the Wenatchee Mountains and Mission Ridge. Geologic formation of the valley is typical of glacial and river actions working on consolidated sedimentary formations. Soils (Chumstick) are shallow with layers of unconsolidated river rock deposited either by glaciers or by flooding. Native vegetation of the valley is typical of dry climate zones, consisting mainly of grasses and shrubs. Pine forests are dominant vegetation in higher elevations, and on the north slopes of the ridges. Climate conditions vary from normal summer highs in the 80^0's to 90^0's and winter low temperatures are usually in the 20^0's and 30^0's.

Events

Founder's Day
Cashmere's biggest celebration of the summer is founders' Day. The City's main street, Cottage Avenue, is the setting for a parade, food and craft booths, the Mayor's trike race and a carnival. The Chamber of Commerce sponsors children's games in Riverside Park and the volunteer fire department cools off the kids with a spray from the fire hose. There are usually activities in the pioneer village outside Cashmere's Museum during Founders' Day weekend Founders' Day is the last Saturday and Sunday of June each year.

Apple Days
Held the first weekend of October each year. Apple Days is held at the Museum, 600 Cotlets Way, in Cashmere. The pioneer Village is the setting for entertainment, food, and local residents dressed in authentic pioneer clothing. Visitors can ride in a horse-drawn wagon, join in the apple pie baking contest or watch the dog pulls at Riverside Park.

Planning Commission Public Meetings
Starting 2012, the City Planning Commission held regular monthly public meeting and invited the public to attend and comment on land use issues. During this time the planning commissioners reviewed and discussed each element of this plan.

2013 Comprehensive Plan update process:
- February 4, 2013- Planning Commission public work shop.
- March 4, 2013- Planning Commission public workshop.
- April 1, 2013- Planning Commission public workshop.
- May 6, 2013- Planning Commission public workshop.
- July 1, 2013- Planning Commission public workshop.

- August 5, 2013- Planning Commission public workshop.
- September 2, 2013- Planning Commission public hearing.
- October 7, 2013- Planning Commission Public hearing
- October 28, 2013- Cashmere City Council public hearing.

Media Coverage: Prior to final adoption of the Comprehensive Plan the Cashmere Valley Record published a notice of hearing. The following items were discussed, water issues, growth issues, taxes, and construction standards. Additionally, the newspaper reported on the public hearings.

Comprehensive Plan Ordinances.
Adopted January 25, 1999, Ordinance No. 934
Amended December 10, 2001, Ordinance No. 1004
Amended November 25, 2002, Ordinance No. 1025
Amended December 8, 2003, Ordinance No. 1038
Amended November 8, 2004, Ordinance No. 1051
2006 update January 8, 2007, Ordinance No. 1096
Amended January 14, 2008, Ordinance No. 1117
Amended December 10, 2012, Ordinance No. 1208
Amended May 28, 2013, Ordinance No. 1214
Amended July 22, 2013, Ordinance No. 1215
2013 Update October 28, 2013, Ordinance No. 1219

CHAPTER 2: LAND USE ELEMENT

The Land Use Element of the comprehensive plan is intended to promote orderly community growth by providing for planned land use areas, which consider environmental, economic and human factors. This plan is designed to meet both present and future needs of the community and to serve as a guide to the public and private agencies. The land use element is also a guide for the preservation and development of the community's public and private property and retains the basic form of the community while creating order within the general pattern.

Background Information and Analysis…

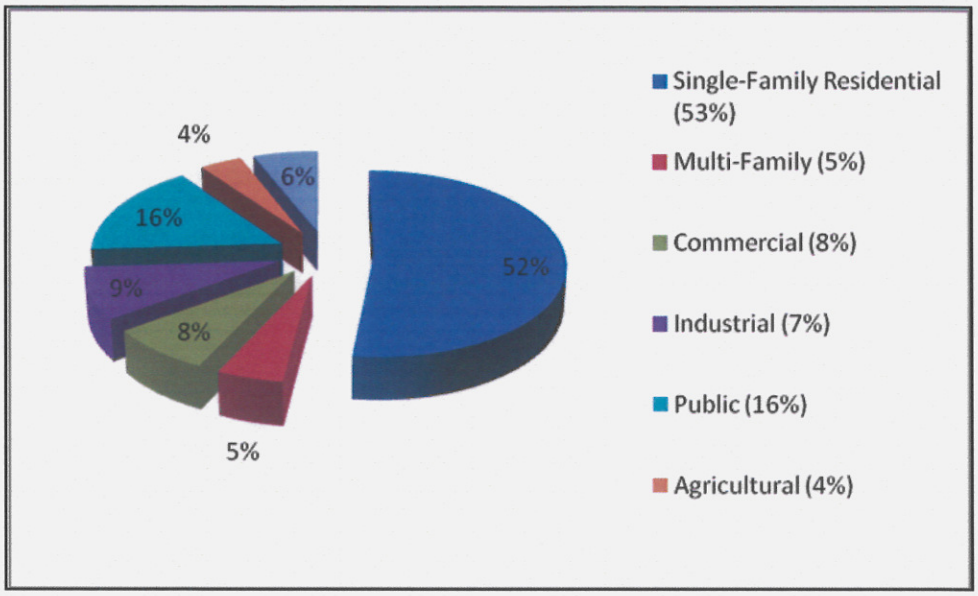
Cashmere is primarily a residential community with a large percentage of the population commuting to Wenatchee for employment. Total acreage for the city and urban growth area is estimated at 1,198. Residential properties comprise approximately 704 acres, which is 58% of the total land area within city limits and urban growth area. Industrial activities include processing as well as warehousing activities such as, Bethlehem Construction (pre-cast concrete plant) and the fruit packing and storage plants owned by Blue Star Growers and Crunch Pak. Commercial areas include the downtown business district, the East Cashmere area, Sunset Highway and there are several small businesses at various locations within the city.

The following table identifies the acres of land taken up by different categories of land uses, while the chart that follows graphically represents the distribution of land uses. The data represented in this table was compiled during a parcel-by-parcel land use inventory, and field inventory done by the Director of Planning & Building during the spring of 2013

Existing Land Uses within City and Urban Growth Area

Type of Use	Acres	Percent of Total
Single-Family	639	52%
Multi Family	65	5%
Commercial-Industrial	92	8%
Warehouse	84	9%
Public	195	16%
Agriculture	49	4%
Vacant	72	6%
Total	**1,196**	**100%**

Distribution of Existing Land Uses



Existing Infrastructure Connections and Capacities

The City of Cashmere provides both a domestic water system and a sanitary sewer system. However, within the UGA, there are also a number of land uses that are served by individual wells and on-site septic systems.

The City provides water service to approximately 1,060 customer accounts throughout its water service area boundary, which extends beyond the City's corporate limits. The City is responsible for providing public water service, utility management, and water system development within this area. These services will be provided by the water system as the city limits expands to incorporate new properties.

The City's drinking water is supplied by two groundwater wells and one surface water source. Cashmere has sufficient water rights from these sources to meet the demand requirements of the existing system; however, additional annual water rights may be required within 10 years if conservation goals are not met. The City began planning for these additional rights several years ago to ensure an adequate and reliable source of water is available for both existing and future customers.

The City provides service to approximately 1,039 customer connections within the City's sewer service area. The City's sewer system is comprised of 1 treatment plant, 4 pump stations and approximately 20 miles of gravity collection and force main pipes. The City's sewer treatment facility is a non-proprietary biological phosphorus removal activated sludge process facility with conventional gravity clarifiers followed by UV disinfection.

Populations and Population Projections: The Growth Management Act (GMA) requires that each County in the State, in cooperation with the cities and towns located within the county, use the official population projections developed by the State Office of Financial Management (OFM) in planning for growth and development that is expected to occur during each jurisdiction's planning horizon. Although OFN provides an annual estimate of population by

jurisdiction, they also prepare State wide projections every five years by establishing low, medium and high growth projects for each County. In the spring of 2012, OFM distributed population growth estimates for all counties in the State, based on the United States Census that was conducted in 2010.

According the OFM Chelan County population and estimates for 2010, 2011 and 2013 are as follows:

	Total Population 2010	Total Population 2011	Total Population 2012	Numeric Change in Population 2010- 2011	Numeric Change in Population 2011- 2012	Percent Change in Population 2010-2011	Percent Change in Population 2011-2012
Chelan County	72,453	72,700	73,200	247	500	0.34	0.69

The County has experienced rapid population growth and extensive physical development since 1990. The population of the County increased more than 25 percent from 1990 to 2000. The population in the City increased approximately 16 percent during the same period, with the majority of the growth occurring in 2000. Growth within the City averaged 0.65 percent per year between 1990 and 1998, nearly half of the historical 50-year average of 1.22 percent per year. This decline has been attributed to a deficiency in available water rights to produce more domestic water to potential customers. In 1998, the DOE approved a transfer of water rights from Blue Star Growers to the City, allowing the City to support additional growth. A rapid increase in population followed, and the City saw a 10 percent growth in its population from 1999 to 2000. The population has since remained relatively steady, most likely due to the housing market downturn since 2006. Since 2000, population growth in the City has increased by only 3 percent total.

The City and County Comprehensive Land Use Plans differ in their descriptions of the population area estimates and projections. It is anticipated within the next five years Chelan County and the incorporated cities of Chelan County will update population estimates and projections. For this update, an estimate of current population was prepared by physically counting the number of apparent residences using an aerial image from the year 2010, and applying a density of 2.6 persons per household and utilizing Chelan County Assessor's land use data. For future population projections, the County's projected growth rate of 1.84 percent was applied.

The City's future growth rate is not expected to be as high as recent years, In 2013, the State of Washington Office of Financial Management released population projections that provide high, intermediate and low projection alternative growth scenarios for Chelan County and the unincorporated cities. The population estimates for the city limits is estimated to be 3,055 people in 2013. The population within the city limits is estimated to be approximately 3,721 people in 2023, based on projection using the historical trend of 1.84% per year.

The following illustrates the City's historical population growth since 1980, and the projected future growth of the City. The data shown below represents the population within the established city limits for each year, and the projected population based on growth estimates.

Year	City Population	US Census Data
1980	2,240	Us Census Data
1990	2,544	Us Census Data
2000	2,965	Us Census Data
2010	3,063	Us Census Data
2011	*3,075	Estimate
2012	*3,075	Estimate
2013	*3,055	Estimate
2033	*3,721	Estimate

Household Demographics

The City is a primarily residential community comprised largely of single-family residences with much of the population commuting to Wenatchee for work. In 2010, the Cashmere Census County Division (CCD) included approximately 69 percent single-family residences, whereas 11 percent were multi-family and 20 percent were mobile homes. A trend toward manufactured housing has been observed in recent years and is expected to grow at the same rate as the state and national trends. It is believed that within the city limits, the percentage of single family homes is higher than in the CCD.

The average household size in the City was 2.79 persons per household in 2010, which is slightly higher than the average household size in the County. The higher value in Cashmere reflects the higher percentage of single-family homes in the City as compared to the rest of the County.

Projected Housing Units and Land Uses

According to the 2010 US Census, the persons per housing (pph) unit in the Cashmere UGA is approximately 2.79. The identified number of existing housing units within the Cashmere UGA and City is approximately 1,408 according to the US Census and City GIS data base inventory and field inventory conducted by City staff. Dividing the average persons per household number into the growth projection of 3,721 new people equals a demand for 1,333 new housing units within the City and UGA by the year 2033. However, to ensure that there is a sufficient supply of housing within the community, it is important to consider other factors such as a vacancy rate and a market factor, each of which are explained below:

Vacancy Rate: According to the US Census, the City of Cashmere had a vacancy rate of 1.4 % for homeowner vacancy rate and a rate of 4.5% for rental vacancy rate. The Washington State Office of Community Development guidebook "Preparing the Heart of Your Comprehensive Plan: A Land Use Element Guide" states that adding an additional 5% to the housing unit forecast will account for a normal desirable rate of vacancy.

Market Supply Factor: A market supply factor is important to a community for the purposes of maintaining a choice and selection of residential locations, maintaining a five year housing supply at all times and to build a reserve of residential land area. Where these items don't exist, it is probable that the costs of housing will be artificially increased because of inadequate

supply. For the purposes of calculating additional housing units needed in the Cashmere area, a market factor of 8% is included in the calculations.

Projected Housing Units

New Units (2.79 pph)	+5% Vacancy Rate	+8% Market Factor	Total New Housing Units Needed – 2033
1,333	+ 66	+ 106	1,505

Added to the existing 1,408 housing units identified during the land use inventory in 2013, the total number of full time housing units anticipated to be located within the City limits and Cashmere UGA in the year 2033 is 2,913.

General Land Use Assumptions and Projections:

In determining the amount of land needed to accommodate future growth within the Cashmere UGA, it is important to take certain factors into consideration. These factors, which may also be called assumptions, are necessary to understanding any additional infrastructure capacities and the needed land base for the people who are expected to live in the area. The assumptions will apply primarily to the calculations for the identified residential land base necessary to accommodate the projected new population and housing units identified above.

Infrastructure Capacities: Overall water and sewer demand within the City system is expected to increase between 0 and 25 percent within the next 6 years, and between 15 and 58 percent within the next 20 years, depending on the amount of future water conservation program and sewer use increase from growing Crunch Pak Company. The City has sufficient physical capacity to meet the demand requirements of both water and sewer system through the 20-year planning periods.

Infrastructure Land Needs: The amount of land area needed to accommodate future roads and utility corridors for new development is not a known factor when calculating the overall amount of area needed to accommodate future projected population. However, according to the Washington State Office of Community Development guidebook, "Issues in Designating Urban Growth Areas – Part 1", if specific information on future roads and utilities is not available at the time of calculating the amount of land needed for urban growth areas, a factor of 17 to 30 percent of the vacant land base will need to be deducted. Because the Cashmere UGA contains some areas of steep slopes that generally require larger amounts of right-of-ways, a factor on the higher end of the recommended range will be used: 20%.

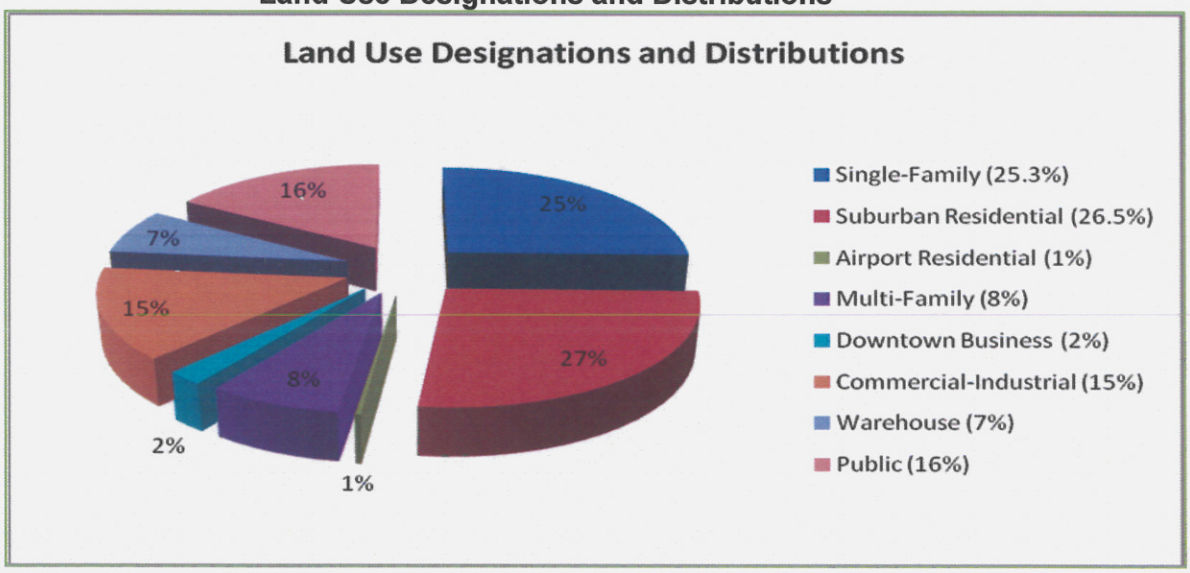
Critical Areas: The area calculated to be within the UGA contains some areas that are not buildable, including steep slopes (40%+), floodways, streams and rivers. These areas are located along the Wenatchee River, Mission and Brender Creeks, and in the southern portions of the UGA. For the purposes of calculating available land for development, a factor of 12% will be subtracted in consideration of these unbuildable areas.

Proposed Land Use Designations: The following table demonstrates the areas within the different land use designations, as depicted on the Land Use Designations map found in this comprehensive plan. The chart below demonstrates the distribution graphically.

Land Use Designations and Distributions for City and Urban Growth Area.

	Acres	% of Total
Single Family	304	25
Suburban Residential	318	26
Airport Residential	4	1
Multi Family	91	8
Downtown Business	26	2
Commercial-Industrial	174	15
Warehouse	86	7
Public	195	16
Total	**1,196**	**100**

Land Use Designations and Distributions



Within the different land use designations, it is important to consider the allowed density of residential development, as described in the policies of this comprehensive plan and as depicted in the following table. It should be noted that these are allowed densities and it is probable that not all new developments will occur at the maximum allowed density.

Allowed Residential Densities

Land Use Designation	Allowed Residential Density
Single Family	6 units per acre
Suburban Residential	1 to 4 units per acre (depends on sewer service)
Airport Residential	1 to 4 units per acre (depends on sewer service)
Multi Family	15 units per acre
Downtown Business	Upper level, secondary use only
Commercial-Industrial	None

Warehouse	None
Public	None

The "Allowed Residential Density" does not account for caretaker's residences that are allowed in the commercial and industrial districts. Additionally, the policies for the Downtown Business District do not allow for new, detached single-family residential units. The only residential units allowed are those that currently exist and any new residential units that are located within a commercial structure that are above street level.

For the purposes of understanding available land base, it is important to calculate the land base available in the residential districts particularly, based on the land use assumptions identified above.

Single Family Residential Land Base

304 acres
-61 acres (20% for infrastructure)
-37 acres (12% for unbuildable areas)
206 acres available for development

Suburban Residential Land Base*

318 acres
-64 acres (20% for infrastructure)
-38 acres (12% for unbuildable areas)
216 acres available for development

* includes Airport Residential area

Multi Family Residential Land Base

95 acres
-19 acres (20% for infrastructure)
- 12 acres (12% for unbuildable areas)
64 acres available for development

Projected Housing Units Per Land Use Designations

Land Use Designation	Allowed Density	Developable Acres	Housing Units
Single Family	6 units/acre	206	1,236
Suburban Residential*	Average 3 per acre	216	648
Multi Family	15 units/acre	64	960
Total		486	2,814 potential housing units

What this analysis indicates is that the land base within the City limits and Cashmere UGA that is designated for residential development (considering existing housing units and the necessary additional housing units) will accommodate approximately 2,814 additional housing units per land use designations.

The difference between the "*projected housing units (2,913-market factor and existing inventory)*" and "*projected housing units per land use designations-2,814*" is 99 housing units. The City will average the two (2) projected housing units to 2,863. Therefore, the City and Urban Growth Area will be able to accommodate additional 2,863 housing units.

The City of Cashmere is proposing two (2) Urban Growth Area amendment expansions and an Urban Growth Boundary Line adjustment, which are as follows:

- Blue Star Growers Urban Growth Area amendment (9.65 acres) also identified by Chelan County Assessor's Parcel number 23-19-03-340-050. This property currently contains commercial/light industrial agricultural operations and is within City of Cashmere water service area (City of Cashmere Warner Flats Water Boundary). Water is currently connected to an existing commercial building on site.

  This property was purchased by Blue Star Growers in 2011, so to be adjacent to City limits and Urban Growth Area for City utilities and infrastructure. This increase is needed to meet the City and County's need and for the support for industrial and commercial land (economic development) within the mid-Wenatchee River Valley. In 2012, Chelan County issued a Conditional Use permit (CUP 2012-068) which identifies a development proposal and phased master plan to which this amendment applies.

- Anne Chipman's Urban Growth Area amendment (1 acre) also identified by Chelan County Assessor's Parcel number 23-19-06-140-280. This property currently contains a single-family dwelling unit. Also, this subject property is adjacent to property Ms Chipman's Down Lee Mobile Home Park, which is within the UGA. Water and Sewer is currently available to her property via Ms Chipman's adjacent property the Down Lee Mobile Home Park.

- Joe White's Urban Growth Area (UGA) Boundary line adjustment also identified by Chelan County Assessor's Parcel 23-19-03-340-050. The UGA boundary line splits this property in half (A portion in the County and a portion in the City). A portion of the UGA line is over Mr. White's garage. The purpose of this amendment is to correct the boundary discrepancy. Chelan County approved this boundary line adjustment in 2008 (BLA: 2008-155). The subject site currently contains a single-family dwelling unit and a garage. Water and sewer is available.

The City has determined through a detailed analysis and update of this 2013 Comprehensive Plan update that there is capacity within the existing city urban service facilities to accommodate the proposed amendments.

Goals and Policies…

The land use element is the aggregate of all other elements of the plan. The purpose of this element is to describe the general distribution and location of land uses, considering factors of population density, building density, population growth, social and environmental considerations and the ability to provide future governmental services. In designating land uses and standards for development, careful consideration of Cashmere's ability to adequately provide utilities, maintain roads, and support other services is important. Therefore, the goals, objectives and policies of the land use element must be supported by all other elements of the plan.

The land use element also contains information relating to the location of the City's urban growth area, the purpose of which is to establish the line within which urban growth is expected to occur over the next 20 years. Although the authority to establish the location of the urban growth area is given to Chelan County, the City has the ability and the responsibility to evaluate their growth expectations and the capabilities to serve that growth with utilities and services, and to provide recommendations to Chelan County as they consider the UGA boundaries.

To establish the goals and policies for the land use element, consideration was given to many sources of information. Public involvement, existing land uses, limitations to land development, population statistics are a few of the areas examined to assist in making estimates for future demand for development. Land use regulations are intended to support revitalization and maintenance of existing neighborhoods, and accommodate new development, residential, commercial or industrial, that is compatible with existing residential neighborhoods.

General goals for Urban Growth Area (UGA)
GENERAL GOAL:

Policy: Ensure that development of lands within UGA of Cashmere is consistent with the intent of this plan.

Policy: Coordinate planning and permitting process with Chelan County.

Policy: Request that the County send all development proposals within Urban Growth Area to the City of Cashmere for review and comment regarding consistency with the City's Comprehensive Plan.

Policy: Establish policies for annexation proposals that are consistent with those recommended below:

a) The City Planning Commission shall review annexation proposals along with City staff findings. The Commission recommendation shall be forwarded to the City Council for a decision. Final decision shall include but not limited to the following:
    i. Decision of annexation request only when there is reasonable assurance of a positive benefit to the City from such approval.
    j. Require that all annexation requests be subject to planned development approval. The only exception should be in the annexation of property, which has already been developed or will only be used as single-family residences.
    k. The proposed annexation shall be contiguous with city limits.
    l. Areas to be annexed should be required to connect to urban services or when services become available.
    m. Annexations will not be approved if the development in the proposed area would exceed the City's available water rights.

General City-wide Goals and Policies

GENERAL GOAL: Establish the following land use categories and the descriptive characteristics to guide future development within Cashmere and designate these areas on the accompanying "Land Use Designation Map" found in this plan.

Designation	Residential Density	Unique Characteristics
Suburban Residential	1 to 4 units per acre, depending on availability of city sewer service= with sewer lot sizes to 10,000 square feet, without sewer service lot sizes to 1 acre Duplexes are allowed, 15,000 square feet with sewer, 1 acre minimum without.	• Maintain rural character • Livestock allowed • Manufactured homes on individual lots with performance criteria (pit set, permanent foundation, etc.) • Generally located outside city limits, inside UGA • 2-story height limit
Single Family Residential	6 units per acre	• Must be connected to city water and sewer • Manufactured homes on individual lots with performance criteria (pit set, permanent foundation, etc.) • Only one type of use per lot • No livestock (pets okay) • located inside city limits • 2-story height limit
Multi Family Residential	15 units per acre	• Must be connected to city water and sewer • Manufactured homes on individual lots with performance criteria (pit set, permanent foundation, etc.) • 3-story height limit or not greater than 40 feet • Only one type of use allowed per lot (ie either single family or multifamily on each parcel) • Require on-site open space/recreation areas for multi family developments
Airport Residential	1 to 4 units per acre, depending on availability of city sewer service= with sewer lot sizes to 10,000 square feet, without sewer service lot sizes to 1 acre	Same characteristics as single family, but allow airplane hangar on individual lots, provided all dimensional requirements are met, including % of lot coverage, building height, setbacks, etc.
Public	No residential.	• Allow all manner of public uses with some more intense uses by conditional use permit (e.g. recycling centers, shop buildings, etc.)

Downtown Business District	Caretaker's residence as well as other residential units that are incorporated into the existing commercial structures, above street grade.	• Generally characterized by pedestrian friendly features, retail, professional, restaurant, pharmacy, etc. • Fewer off-street parking requirements, and require those parking areas to be behind the building in the rear yard areas; need adequate parking for residential uses. • Existing residences as of a date-certain are permitted, although no new residential uses other than those associated and encompassed within a commercial structure.
Mixed Commercial and Light Industrial	Caretaker's residence as well as other residential units that are incorporated into the existing commercial or industrial structures, above street grade.	• Allows for similar uses in the general commercial, although it allows additional, more intense industrial uses, it requires fewer conditional uses • Off-street parking and loading • Adequate access to arterial streets for truck traffic. • Allow high-tech industrial warehousing and manufacturing (Nintendo, Microsoft, etc), and industrial park campus-type uses • Existing residences as of a date-certain are permitted, although no new residential uses other than those associated and encompassed within a commercial structure.
Warehouse Industrial	Caretaker's residence only	• Strictly industrial uses, although some commercial activities that support (are accessory to the industrial uses for the workers' convenience) the industrial activities. • Off-street parking and loading • Adequate access to arterial streets • Existing residences are nonconforming

GENERAL GOAL: Encourage development in areas where adequate city utilities and services exist or can be provided in a cost efficient manner.

Policy: Allow annexation of land where city services and utilities are readily available (in close proximity) or can be made available in a specified period.

Policy: When city services and/or utilities are not readily available, annexations may be approved only after a plan to provide the necessary services has been accepted by the city council.

Policy: City sewer utilities will be provided first to property inside of city limits. Any capacities remaining after city needs are met may be offered to properties within the urban growth area.

GENERAL GOAL: Reduce the conversion of undeveloped land into low-density development.

Policy: Periodically update land use and zoning codes to designate land for uses and densities that are compatible with the available utilities, roads, and services.

Policy: Provide city services and utilities to locations were zoning encourages development at densities which will support the cost of providing those utilities or services.

Policy: City sewer service may be provided to properties within the urban growth boundary where service could help to protect the quality and quantity of ground water supplies.

Policy: Encourage use of land development planning techniques such as planned unit developments to obtain development goals while protecting critical areas or to provide separation between non-compatible uses.

GENERAL GOAL: Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time it is available for occupancy and use without decreasing current service levels below locally established minimum standards.

Policy: Coordinate review of new developments for potential impacts to existing public facilities and services such as fire protection, emergency response, transportation and utility infrastructure.

Policy: Establish a schedule of improvements to include sequencing of construction of new utilities.

Residential Goals & Policies

RESIDENTIAL GOAL: Provide for the orderly development of residential neighborhoods by controlling the availability of city utilities, services and roads to encourage residential development to occur at appropriate densities.

Policy: Allow a density of 6 units per acre in the designated single-family residential areas where city sewer and water utilities are available.

Policy: When only city sewer service is available, and wells are the source of domestic water supply, protect domestic water supply wells by allowing single-family residential development that provides adequate well head protection, consistent with the current public health regulations.

Policy: When city sewer service is not available and a well is the source of domestic water supply, adequate space for septic systems, including replacement drainfield and well head protection areas, will require single-family lot sizes of at least one acre.

Policy: Allow a density of 15 units per acre in the designated multi-family residential areas where city water and sewer service are available.

Policy: Ensure that adequate and safe access to the City's public street system is provided for all new development.

RESIDENTIAL GOAL: Protect existing residential neighborhoods from nonresidential activities.

Policy: Establish performance standards and criteria for home-based businesses within the City's zoning code to minimize impacts on the neighboring residences.

Policy: Land uses of a commercial or industrial nature shall not be established in residential areas.

Policy: Within residential areas, allow for day care facilities, schools, parks, churches and church sponsored youth centers and other recreational, educational and/or religious activities to occur only after an appropriate site-specific public review, such as a conditional use permit process, to determine and address impacts to the neighborhood.

Policy: In the suburban residential areas, allow agricultural activities, including the keeping and raising of livestock and/or poultry, provided those activities are conducted according to accepted best management practices and in compliance with any applicable regulations, including the City's provisions governing the keeping and raising of livestock and poultry.

RESIDENTIAL GOAL: Recognize that housing density and structural style of residential development are important considerations in compatibility with adjoining residential developments.

Policy: Offer a variety of housing densities throughout the community, and implement development criteria to ensure compatibility within and among different neighborhoods.

Policy: Establish standards, such as requiring permanent concrete foundations and stem walls that comply with the International Building Code, to allow manufactured housing in some of the residential designations, while protecting the integrity of established residential areas and neighborhoods.

Policy: Allow manufactured homes placed within a manufactured home planned unit development to be exempt from the requirements for a permanent concrete stem wall under each unit, provided that adequate bracing, tie down anchors and skirting are installed.

RESIDENTIAL GOAL: Recognize the unique attributes of older neighborhoods where existing homes have been constructed on lot sizes less than the current city standard .

Policy: Designate and encourage existing residential neighborhoods to maintain existing structures through remodel or reconstruction, preserving the characteristics of these existing neighborhoods by not allowing these structures to be replaced with manufactured housing.

Policy: Designate some residential areas where manufactured housing is allowed.

RESIDENTIAL GOAL–: Allow for a variety of housing to meet all economic segments of the community.

Policy: Use strategies for encouraging market conditions to provide housing affordable to all income levels.

Policy: Maintain high standards for residential development, construction and maintenance. Such standards should include a diverse choice of housing types, quantities and designs including those for senior citizens, physically challenged and low income persons.

Policy: Encourage use of "Planned Unit Development" to provide for flexible, innovative developments, particularly those that encourages affordable housing.

Policy: Designate areas for single-family and multi-family residential, including conditions under which manufactured housing and low income housing will be allowed.

Policy: Designate areas and establish standards for siting and constructing manufactured housing parks.

RESIDENTIAL GOAL: Identify areas for special populations with special housing needs.

Policy: Identify sufficient multi-family residential areas to accommodate the types of residential developments typically funded under government housing programs.

Policy: Establish provisions to allow for group homes, foster care facilities, emergency shelters, nursing home care and supervised housing, while protecting the integrity of the established neighborhood.

Commercial Goals & Policies

COMMERCIAL GOAL: Maintain and enhance a strong commercial core by encouraging commercial activities to develop in existing commercial locations where public roads/facilities and services have capacity to accommodate high volumes of traffic, parking, and other public needs.

Policy: Promote the development of incentive programs that reward the continued use, maintenance, development and revitalization of land and buildings within established commercial areas, consistent with the land use map.

Policy: Improve the ability of new and existing businesses to make cost effective improvements to existing properties and buildings. Encourage projects that bring present structures up to current building, plumbing, health and mechanical codes.

Policy: To reduce operating impacts to businesses, noncommercial uses should be avoided in commercial area. Maintain existing zoning for commercial uses and protect them from conversion to other uses.

Policy: In the Downtown Business District establish standards for zero lot line setbacks and off-street parking requirements to enable businesses to make improvements, repairs, or reconstruction within existing lots.

Policy: Continue efforts to improve traffic conditions to allow safer and quicker access to commercial areas.

Policy: Where existing residential uses occur in designated commercial areas, allow them to continue as a permitted use, while disallowing new construction of residences as the principal use on a piece of commercial property.

Policy: Encourage a pattern of mixed-use development in the Downtown Business District with residential uses as supportive, secondary development to the primary commercial uses. Require residential uses (other than caretaker residences) to locate on second stories or above.

Policy: Promote the redevelopment of existing areas and the development of vacant areas within the current corporate boundaries prior to annexation of new areas or rezoning of residential areas for commercial purposes.

COMMERCIAL GOAL: Ensure that sufficient land is designated within the urban growth area to accommodate the projected need for new commercial opportunities.

Policy: Development of additional resort, motel, restaurant and related tourist facilities should be encouraged.

Policy: Create a stable and diverse business sector that will provide needed goods and services to the community and enhance the City's tax base.

Policy: Encourage new businesses that will, through excellence of design and the nature of the use, provide long-term benefit to the people of Cashmere.

Policy: Coordinate economic development activities with the existing business owners' interests to enhance the community's base of commerce and to gain the greatest benefit from the local resources.

Policy: Encourage adequate vehicular and pedestrian circulation patterns in commercial areas and provide linkages to other land use activities where practical.

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

Policy: Develop adequate standards for off-street parking sensitive to the diverse needs of commercial uses.

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

Policy: On-site commercial preparation such as street access, parking, surface drainage, utilities, water systems and sewer systems, should be provided by private developers or appropriate public/private partnerships.

Policy: In the Mixed Commercial/Light Industrial areas allow light manufacturing activities and business office park uses that have a wholesale function, including warehousing and/or distribution activities. Require standards that place service entrances and storage facilities in the areas least visible to the public and any adjacent, less intense land uses.

Policy: Ensure that commercial areas are not used in a manner that creates dangerous, injurious, noxious or similar conditions that would adversely affect the use or value of adjacent areas or properties. Commercial activities should not emit dangerous or objectionable noise, odors, radioactivity, vibrations or glare.

Industrial Goals & Policies

INDUSTRIAL GOAL: Promote industrial development that contributes to the economic diversification, growth and stability of the community, to be located in areas where utilities, roads, and public services are available with capacity to adequately serve intensive activity.

Policy: Locate industrial activities where roads have capacity to provide for the heavy demands of industrial traffic.

Policy: New industrial uses should be located in planned industrial areas that afford neighboring properties protection from noise, vibration, drainage, dust, excessive traffic and view blockage, and to provide assurances that future phases can be completed.

Policy: Ensure that sufficient land is designated within the urban growth area to accommodate the projected need for new industrial opportunities.

Policy: Industrial site planning should internalize negative effects by incorporating greenbelt buffers; landscaping; adequate utilities; noise, air and water pollution control devices; and attractive fencing or similar measures.

Policy: Encourage clean industrial development that is compatible with the quality of life in Cashmere and with the natural environment (air, water, noise and visual).

Policy: Support the efforts of economic development organizations, chambers of commerce or others involved in the recruiting of industries to the area.

Policy: Establish strategies for the continued growth of local industries while assuring the safety and welfare of residents.

INDUSTRIAL GOAL: Encourage conditions that benefit existing and new industries and result in economic development benefits to the community.

Policy: Protect industrial areas from encroachment by other uses that could result in conflicts or diminished industrial operating viability.

Policy: Designate a warehouse district that recognizes existing commercial/industrial areas along the railroad corridor and establishes minimum setback and performance standards that allow these existing lots and buildings to remain economically viable.

Policy: On-site industrial preparation, such as street access, parking, surface drainage, utilities, water and sewer systems, will be provided by private developers or appropriate public/private partnerships.

Policy: Protect the industrial land base from the intrusion of non-industrial activities that will hamper industrial operations or divide up the land base, rendering site assembly difficult. With the exception of housing for caretaker's and/or security personnel, residential uses are prohibited in industrial areas.

Policy: Encourage variety and innovative design in industrial site development, and promote an attractive, high quality environment for industrial activities through good landscaping, parking and building designs, particularly where land uses of distinct character or intensity adjoin.

Policy: Designate areas suited to wholesale commercial activities, warehousing, manufacturing and their necessary support facilities. Suitable areas have strong transportation linkages to both rail and truck routes.

Policy: Promote retention, expansion, and revitalization of existing industrial areas that are desirable for continued use.

Policy: Encourage the re-use of areas that have historically been in industrial use to insure the efficient utilization of existing infrastructure.

Policy: Ensure that the infrastructure support in older industrial areas is continuously maintained in good working order and meets the current level of service standards adopted for industrial uses.

Policy: 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.

Public Lands Goals and Policies

PUBLIC GOAL: Public facilities shall be approved using a planned unit development process that includes a site development plan which is adopted by the sponsoring agency. A site plan will indicate the agency's present and future developments and operating standards for that site.

Policy: Development of public lands shall be accomplished in accordance with an adopted site plan.

Policy: Operations and maintenance activities, public use of public lands, and special events that are consistent with the adopted site plan shall be permitted uses.

Policy: Special events, activities or developments (permanent or temporary) that are not consistent with the adopted site plan shall be subject to special use or conditional use review and approval by the City.

Resource Land Goals and Policies

RESOURCE LANDS GOAL: Maintain and enhance natural resource-based land uses, particularly agricultural-orchard activities.

Policy: Encourage development of residential, commercial or industrial activities to occur within the city limits or urban growth area rather than converting commercially viable natural resource lands to other uses.

Policy: City services and utilities hook ups will be provided only within the city and urban growth area.

RESOURCE LANDS GOAL: Provide for the conservation and commercial viability of agricultural resource lands outside of the urban growth area.

Policy: Recognize that agricultural lands within the city limits and urban growth area will eventually be converted to another land use.

Policy: The urban growth area boundary will not be expanded to include additional designated long-term commercial agricultural resource lands until lands available for development within the city and urban growth area are fully utilized.

Policy: Recognize that agricultural lands within an urban growth area are still viable economic operations. In order to provide for public health and safety, while allowing common commercial agricultural/orchard management practices to continue, establish guidelines for new developments adjacent to agricultural lands

Policy: Promote awareness concerning proper "back yard" fruit tree management and removal of un-cared for trees to avoid spreading insects and or disease that will damage commercial orchards located near the city.

Critical Areas Goals and Policies

The quality of life of different communities is directly related to the quality of environmental factors, such as air and water quality and the natural resources base of the area. Many times the subtle and prolonged degradation of these things can undermine the community's appeal and viability. The following goals and policies are intended to provide some measure of protection to the environmental elements that contribute to the quality of life in the community.

The GMA states that local governments must classify, designate and regulate to protect critical areas. Critical areas include the following areas and ecosystems: (a) wetlands; (b) areas with a critical recharging effect on aquifers used for potable water; (c) fish and wildlife habitat conservation areas; (d) frequently flooded areas; and (e) geologically hazardous areas. The

following pages and accompanying reference maps describe the City's classification and designation of these critical areas, as well as goals and policies that lay the foundation for regulations to protect them.

Amendments to the GMA now require that local governments include "best available science" in designating critical areas, and in developing policies and development regulations to protect the functions and values of critical areas. These amendments also require counties and cities to give special consideration to conservation or protection measures necessary to preserve or enhance anadromous fisheries. The City has utilized the most current science that is available as a final product in developing classification systems and in designating critical areas, and in developing the goals and policies contained within the plan. The scientific information that was used has been documented as a bibliography that can be found in the Appendices of this comprehensive plan. During the periodic amendments of this comprehensive plan, updated information will be included and considered as it becomes available.

Pursuant to WAC 365-190, maps are used for reference and illustration purposes, and only identify the general location of potential critical areas. These maps have been initially developed utilizing resources such as the NRCS Soil Survey for Chelan County, the Washington Department of Fish and Wildlife Priority Habitat and Species maps, the National Wetlands Inventory maps, the United States Geological Survey 7.5 Quadrangle maps and the Federal Emergency Management Agency Floodway and Flood Boundary maps and Flood Insurance Rate maps. The actual characteristics and values of a particular critical area, as established through on-site scientific studies, will be the determining factors in establishing the final classification of that area.

General Goal and Policies

GENERAL GOAL: Preserve and protect the quality of the area's natural features and maintain a harmonious relationship between the man-made community and the natural environment.

GENERAL POLICIES:

- Protect environmentally sensitive natural areas and the functions they perform, by the careful and considerate regulation of development.
- Identify special, unique environmental areas that should be designated as environmentally sensitive areas.
- Coordinate conservation strategies and efforts with appropriate state and federal agencies and private conservation organizations to take advantage of both technical and financial assistance and to avoid duplication of efforts.
- Encourage the development of an education program that promotes the value of critical areas and that promotes public and private stewardship of these lands.
- Promote the recycling of all usable materials and alternative solid waste disposal methods.
- Ensure that land use and development regulations promote protection of environmental quality.
- Utilize site planning, setbacks, buffers, erosion control and knowledge about soils, hydrology, fish and wildlife habitat to promote development that is compatible with the natural environment.
- Respect the development limitations present in critical areas and manage these resources in a manner consistent with their unique restraints and special values.
- Recognize the potential benefits of public water, rail, electric, alternative fuels, non-motorized and air transportation in helping maintain local air quality.
- Encourage development that is compatible with the natural environment and minimizes

impacts to significant natural and scenic features.

- Local government should work closely with private organizations and those agencies that manage public lands to ensure that local interests are emphasized.
- Support the efforts of public and private organizations, whose goal is the preservation or conservation of critical areas, to purchase these lands.
- Allow for open space and recreational use of critical areas where such use does not negatively impact the critical areas.
- Encourage the restoration and enhancement of critical areas.
- Appropriate conditions shall be placed on development to ensure that negative impacts to critical areas are avoided or mitigated.
- Protect critical areas by encouraging the use of innovative techniques on or adjacent to critical areas. Such techniques may include: purchase of development rights, transfer of development rights, clustering, conservation easements, land trusts, and the Public Benefit Rating System.
- In designating and protecting critical areas, the City will include best available science in developing policies and development regulations to protect the functions and values of critical areas. In addition, the City will give special consideration to conservation or protection measures necessary to preserve or enhance anadromous fisheries.
- The goals and policies of the City's Shoreline Master Program, as it exists now or as it may be amended in the future, are considered an element of the comprehensive plan, and are included by reference as if fully set forth herein.
- Agricultural activities, including commercial and hobby farms, are encouraged to incorporate best management practices concerning animal keeping, animal waste disposal, fertilizer use, pesticide use, and stream corridor management.
- Fertilizer and pesticide management practices of schools, parks, and other non-residential facilities that maintain large landscaped areas should be evaluated in relation to best management practices as recommended by the Cooperative Extension Service or a licensed chemical applicator.
- Incorporate considerations for surface water runoff, flood plain issues and maintaining water quality during the design and construction of new developments, including roads and utility corridors.
- Protect water quality as an important aspect of the public health, the local economy, the environment, and a high quality of life.
- Minimize surface and ground water pollution caused by run-off and drainage by adopting standards for the collection and disbursement of storm water. Where drains do not exist, run-off water will be disposed of without increasing the rate of run-off and/or will be retained/detained on-site.
- Consideration should be given to supporting water quality education programs that inform local citizens and visitors about water quality issues and steps they can take to protect our water resources.
- Participation in a local watershed planning process (pursuant to HB 2514) should be cooperatively developed by local jurisdictions, state and federal agencies and interest groups/organizations.
- Storm water which is collected by a storm sewer system should not be directly discharged into water sources without appropriate treatment.
- Encourage and support future and ongoing water quality monitoring programs.
- Encourage appropriate regulatory agencies to actively pursue violators which illegally discharge waste into rivers, lakes and streams.
- Support ongoing health department efforts to adequately monitor on-site septic systems, and require the repair of failing on-site septic systems.

Wetlands

Wetlands serve a multitude of functions that are crucial to human well-being and ecosystem balance. Because of their interconnectedness with the geology, climate, aquifers and a myriad of other factors in a given area, they are a dynamic feature of the natural environment. Some of these functions include floodwater retention, sediment entrapment, water purification, groundwater recharge, maintenance of stream flows, shoreline stabilization, habitat for fish and wildlife, recreation, aesthetic values and education and research opportunities. It is the intent of these policies to provide the maximum protection reasonable from the encroachment of changes in land use that would diminish the wetlands' diversity of values or degrade their quality.

WETLANDS GOAL: The City's wetlands will be protected to the greatest extent possible because they provide important functions that help define the quality of life in the community.

WETLANDS POLICIES:

- Wetland areas will be identified and rated according to the classification system established in this comprehensive plan.
- When classifying and/or assessing a wetland area, historical information on the area in question, as well as the dynamic nature of wetlands, will be recognized and considered.
- Based on their quality demonstrated by the classification system, wetlands will be protected as much as reasonable from alterations due to land use changes that may create adverse impacts to the wetland.
- Whenever feasible, innovative techniques should be encouraged that enhance a wetland without detracting from its functions and values, promoting it as a useful, functioning part of a development.
- Coordinate wetland preservation strategies and efforts with appropriate local, state and federal agencies and private conservation organizations to take advantage of both technical and financial assistance, and to avoid duplication of efforts.
- Wetland areas should be identified and rated so as to afford appropriate evaluation and protection for wetlands that may be vulnerable to impacts.
- Provide reasonable protection from encroachment of changes in land use that would diminish the diversity of values or degrade the quality of wetlands located in the urban area.
- Activities or uses that would strip the shoreline of vegetative cover, cause substantial erosion or sedimentation or adversely affect aquatic life should be prohibited.
- Recognize that wetlands and streams are dynamic areas that respond to natural forces with consequences to other natural areas, fish and wildlife and to other property owners.
- Protect wetlands and shorelines from encroachment, land filling, or other alterations that could result in adverse impacts to upstream or downstream properties.

IMPLEMENTATION:

Classification...

Wetlands will be identified and delineated by a qualified wetland professional in accordance with the approved federal wetland delineation manual and applicable regional supplements.

Wetlands will be rated according to the Washington Department of Ecology wetland rating system, as set forth in the Washington State Wetland Rating System for East Washington (Ecology

Publication #04-06-015, or as revised and approved by Ecology), which contains the definition as and methods for determining if the criteria below are met.

Category I wetlands are: (a) wetlands that are identified by scientists of the Washington Natural Heritage Program/DNR as high quality wetlands; (b) bogs; (c) mature and old-growth forested wetlands over one-fourth acre with slow-growing trees; (d) forests with stands of aspen; and (e) wetlands that perform many functions very well (scores of 70 points or more). These wetlands are those that (a) represent a unique or rare wetland type; or (b) are more sensitive to disturbance than most wetlands; or (c) are relatively undisturbed and contain ecological attributes that are impossible to replace within a human lifetime; or (d) provide a high level of function.

Category II wetlands are: (a) forested wetlands in the floodplains of rivers; (b) mature and old-growth forested wetlands over one-fourth acre with fast-growing trees; and (c) wetlands that perform functions well (scores between 51 and 69 points).

Category III wetlands are: wetlands with a moderate level of functions (scores between 30 and 50 points).

Category IV wetlands have the lowest level of functions (scores less than 30 points) and are often heavily disturbed. These are wetlands that we should be able to replace, and in some cases be able to improve. However, experience has shown that replacement cannot be guaranteed in any specific case. These wetlands may provide some important functions and also need to be protected.

Fish And Wildlife Habitat Conservation Areas

The North Central Washington area is fortunate to have natural resources encompassing a large variety of environments. As demonstrated in national studies, many people participate in recreational activities that involve wildlife, including hunting, fishing, photography of wildlife, bird watching and feeding, among other things. Recreationally-oriented tourist activities may provide a possible avenue for economic development in the area, capitalizing on these numerous natural resources through promotion of the area as a recreational paradise. To that extent, as well as for the inherent importance of wildlife and the natural environment to the quality of life, it is the intent of these policies to recognize the importance of protecting fish and wildlife habitat conservation areas.

FISH AND WILDLIFE HABITAT GOAL: Protect fish and wildlife habitat areas as an important natural resource for the City, particularly in regard to their economic, aesthetic and quality of life values.

FISH AND WILDLIFE HABITAT CONSERVATION AREAS POLICIES:

- Identify and map critical wildlife habitat conservation areas within the City and its urban growth area, and encourage the preservation of blocks of habitat and the connections between them.
- The City will consider the impacts of new development on the quality of land, wildlife and vegetative resources as part of its environmental review process and require any appropriate mitigation measures. Such mitigation may involve the retention and/or enhancement of habitats.
- The City will use the Washington Department of Fish and Wildlife's Priority Habitat and Species maps and database to assist in locating the species and habitats of primary concern to the City.
- If a development proposal is located in or near a habitat conservation area shown on the City's reference maps, a consultation and recommended mitigation measures, if needed, will be

requested from appropriate State, Federal and/or Tribal resource agencies.

- When reviewing development applications, the extent and importance of any fish and wildlife habitat conservation areas will be considered when determining the best location of the development.

- The City encourages the preservation of blocks of habitat and the connections between them, as well as encouraging the restoration of lost and damaged fish habitat.
- The City encourages proper riparian management that maintains existing riparian habitat and is consistent with best management practices.
- Land uses adjacent to naturally occurring ponds and other fish and wildlife habitat areas will not negatively impact the habitat areas. If a change in land use occurs adequate buffers based on the best available science will be provided to the habitat areas.
- Activities allowed in fish and wildlife habitat conservation areas and open space will be consistent with the species located there, including all applicable state and federal regulations and/or best management practices for the activity regarding that species.
- Recognize the importance of protecting fish and wildlife habitat conservation areas, and encourage enhancement of these areas, and restoration of lost and/or damaged fish and wildlife habitat.
- Promote landscape buffering between districts of different intensity, and recognize the importance of providing greenery linkages throughout the urban area.
- Identify and protect any fish and wildlife habitat areas with which endangered, threatened, or sensitive species have a primary association.
- Isolated communities of endangered, threatened, or sensitive species should not be created.

IMPLEMENTATION:

Classification...

The following classification system will be used to assist in designating critical fish and wildlife species and their associated habitat:

1. Level 1 Critical. These are habitat areas which may be significantly disrupted by development in the immediate vicinity. Critical habitat may include winter ranges, migration routes, nesting sites, perches and wetlands, riparian, aquatic and upland habitat areas. These habitats are designated as critical habitat on the City of Cashmere Critical Area Reference Map: Fish and Wildlife Habitat Areas.
2. Level 2 Awareness. These habitat areas are those surrounding or adjacent to designated Level 1 Critical areas that, if disturbed, could impact the Level 1 area. These habitats are designated as awareness habitat on the City of Cashmere Critical Area Reference Map: Fish and Wildlife Habitat Areas.

Designation...

The following species and habitat areas are designated Level 1 and Level 2 areas, as indicated in the Washington Department of Fish and Wildlife *"Priority Habitats and Species List" (August, 2008)*.

- Species - Bald Eagle, Spring Chinook Salmon; Steelhead, Bull Trout (State and/or Federal Threatened or Endangered Species); Columbia Pebblesnail formerly called Great Columbia River Spire Snail (State Candidate Species); Mule Deer Winter Range.

- Habitats - Open water, wetlands, riparian areas.

Aquifer Recharge Areas

Groundwater is an essential natural resource that the residents of the City depend on as an important source of drinking water. Because remediation of contaminated groundwater is very costly, protecting and sustaining it has become of primary importance in recent years. One way to assure this resource is adequately maintained is to protect areas that provide a critical recharging effect to that groundwater resource. Within the City and its urban growth area, the exact nature of the aquifer(s) and their recharge areas is not yet fully understood. It is the intent of these policies to recognize the importance of protecting aquifer recharge areas. Because of the inter-relatedness of the aquifers, population increases and environmental concerns, it is necessary to protect all of the critical aquifer recharge areas as they become known.

AQUIFER RECHARGE AREAS GOAL: The City seeks to protect the public health, safety and welfare of its residents by providing protection of potable water sources, primarily through careful monitoring and control of areas demonstrated to be critical aquifers and/or which play a crucial role in recharging our groundwater supplies.

AQUIFER RECHARGE AREAS POLICIES:

- Identify, map and maintain critical groundwater supply areas, aquifer recharge areas, areas with a high groundwater table and/or unconfined aquifers used for potable water.
- When these areas are identified, they will be encouraged to be incorporated as Groundwater Management Areas.
- The City encourages the establishment of land use intensity limitations, particularly residential, in accordance with the availability of sanitary sewers.
- The City prohibits the generation and/or disposal of hazardous materials within an Aquifer Recharge Area.
- Existing agricultural activities, including commercial and hobby farms, are encouraged to incorporate best management practices concerning animal keeping, animal waste disposal, fertilizer use, pesticide use and stream corridor management.
- Fertilizer and pesticide management practices of schools, parks, golf courses and other non-residential facilities that maintain large landscaped areas should be evaluated at the time of development in relation to Best Management Practices as recommended by the Cooperative Extension Service. Existing facilities are strongly encouraged to also incorporate these BMPs.
- It is the responsibility of the developer(s) to prove that their proposal would not adversely affect the recharge of an aquifer.
- Within aquifer recharge areas divisions of land will be evaluated for their impact on groundwater quality.
- Development which could negatively impact the quality of an aquifer will not be allowed unless it can be demonstrated conclusively that these negative impacts would be overcome in such a manner as to prevent the adverse impacts.
- The installation of underground fuel or storage tanks within a known critical recharge area will be prohibited. Installation in any other areas will be subject to applicable federal, state and local regulations.
- Require sites determined to have a high or medium vulnerability for contamination to comply with strict protection measures, as contained in the City's regulations to protect critical areas.
- All existing and proposed developments that are within the City limits or above a critical aquifer recharge area will be required to connect to the City's sanitary sewer system.
- Promote conservation for recharging and protecting the ground water aquifer from overuse.

- Establish a standard for development that protects ground water aquifers from pollution caused by failed septic systems, industrial, agricultural or commercial activities or improper disposal of chemicals or hazardous wastes.
- Identify and protect critical aquifer recharge areas during development permit reviews. Standards should be developed that take into account the recharge limiting effects of impermeable surfaces or other factors that might adversely affect ground water quality or quantity.
- Protect the availability of potable water by minimizing the potential for contamination of ground water sources from residential, commercial and industrial activities.

IMPLEMENTATION:

Classification...

Aquifer recharge areas will be rated according to the vulnerability of the aquifer, with vulnerability being the combined effect of susceptibility to contamination and the contamination loading potential. The categories of vulnerability shall be high, medium and low, with high vulnerability being characterized by a combination of land uses that contribute to contamination that may degrade ground water, and hydrogeologic conditions that facilitate that degradation.

1. Hydrogeologic susceptibility will be characterized by looking at the following attributes:
    a. Depth to ground water;
    b. Aquifer properties such as hydraulic conductivity and gradients;
    c. Soil (texture, permeability, and contaminant attenuation properties);
    d. Characteristics of the vadose zone including permeability and attenuation properties; and
    e. Other relevant factors.

2. Contamination loading potential can be evaluated by considering the following:
    a. General land use;
    b. Waste disposal sites;
    c. Agriculture activities;
    d. Well logs and water quality test results;
    e. Density of septic systems in use in the area; and
    f. Other information about the potential for contamination.

Level 1: Critical Aquifer Recharge Areas shall be those areas found to have a High vulnerability rating.

Level 2: Awareness Aquifer Recharge Areas shall be those areas found to have a Medium vulnerability rating.

Designation...

Because there is insufficient scientific data at this time to determine with any precision and/or certainty the location of areas having a critical recharging effect on aquifers used for potable water, specific designations have not been made. The City is developing a Comprehensive Water System Plan that will identify the wellhead protection areas for the City's domestic water supply, and there is information on individual and community wells within the UGA that is maintained by the Chelan-Douglas Health District. However, the best available science suggests that using a vulnerability determination system based on the above classification

system will allow the City to designate critical aquifer recharge areas using a conservative approach, which provides a worst case scenario for contaminant movement in the subsurface. As areas are determined to be either a Level 1: Critical or Level 2: Awareness Aquifer Recharge Area, they will be included on a map or maps that are maintained by the City. Additionally, if any of the following areas are established within the City's urban growth area, they shall be included on these maps:

A. Sole source aquifer recharge areas designated pursuant to the Federal Safe Drinking Water Act;
B. Areas established for special protection pursuant to the Washington State groundwater management program;
C. Areas designated for wellhead protection pursuant to the Federal Safe Drinking Water Act; and,
D. Aquifer recharge areas mapped and identified by a qualified ground water scientist.

Frequently Flooded Areas

Frequently Flooded Areas are defined as those areas that have a one percent or greater chance of flooding in any given year. These areas may include, but are not limited to, streams (including intermittent ones), rivers, lakes, wetlands and the like. For the City, the most common flooding problems occur during extreme peak runoff events of short duration. These peak flows will occur with very little warning from the Wenatchee River, Brender and Mission Creeks, as well as from the intermittent streams in and around the City. They are caused primarily by heavy rain on snow-covered, frozen ground in the spring, or from severe thunder storms during other times of the year. There have been significant events within the last 25 years that caused extensive damage, primarily to the City streets and parks, and to private residences.
The intent of these policies is to promote an efficient use of land and water resources by allocating frequently flooded areas to the uses for which they are best suited. It is also important and necessary to discourage obstructions to floodways and flood flows as well as prohibiting uses which pollute or deteriorate natural waters and water courses.

FREQUENTLY FLOODED AREAS GOAL: Protect the frequently flooded areas that are known to be critical parts of the natural drainage system by limiting and controlling potential alterations and/or obstructions to those areas.

FREQUENTLY FLOODED AREAS POLICIES:

- Reduce danger to health by protecting surface and ground water supplies from the impairment that results from incompatible land uses by providing safe and sanitary drainage.
- Reduce the financial burdens imposed both on the community and the individuals therein by frequent floods and overflow of water on lands.
- Discourage land use practices that may impede the flow of floodwater or cause danger to life or property. This includes, but is not limited to, filling, dumping, storage of materials, structures, buildings, and any other works which, when acting alone or in combination with other existing or future uses, would cause damaging flood heights and velocities by obstructing flows.
- Permit and encourage land uses compatible with the preservation of the natural vegetation which is a principal factor in the maintenance of constant rates of water flow through the year and which sustain many species of wildlife and plant growth.
- Avoid fast runoff of surface waters from developed areas to prevent pollution materials such as motor oils, paper, sand, salt and other debris, garbage, and foreign materials from being carried directly into the nearest natural stream, lake, or other public waters.

- Prevent the development of structures in areas unfit for human usage by reason of danger from flooding, unsanitary conditions, or other hazards.
- Allocate frequently flooded areas to the uses for which they are best suited and discourage obstructions to flood-flows and uses that pollute or deteriorate natural waters and watercourses.
- Promote the preservation of the remaining, significant natural drainages that are an important part of the storm water drainage system.
- Assure high quality collection of water runoff prior to the point of introduction into major watercourses.
- Development within the floodway portion of a floodplain that would alter the course and flow of floodwaters and result in damages to other property owners or natural areas shall be prohibited.
- Incorporate flood damage protection measures in the design of new developments located in regulatory flood plains.
- The installation of new or replacement public facilities, utilities or other public improvements within designated flood plains should utilize prevailing flood damage prevention methods.
- Control new development which has the potential to alter and/or obstruct frequently flooded areas, thereby avoiding unacceptable increases in flood elevations, reducing flood damage, and to allow proper conveyance of flood flows.
- Seek to map areas that are potential flood hazard areas and/or have experienced historical flooding events but are not currently included in the Federal Emergency Management Agency's mapping efforts.
- Require new development to collect, treat and dispose of its storm water runoff in an engineered system on-site, or in a private or public system capable of carrying and disposing of the additional volumes.

IMPLEMENTATION:

Classification...

The frequently flooded areas within the City's urban growth area include the 100-year floodplain designations of the Federal Emergency Management Agency and the National Flood Insurance Program. To assist in establishing a classification system, it is important to understand the following terminology:

- **Floodways** - The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevations more than one foot.
- **Floodplains** - The floodway and the special flood hazard area.
- **Area of Special Flood Hazard**- The land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year. Designation on maps always includes the letters A or V.

The classification system for frequently flooded areas shall be as follows:

Level 1: Critical Flood Areas are those areas defined and designated as floodways, where development shall be prohibited.

Level 2: Awareness Flood Areas are those areas defined as the special flood hazard areas, within which development shall be subject to increased construction standards that are the most current according to the Federal Emergency Management Agency and/or the Department of

Ecology. Based on scientific and engineering reports, if impacts from development cannot be mitigated, development within Level 2: Awareness Flood Areas may be prohibited.

Designation...

Within all shorelines and waters which are identified as floodplains, in the Federal Emergency Management Agency report titled "The Flood Insurance Study for Town of Cashmere" dated May, 1976 as amended, with accompanying Flood Insurance Rate Map and the Flood Hazard Boundary and Floodway Map are designated as frequently flooded areas.

Also, "The Flood insurance Study for the City of Cashmere" dated August 27, 2003 as amended with accompanying Flood Insurance Rate Map and the Flood Hazard Boundary and Floodway Map, are designated as frequently flooded areas.

Geologically Hazardous Areas

Geologically hazardous areas are defined as "areas that, because of their susceptibility to erosion, sliding, earthquake or other geologic events, are not suited to the siting of commercial, residential or industrial development consistent with public health or safety concerns". These hazardous areas pose a threat to the health and safety of citizens when development is sited in areas of significant hazard. In some cases the risk to development from geological hazards can be reduced or mitigated to acceptable levels by engineering design or modified construction practices. However, when the risks cannot be sufficiently mitigated, development needs to be prohibited.

To better understand the particular aspects of the different types of geologic hazards, the following summary descriptions are provided.

Erosion Hazard Areas... Erosion is relatively common within certain areas of the City and it's UGA, due to hydrologic and geologic characteristics, vegetative conditions, wind and human land use. By minimizing the negative impacts of human land use on these areas, the damage to the natural environment as well as to human-built systems is reduced. The two major factors for erosion are related to wind and water activity.

Landslide Hazard Areas (Steep Slopes)... Landslide hazard areas are those areas that are subject to potential slope failure. These include slopes of 15% or greater that are underlain by weak, fine grained unconsolidated sediments, jointed or bedded bedrock, or landslide deposits, including the top and toe of such areas. It is necessary to protect the public from damage due to development on, or adjacent to, landslides; to preserve the scenic quality and natural character of City's hillsides; and to protect water quality.

Seismic Hazard Areas... Earthquakes cannot be eliminated. However, there have been no specifically identified areas within the City or its UGA which would pose significant, predictable hazards to life and property resulting from earthquakes and the associated ground shaking, differential settlement, and/or soil liquefaction.

Mine Hazard Areas... Mine hazard areas are defined as "areas directly underlain by, adjacent to, or affected by mine workings such as adits, tunnels, drifts, or air shafts." Mine hazards may also include steep and unstable slopes created by open mines. There has been little or no historical subsurface mining within the City and its UGA that could have left areas honeycombed with abandoned mine tunnels. Similarly, any open mining is required to have both an approved erosion control plan and an approved reclamation plan that will address steep and unstable slopes.

Volcanic Hazard Areas... Volcanic hazard areas are defined as "areas subject to pyroclastic flows, lava flows, and inundation by debris flows, mudflows, or related flooding resulting from volcanic activity." Because there is no valley or river flowing through the community that heads on or near a volcano, there would be no significant damage to people and/or property expected from debris flows, mudflows or related flooding resulting from volcanic activity. If there were to be a significant ash fall east of Glacier Peak, small debris flows would be possible in the rivers and valleys that flow into the Columbia River. The City is also far enough distant from the nearest volcano (Glacier Peak) to virtually eliminate the hazards of damage to people and/or property resulting from pyroclastic flows, or lateral blasts.

The intent of the following goals and policies is to reduce the threat posed to the health and safety of citizens in areas of significant geologic hazard by providing guidance for reviewing a development proposal that may be near a geologic hazard. In addition to having general statements that are applicable to all types of hazard areas, needed protection elements for each different hazard type are also included to aid in understanding their differences and providing specific measures to reduce the hazard.

GEOLOGICALLY HAZARDOUS AREAS GOAL: The City will provide appropriate measures to either avoid or mitigate significant risks that are posed by geologic hazard areas to public and private property and to public health and safety.

GEOLOGICALLY HAZARDOUS AREAS POLICIES:

- When probable significant adverse impacts from geologically hazardous areas are identified during the review of a development application, documentation that fully addresses these potential impacts and identifies alternative mitigation measures to eliminate or minimize the impacts will be required.
- Grading and clearing for both private developments and public facilities/services will be limited to the minimum necessary to accomplish engineering design, with reclamation of disturbed areas being a top priority at the completion of the construction project.
- To minimize blowing soil during development, appropriate water and/or mulch material will be required on any areas without a vegetative cover, as indicated in the approved erosion control plan.
- To maintain the natural integrity of landslide hazard areas and to protect the environment, and the public health and safety, an adequate buffer of existing vegetation will be maintained around all sides of the landslide hazard areas.
- At such time there is a seismic hazard identified and mapped in the City or its urban growth area, any application for development in or near that area must show it's location in relation to the hazard area, and/or it must be designed so that it will be as safe from any earthquake damage as a similar development which is not located in a seismic hazard area.
- Promote the development of education programs that explain both the dangers and effects of earthquakes, as well as emergency procedures individuals can take should an earthquake occur.
- Minimize the negative impacts of erosion resulting from development and construction on erosion hazard areas.
- An erosion control plan should be submitted by the applicant for a development, prior to approval of the proposal.
- Reduce the threat posed to the health and safety of citizens when commercial, residential, or industrial development is sited in areas of significant geologic hazard, including but not limited to landslide, seismic, mine and volcanic hazard areas.

- Protect the public from damage due to development on or adjacent to landslide hazard areas while also preserving the scenic quality and natural character of the surrounding hillsides, and the quality of the City's water.
- The City should approve, condition or deny proposals, as appropriate, based on the degree to which significant risks posed by Geologic Hazard Areas to public and private property and to public health and safety can be avoided or mitigated.
- Identify potential geologically hazardous areas and require engineering, architectural or geo-technical investigation and certification prior to approval of development permits.
- Consider soil stability, slope, shrink/swell potential and other limitations for building and road construction in the processing of development permits.

IMPLEMENTATION:

Classification...

Classification and rating of these areas will be based upon the risk to development in geologically hazardous areas. The categories of risk shall be 1) Known or suspected risk; 2) No risk; and 3) Risk Unknown, meaning data is not available to determine the presence or absence of a geological hazard. The classification system for geologically hazardous areas shall be as follows:

Level 1: Critical Hazard Areas shall be those areas with a known or suspected risk. Detailed studies and reports will be required to determine whether or not development will be allowed, and if so, what mitigation measures will be required.

Level 2: Awareness Hazard Areas shall be those areas that have an unknown risk. Detailed studies and reports may be necessary to determine the existence of a geologically hazardous area, and if so, whether or not development will be allowed and what mitigation measures might be necessary where development may occur.

Designation...

For erosion hazard areas, these policies and implementation criteria will, at a minimum, be applied to lands that are classified by the Natural Resource Conservation Service's Soil Survey for Chelan County as having a moderate or high hazard for wind and/or water erosion.

Because there is minimal information as to the location of landslide, seismic, mine or volcanic hazard areas, the exact status of a particular piece of property in regard to these hazards will be determined at the time a development proposal is submitted for review.

SHORELINE MASTER PROGRAM

This SMP is intended to meet the requirements in WAC 173-26-211. It states that:

> *Master programs shall contain a system to classify shoreline areas into specific environment designations. This classification system shall be based on the existing use pattern, the biological and physical character of the shoreline, and the goals and aspirations of the community as expressed through comprehensive plans as well as the criteria in this section. Each master program's classification system shall be consistent with that described in WAC 173-26-211 (4) and (5) unless the alternative proposed provides equal or better implementation of the act.*

This SMP is consistent with these requirements, deviating from WAC 173-26-211(4) and (5) with respect only to some environment designation names, or the addition of new environment designations where such provides local government with opportunity to provide further, but complementary, designations consistent with existing land management plans. Each environment designation contains a purpose statement, designation criteria, and management policies components. The designations are 'Urban Conservancy", "Shoreline Residential", "Shoreline Park/Public" High Intensity" and "Aquatic".

Per WAC 173-26-186(3), all relevant policy goals must be addressed in the planning policies of the master program. Below briefly contains shoreline goals and objectives of Cashmere's Shoreline Master Program. Goals express the ultimate aim of the city of Cashmere and its citizens along their shorelines. An objective identified a measurable step that moves toward achieving a long-term goal. Goals and objectives provide a framework upon which the more detailed SMP shoreline use environments, policies, regulations, and administrative procedures are based.

Economic Development Element

Goal 1. Permit those commercial, industrial, recreational, and other developments requiring a shoreline location which may contribute to the economic well-being of the City of Cashmere.

Objective 1. Encourage shoreline development that has a positive effect upon community economic and social activities.

Objective 2. Promote new water-dependent, water-related, and water-enjoyment economic development.

Goal 2. Encourage the protection and restoration of unique, fragile, and scenic elements in shoreline areas as a means to promote long-term economic well-being.

Objective 1. Promote environmental education.

Objective 2: Develop incentives for protection and restoration in shoreline areas without loss of economic development such as by allowing transfer of development rights to less sensitive areas.

Public Access Element

Goal Ensure public access to shorelines:

- Is safe, convenient and diversified;
- Makes provisions for public access to publicly owned shoreline jurisdiction areas;
- Avoids endangering life or adverse effects on property or fragile natural features;
- Minimizes conflicts between the public and private property;
- Enables the public to enjoy the physical and aesthetic qualities of natural shorelines of the state which shall be preserved to the greatest extent feasible consistent with the overall best interest of the state and the people generally;

- Is designed for persons with disabilities, where feasible, consistent with federal standards; and

- That alters the natural conditions of the shorelines of the state, in those limited instances when development provides an opportunity for substantial numbers of people to enjoy the shorelines of the state.

Objective 1. Increase public access to shorelines, particularly on public properties, by developing and implementing parks, recreation, and trails plans.

Objective 2. Require public access as part of public shoreline development where appropriate.

Objective 3. Require and/or encourage public access as part of private shoreline development in accordance with adopted -shoreline public access plans, where appropriate and in compliance with constitutional limitations.

Objective 4. Protect and enhance visual and physical access to shorelines.

Objective 5. Assure that public access improvements do not result in a net loss of shoreline ecological functions.

Objective 6. Encourage development of public access by using tools such as acquisition of land, incentives, enhancement of existing public land where public access could be developed, etc.

Recreation Element

Goal 1. Promote diverse, convenient, and adequate recreational opportunities along public shorelines for local residents and visitors.

Objective 1. Encourage cooperation among public agencies, non-profit groups, and private landowners and developers to increase and diversify recreational opportunities.

Objective 2. Ensure shoreline recreation facilities are preserved and enlarged as necessary to serve projected City growth in accordance with adopted levels of service.

Objective 3. Ensure recreation facilities are designed for persons with disabilities, where feasible, consistent with federal standards.

Circulation Element

Goal 1. Since major transportation and utility systems pre-exist near many shorelines, minimize conflicts between these systems and shoreline uses when considering circulation additions or modifications.

Objective 1. Encourage multiple modes of transportation.

Objective 2. Promote non-motorized travel and public access opportunities.

Objective 3. Encourage water-dependent transportation where appropriate.

Objective 4. Promote the design of new or expanded road corridors for motorized vehicles outside of shoreline jurisdiction unless there is no reasonably feasible alternative or location.

Objective 5. Promote the design of new utilities outside shoreline jurisdiction unless water crossings are unavoidable or utilities are required for authorized shoreline uses consistent with this SMP.

Shoreline Use Element

Goal . Assure an appropriate pattern of sound development in suitable locations without diminishing the quality of the environment along shorelines.

Objective 1. Give preference along the shoreline to water-oriented and single-family residential uses, consistent with the control of pollution and prevention of damage to the natural environment.

Objective 2. Encourage shoreline uses and development that enhance and/or increase public access to the shoreline or provide significant public benefit.

Goal 2. Consider irrigated agriculture as a water-related use and a key factor in the economy of the City. Agricultural lands should be conserved and protected from incompatible uses. Other shoreline uses should not jeopardize production on designated agricultural lands.

Objective 1. Protect current agricultural activities occurring on agricultural land. Provide for new agricultural uses that are located and designed to assure no net loss of ecological functions and that do not have a significant adverse impact on other shoreline resources and values.

Conservation Element

Goal 1. Protect shoreline resources by:

- Preserving unique and fragile environments, and scenic elements such as views of natural features that support area tourism;
- Conserving non-renewable natural resources; and
- Managing renewable resources such as timber, water, and wildlife.

Objective 1. Provide for no net loss of shoreline ecological function.

Goal 2. Encourage the restoration of shoreline areas which have been modified, blighted, or otherwise disrupted by natural or human activities.

Objective 1. Ensure restoration and enhancement is consistent with and prioritized based on adopted watershed and basin plans.

Historic, Cultural, Scientific, and Educational Element

Goal 1. Protect and restore areas having documented significant historic, cultural, educational or scientific values.

> **Objective 1.** Work with property owners to encourage the preservation of outstanding natural and scenic resources, environmentally sensitive areas, and documented significant historic and cultural resources.

Goal 2. Protect shoreline features to prevent the destruction of, or damage to, any site having archaeological, historic, cultural, or scientific value through coordination and consultation with the appropriate local, state, tribal and federal authorities.

> **Objective 1.** Protect sites in collaboration with appropriate tribal, state, federal, and local governments and affected property owners. Encourage cooperation among public and private parties in the identification, protection, and management of cultural resources.
>
> **Objective 2.** When and/or where appropriate, make access to such sites available to parties of interest. Design and manage access to such sites in a manner that gives maximum protection to the resource.
>
> **Objective 3.** Provide opportunities for education related to archaeological, historical and cultural features when and/or where appropriate and incorporate into public and private management efforts, programs and development.

Flood Hazard Prevention Element

Goal 1. Recognize the hydrologic functions of floodplains, and protect frequently flooded areas.

> **Objective 1.** Avoid or mitigate land use practices that may impede the flow of floodwater or cause danger to life or property. Mitigate the loss of floodplain storage capacity to avoid greater impact of flooding downstream.
>
> **Objective 2.** Implement the 100-year floodplain designations of the Federal Emergency Management Agency and the National Flood Insurance Program.
>
> **Objective 3.** Seek to map areas that are potential flood hazard areas and/or have experienced historical flooding events, but are not currently included in the Federal Emergency Management Agency's mapping efforts. Work with the Federal Emergency Management Agency to correct maps that are inaccurate.
>
> **Objective 4.** Prepare and implement channel migration zone plans.
>
> **Objective 5.** Coordinate shoreline jurisdiction flood hazard prevention policies and regulations with Growth Management Act provisions to protect critical areas including frequently flooded areas.
>
> **Objective 6.** Monitor stream flows and consider any trends or changes in stream flow regimes due to climatic changes.