CITY OF CASHMERE

COMPREHENSIVE LAND USE PLAN

Photo credit: Dan Brown

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

JUNE 2019

CITY OF CASHMERE

101 WOODRING ST

CASHMERE, WA 98815

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www.CityofCashmere.org

Acknowledgments

The review and update of the Cashmere Comprehensive Plan was a joint effort by the City of Cashmere and the following individuals that contributed significant time and energy to the review and update process.

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Table of Contents

APPENDICES

Appendix A: Cashmere City Limits & Urban Growth Area

Appendix B: Cashmere Existing Land Use Map

Appendix C: Cashmere Zoning Ordinance Map

Appendix D: Cashmere Designated Critical Areas Map

Appendix E: Cashmere Recreation & Open Space Map

Appendix F: Cashmere Transportation System Map

Appendix G: Cashmere Existing Water System & Service Area Maps

Appendix H: Cashmere Existing Sewer System & Service Area Maps

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. 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 should be periodically reviewed and amended to reflect new economic, social or environmental issues. Goals of the plan are as follows:

- Encourage the most appropriate use of land throughout the community.
- Lessen traffic congestion and accidents.
- Secure safety from fire.
- Encourage the formation of neighborhood or community units.
- Secure an appropriate allotment of land area in new developments for all the requirements of community life.
- Conserve and protect and restore natural beauty and other natural resources.
- 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, and the Chelan County-wide Planning Policies are included in this plan.

What Is A Comprehensive Plan

The Comprehensive Plan is a guide for the orderly physical development of the area, outlining desirable community goals and policies that together influence future community growth.

A city, along with its surrounding urban growth area, is a complex system serving the many and varied needs of its citizens. Each community comprises a variety of land uses tied together by a network of streets, utilities, and communication channels. The purpose of the Comprehensive Plan is to bring about coordinated land use in accordance with future requirements, while at the same time protecting identified critical areas, resource lands, and the environment generally. It is also intended to ensure efficient expenditure of public funds and to promote the general health, safety, and welfare of the people living there.

Achievement of a balanced, attractive urban environment is possible only if the plan is sensitive to present and prospective community needs and sentiment. If the plan is to be realistic, it must be based on sound population and economic forecasts, and it must reflect present and potential financial resources.

As the frame of reference for all administrative and regulatory measures concerned with the City's physical development, the plan serves as a basis for the following activities: zoning ordinances and subdivision regulations, development guidelines and policies, financial balance of expenditures and revenues related to a program of public facilities improvements, and an encouragement of civic interest that is essential to future development. Finally, effective implementation of the above activities is essential to achieve the desired concepts outlined by the plan.

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.

Authority

The Cashmere Comprehensive Plan has been prepared in accordance with the requirements of RCW 36.70A, Washington State's Growth Management Act. This Comprehensive Plan includes Cashmere's future vision, and it addresses all areas within the present City limits of Cashmere and its Urban Growth Area (UGA).

Growth Management Act Goals

RCW 36.70A.020, the planning goals of the Growth Management Act, requires that Cashmere show how the adopted Comprehensive Plan meets the following planning goals contained within the Act.

Urban Growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

Reduce Sprawl. Reduce the conversion of undeveloped land into sprawling, low density development.

Transportation. Encourage efficient multi-modal transportation systems that are based on regional priorities and coordinated with county and City Comprehensive Plans

Housing. Encourage the availability of affordable housing to all economic segments of the population of this State; promote a variety of residential densities and housing types; and encourage preservation of existing housing stock.

Economic Development. Encourage economic development throughout the state that is consistent with adopted Comprehensive Plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

Property Rights. Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.

Permits. Applications for both State and local government permits should be processed in a timely and fair manner to ensure predictability.

Natural Resource Industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands and discourage incompatible uses.

Open Space and Recreation. Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.

Environment. Protect the environment and enhance the State's high quality of life, including air and water quality, and the availability of water.

Citizen Participation and Coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

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

Historic Preservation. Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.

Shorelines. For shorelines of the state, the goals and policies of the Shoreline Management Act (RCW 90.58.020) are added as one of the goals of the GMA (RCW 36.70A.020)

County Wide Planning Policies

The City of Cashmere Comprehensive Plan is in line with the Chelan County wide planning policies that include:

- The establishment of Urban Growth Areas
- Promotion of contiguous and orderly development and the provision of urban governmental services to such development siting of public capital facilities that are of a county-wide nature
- Siting of public capital facilities that are of a county-wide nature
- County-wide transportation facilities and strategies
- Need for affordable housing for all economic segments of the population and the adoption of parameters for the distribution of affordable housing
- Joint county and City planning within urban growth areas and provision of innovative land use management techniques that may include use of flexible zoning processes
- County-wide economic development and employment
- An analysis of fiscal impact
- Public education and citizen participation
- Monitoring, reviewing, and amendment of county-wide planning policies

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°'s to 90°'s and winter low temperatures are usually in the 20°'s and 30°'s. City Limits and UGA Map can be found on Appendix A.

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, and car show. Riverside Park is filled with children's activities and the annual Ping Pong Drop from a helicopter. There are activities in the Pioneer Village outside the Cashmere Museum during the weekend.

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 participants 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 2018, 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.

2019 Comprehensive Plan Update Process

- February 5, 2018 - Planning Commission Public Workshop.
- January 28, 2019 - Cashmere Community Public Workshop
- March 25, 2019 – Planning Commission Public Hearing
- March 25, 2019 - City Council Public Hearing
- June 10, 2019 - City Council Public Hearing

Media Coverage

The Cashmere Valley Record published a Public Hearing Notice for March 25, 2019 and June 10, 2019. The following items were discussed, water issues, growth issues, taxes and construction standards. Additionally, the newspaper reported on the Public Hearings.

Comprehensive Plan Ordinances

- Ordinance 1220, Amended Zoning Map 10/14/13
- Ordinance 1226, Amended Title 13 Utilities 1/13/14
- Ordinance 1229, Amended Shoreline Master Program 6/9/14
- Ordinance 1233, Amended Comp Land Use Plan 8/25/14
- Ordinance 1234, Amended Title 17 Zoning and Zoning Map, 8/25/14
- Ordinance 1238, Amended Ch. 14.13 Code Violations 11/24/14
- Ordinance 1242, Amended Ch. 13.10 Termination of WW 3/9/15
- Ordinance 1243, Adopted Development Standards, 4/13/15
- Ordinance 1244, Amended Zoning Use Chart 7/27/15
- Ordinance 1251, Amended Ch 15.36 & 18.10E Flood Plan, 9/21/17
- Ordinance 1263 Amended Subdivision Code 11/27/17
- Ordinance 1264 Amended Title 17 Zoning Code 11/27/17
- Ordinance 1265 Amended Title 17 Zoning Code 1/8/18
- Ordinance 1276 Adopted the Updated Comprehensive Land Use Plan 6/10/19

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 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.

Background Information and Analysis

Chelan County is required to analysis each Urban Growth Area (UGA) boundary to determine if there is adequate land to accommodate future housing and employment growth. The primary goal of this analysis is to determine land supply for each UGA and the remaining County through the year 2037, taking into account ancillary housing, economic growth and open space. Most of the data for this section is from Chelan County's Comprehensive Plan.

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 (UGA) is estimated at 945. Residential properties comprise approximately 554 acres, which is 58% of the total land area within City limits and UGA. Industrial uses include food processing, pre-cast concrete plant, fruit packing and storage plants such as those owned by Blue Star Growers and Crunch Pak. Commercial areas include the downtown business district, the East Cashmere area, and Sunset Highway; there are several small businesses at various locations within the City.

The following table identifies the acres of land use categories, Table 1 follows graphically represents the distribution of land uses from Chelan County 2017-2037 Comprehensive Plan.

Table 1 - Housing & Land Distribution (City and UGA)

Table B-3: Distribution of Land Uses

Classifications	City of Cashmere		Cashmere UGA	
	Acres	Percent	Acres	Percent
Single-Family Units	264	44.8%	254	71.3%
Multi-unit and Mobile Home Parks	19	3.2%	16	4.5%
Residential Condos	1	0.2%		0.0%
Vacation & Cabin		0.0%		0.0%
Hotel/Motel/Lodging; amusement, recreational, resort	1	0.2%	2	0.6%
Industrial	71	12.1%	4	1.1%
Commercial/Retail, professional, government, etc.	168	28.5%	50	14.0%
Agricultural	65	11.0%	28	7.9%
Undeveloped	0	0.0%	2	0.6%
TOTALS	**589**	100%	**356**	100%

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 byindividual wells and on-site septic systems.

The City provides water service to approximately 1,111 customer accounts throughout its water service area boundary, which includes all the City and within parts of the UGA. 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 if the City limits expand 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's water system is currently capable of supporting an additional 1,225 Equivalent Residential Units (ERUs).

Table 2 - Physical Capacity Analysis of Cashmere's Water System

Average Day Demand per ERU		278 gpd	0.193 g/pm	
Maximum Day Demand per ERU		790 gpd	0.548 g/pm	
Service Classification	**Total MDD (g/pd)**	**Total PHD (g/pm)**	**Number of Connections**	**Total ERUs ****
Residential	721,362	968	922	914
Multi-Family	61,066	66	188	77
Subtotal Residential	**782,428**	**1,034**	**1,110**	**991**
Industrial	154,678	118	2	196
Commercial	191,348	213	129	242
Public	110,101	82	40	139
Wholesale	8,333	7	1	11
Subtotal Non-Residential	**464,460**	**420**	**171**	**588**
DSL	46,460	32	n/a	59
Total	***1,293,352***	***1,486***	***1,281***	***1,638***
Specific Physical Capacity				
Facility		**Capacity Available**		**ERUs ****
Source (Derated)		1,570	g/pm	2,863
Treatment		1,570	g/pm	2,863
Equalizing and Standby Storage		1,712,854	gal	4,722
Distribution		not applicable		
Transmission *		2,986	g/pm	5,446
Water Rights Qi (instream flows met)		4,392	g/pm	8,009
Water Rights Qa (instream flows met)		1,217,618	g/pd	4,383
Total System Physical Capacity *(minimum of values above)*				***2,863***
Excess Capacity				***1,225***

* Maximum 5.0 feet per second in transmission mains from all sources

** ERUs associated with MDD, not ADD

The City provides service to approximately 1,115 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. The Waste Water Treatment Plant is capable of more than double its current capacity.

Table 3 – Physical Capacity of Cashmere's Waste Water Treat System

	Design Capacity	2016-2018	Capacity in Use
Design Population	5,034		
Design Hydraulic Flow Conditions (mg/d)			
Low Flow	--		
Average Annual Flow (AADF)	1.10	0.37	34%
Maximum Month Flow (MMDF)	1.23	0.41	33%
Maximum Week Flow (MWDF)	1.32		
Maximum Day Flow (MDF)	2.60	0.72	28%
Peak Hour Flow (PHDF)	3.46		
Peak Instantaneous Flow (PIDF)	3.46		
5-Day Biochemical Oxygen Demand (BOD_5)			
Influent BOD_5 (p/pd)			
Average Annual	2,841	1392	49%
Maximum Month	5,682	2020	36%
Maximum Day	8,523	2892	34%
Total Suspended Solids (TSS)			
Influent TSS (p/pd)			
Average Annual	1,239	371	30%
Maximum Month	2,478	521	21%
Maximum Day	3,717	928	25%

Populations and Population Projections

Projecting the population within each UGA provides a baseline for community needs. By defining future population, communities are able to review current levels of service and land supply and project future needs. The focus of this analysis was a review of land supply to support the anticipated population growth, but the data may be useful in review of other planning efforts and infrastructure analysis. After reviewing the historical population growth, Chelan County and the Cities agreed to change from a "high" population growth projection, as provided by the Office of Financial Management, to a "medium" project over the next 20 years. The population projections, adopted by Chelan County Resolution 2015-112, define the expected growth for the County and each UGA.

Table 4 – Chelan County Population & Estimates for 2015-2040

Table 4 Extended version of the population projections adopted in Chelan County Resolution 2015-112

	Share of 1990-2010 Population Growth	adjusted	2014 OFM Estimate	2015 Projection	2016 Projection	2017 Projection	2020 Projection	2025 Projection	2030 Projection	2035 Projection	2015-2035 20 year change	2036 Projection	2016-2036 20 year change	2037 Projection	2017-2037 20 year change	2040 Projection
Manson UGA	3.69%	3.69%	2,032	2,064	2,089	2,115	2,190	2,312	2,418	2,507	442	2,523	433	2,538	423	2,583
Chelan UGA	2.88%	3.61%	4,384	4,416	4,440	4,465	4,539	4,658	4,762	4,849	433	4,864	424	4,880	414	4,924
Entiat UGA	2.01%	2.01%	1,143	1,161	1,174	1,188	1,229	1,296	1,354	1,402	242	1,411	237	1,420	231	1,444
Leavenworth UGA	1.71%	1.71%	2,404	2,419	2,431	2,442	2,477	2,534	2,583	2,624	205	2,631	201	2,638	196	2,659
Peshastin UGA	0.32%	0.32%	671	674	676	678	685	695	705	712	39	714	38	715	37	719
Cashmere UGA	2.88%	2.88%	3,742	3,767	3,787	3,807	3,865	3,960	4,043	4,112	345	4,125	338	4,137	330	4,172
Wenatchee UGA	53.09%	53.09%	38,454	38,921	39,279	39,649	40,729	42,481	44,017	45,286	6,365	45,517	6,238	45,741	6,093	46,389
Urban	66.58%	67.31%	52,830	53,422	53,876	54,344	55,715	57,935	59,883	61,491	8,069	61,784	7,908	62,069	7,724	62,890
Rural	33.42%	32.69%	21,470	21,758	21,978	22,206	22,871	23,950	24,895	25,677	3,919	25,819	3,841	25,957	3,752	26,356
Total	100.00%	100.00%	74,300	75,180	75,854	76,550	78,586	81,885	84,778	87,168	11,988	87,603	11,749	88,026	11,476	89,246

The Chelan County's Comprehensive Plan made population projections for the Cashmere's UGA (Table 4). The population estimates for Cashmere's UGA is estimated to be 3,865 people in 2020. The population within Cashmere's UGA is estimated to be approximately 4,172 people in 2040, based on projection using the historical trend of 2.88% per year.

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. The 2017 American Community Survey (ACS) identified approximately 93.1 percent single-family residences, whereas 3.2 percent were multi-family and 2.4 percent were mobile homes and other residential housing account for 1.4 percent. The average household size in the City was 2.66 persons per household according to the Chelan County's 2017-2037 Comprehensive Plan.

Projected Housing Units and Land Uses

The following residential needs are based on estimated changes in population and persons per household for the City's UGA as identified in Chelan County's 2017-2037 Comprehensive Plan. The data takes the estimated 2017 population for each UGA and divides that by the "persons per household" identified by the 2010 Census. The resulting number is the estimated minimum dwelling units within each UGA for 2017. The same technique is used starting with the estimated 2037 population. Between 2017 and 2037 the change in housing is noted in the final column. These do not reflect demands for second homes,

vacation rentals or seasonal housing which will be addressed for each community separately below as ancillary housing.

The identified number of existing housing units within the Cashmere UGA and City is approximately 1,431. Dividing the average persons per household number into the growth projection of 4,172 new people equals a demand for 124 new housing units within the City and UGA by the year 2037 (Table 7).

Table 5 - Projected Housing Units

Regions	Persons per household*	2017 Population	Estimated minimum dwellings	2037 Population	Estimated minimum dwellings	20 year increase in dwellings
Cashmere UGA	2.66	3,807	1,431	4,137	1,555	**124**

This projection does not reflect demands for second homes, vacation rentals or seasonal housing which will be addressed below as ancillary housing.

Market Factor

In areas where there is high demand for housing, prices are likely to be high and increase over time. It is important to support a balanced market where demand and supply with housing costs reflective of the medium income, see Housing Element. The Market Factor rate is intended to account for areas where existing land is needed to provide housing above the current rate. Cashmere and the UGA is assumed to have a Market Factor of zero.

Ancillary Housing Assessment

Ancillary Housing is defined as second homes, recreational or occasional use housing. It is assumed that these types of homes are most often rented when not in use by the owner. The percent of rentals and ancillary housing is expected to increase the need for dwelling units, s renters and buys compete with people look for investment properties or second homes. The following data was taken from the 2010 Census. The ancillary housing demand will be added to the percent of dwellings need to support the 20-year projected population growth.

Table 6 – Ancillary Housing Demand

Regions	Owner Occupied* (%)	Rentals* (%)	Estimated Ancillary Housing (%)
Cashmere UGA	58.5	1.3	0.9

Employment Factors

The City includes several large warehouses, one of which is vacant. Additionally, there are several locations, within the industrial/warehouse zoning district, which are vacant. The Port of Chelan County is working on developing an industrial/business complex encourage small-scale businesses and industries. These developments may provide local employment options for the City but is not expected to increase the need for residential structures or land.

LAND CONDITIONS

Open Space

Open space may include a park, conservation easement area or public land with or without public access. It may be defined by a specific zoning district or listed as a tax reduction benefit area. Pursuant to State regulation, RCW 36.70A.110(2) and .160, open space corridors include "lands useful for recreation, wildlife habitat, trails and connection of critical areas."

The City includes several parks and school properties but does not specifically have an "open space" designation or a calculation of open space within the City. Within the UGA, specific areas, or percentage of land, have been identified for open space.

Critical Areas & Resources

Critical areas can have a limiting impact on where development may occur. Chelan County defines critical areas as lands that contain fish & wildlife habitat, wetlands, steep or erosive soils, earthquake fault lines, and frequently flooded areas. Additionally, aquifer recharge areas may limit types of land uses. It is assumed that within the City 10% of land may be impacted by critical areas.

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 period (see Tables 2 & 3).

Conversion Factors

There are various ways to calculate land available for building. The most common approach is to take the total of Land Supply and remove a percentage of land for various development impacts, such as roads, parks, schools and utilities, and critical areas, such as wetlands and steep slopes. The following general assumptions were made for the Cities and UGAs in Chelan County and is applicable to Cashmere's UGA.

a) Infrastructure: 25% of land will be needed for public infrastructure – including park, open space, roads, stormwater (on or off-site) and flood management

b) Critical Areas & Resources: It is assumed that within the Cities 10% of land may be impacted by critical areas while the County assumes 20% of land may be impacted by critical areas.

i. Water: It is assumed that all the Cities and the related Urban Growth Areas are provided water from the municipality or public purveyor.

ii. Water: As noted above, areas of the County may have limited water quantity or quality in areas not served by public water systems.

c) Market Factor: It is assumed in the Cities of Chelan and Leavenworth that 25% of remaining land will be needed for a market supply factor.

d) Economic Impact:

i. The Cities of Chelan, Cashmere and Entiat have indicated that no expected or known changes to economic conditions will impact housing supply/demand

ii. The City of Leavenworth has stated they expect new commercial development; therefore, an economic impact factor of 25% is added to the City's analysis.

e) Conversion of Use: Not all vacant land will convert to housing, especially if the vacant land is used by the adjoining lot as part of the existing development.

i. The City of Leavenworth has historically reviewed land supply using all vacant land and un-used portions of larger lots. This review defines vacant land as noted above and does not anticipate conversion of larger developed lots.

ii. It is expected that the conversion of City lots will occur at a faster rate than land within the UGAs. Furthermore, that UGAs generally are designed with larger lots which may be further subdivided in the future or remain as large lot development. Therefore, the assumption is made that 30% of land, within the UGAs, will be held for conversion or development of larger lots.

f) Ancillary Uses: A varying percentage of ancillary housing may be found throughout the County. The US Census data will be used for each community, as noted above.

g) Open Space: Existing open space is defined by the Park plans for each City and the County Comprehensive Plan. No specific allocation is provided for Open Space beyond public infrastructure and critical area assumptions; therefore, it is not listed in the following summaries.

Summary of Findings City of Cashmere

Between 2017 and 2037, the City of Cashmere and corresponding UGA will increase from a population of 3,807 to 4,137 or 330 people. Given the current persons per household of 2.66, the City and UGA will need to provide an additional 124 dwellings. The Land Supply analysis, summarized below, indicates that the City and UGA has the capacity to serve 779 persons or 293 future residential building lots.

Table 7 – Land Use Assessment for City and Urban Growth Area

		REDUCTIONS									
Cashmere	Vacant Land	Public Infrastructure (25%)	Critical Areas (10%)	Market Factor (0%)	Economic Impact (0%)	Conversion of Use (30% in UGA)	Ancillary Uses (1%)	Minimum Lot Size (acre)	Possible Lots	2010 Census Persons Per Household	Estimated Population Served
City											
Suburban Residential	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.23	0		
Single Family	33.5	25.1	22.6	22.6	22.6	22.6	22.4	0.16	140		
Multi-Family	5.5	4.1	3.7	3.7	3.7	3.7	3.7	0.16	23		
Airport Residential	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.23	0		
CITY TOTALS	**39**	**29.3**	**26.3**	26.3	**26.3**	**26.3**	**26.1**	**n/a**	**163**	**2.66**	**433**
Urban Growth Area											
Suburban Residential	58.1	43.6	39.2	39.2	39.2	27.5	27.2	0.23	118		
Single Family	0	0.0	0.0	0.0	0.0	0.0	0.0	0.16	0		
Multi-Family	4.1	3.1	2.8	2.8	2.8	1.9	1.9	0.16	12		
Airport Residential	0	0.0	0.0	0.0	0.0	0.0	0.0	0.23	0		
UGA TOTALS	**62.2**	**46.7**	**42.0**	**42.0**	**42.0**	**29.4**	**29.1**	**n/a**	**130**	**2.66**	**346**

LAND USE 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 UGA, 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

The urban growth goal is to create an orderly and efficient transition from rural to urban land in areas where adequate public utilities and services exist or can be provided in an efficient manner.

URBAN GROWTH AREA POLICIES:

Urban Growth Policy 1

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

Urban Growth Policy 2

Coordinate planning and permitting process with Chelan County.

Urban Growth Policy 3

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.

Urban Growth Policy 4

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:

A. Decision of annexation request only when there is reasonable assurance of a positive benefit to the City from such approval.
B. 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.
C. The proposed annexation shall be contiguous with City limits.
D. Areas to be annexed should be required to connect to urban services or when services become available.
E. Annexations will not be approved if the development in the proposed area would exceed
F. the City's available water rights.

Table 8 - Current Land Use Designation, Density & Characteristics

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 sq. ft. 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 (i.e. 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, 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

CITYWIDE GOAL 1

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 Appendix B of this plan.

CITYWIDE GOAL 2

Encourage development in areas where adequate City utilities and services exist or can be provided in a cost-efficient manner.

Citywide Policy 2-1

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

Citywide Policy 2-2

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.

Citywide Policy 2-3

City sewer and water 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.

CITYWIDE GOAL 3

Encourage the conversion of undeveloped land into higher-density development.

Citywide Policy 3-1

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

Citywide Policy 3-2

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

Citywide Policy 3-3

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.

Citywide Policy 3-4

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.

CITYWIDE GENERAL GOAL 4

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.

Citywide Policy 4-1

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

Citywide *Policy 4-2*

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

RESIDENTIAL GOALS & POLICIES

RESIDENTIAL GOAL 1

Ensure residential development occurs in an orderly manner at appropriate densities.

Residential Policy 1-1

Allow an appropriate number of units per acre in the designated single-family residential areas where City sewer and water utilities are available.

Residential Policy 1-2

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.

Residential Policy 1-3

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

Residential Policy 1-4

Encourage higher density units in appropriate zoned areas

Residential Policy 1- 5

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

RESIDENTIAL GOAL 2

Protect existing residential neighborhoods from nonresidential activities.

Residential Policy 2-1

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

Residential Policy 2-2

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.

Residential Policy 2-3

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 Policy 2-4

Allow appropriate home occupations which have limited impact to surrounding residences.

RESIDENTIAL GOAL 3

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

Residential Policy 3-1

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

Residential Policy 3-2: Establish standards, such as requiring permanent concrete foundations and stem walls that comply with the International Building Code, to allow manufactured housing in residential designations, while protecting the integrity of established residential areas and neighborhoods.

Residential Policy 3-3

Allow manufactured homes placed within a manufactured home planned unit development that meets current code.

RESIDENTIAL GOAL 4

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

Residential Policy 4.1

Designate and encourage existing residential neighborhoods to maintain existing structures through remodel or reconstruction, preserving the characteristics of these existing neighborhoods.

Residential Policy 4.2

Designate some residential areas where manufactured housing is allowed.

RESIDENTIAL GOAL 5

Allow for a variety of housing to meet all economic segments of the community.

Residential Policy 5.1

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

Residential Policy 5.2:

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 multiple income levels.

Residential Policy 5.3

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

Residential Policy 5.4

Designate areas and establish standards for siting and constructing manufactured housing.

RESIDENTIAL GOAL 6

Identify areas for special populations with special housing needs.

Residential Policy 6.1

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

Residential Policy 6.2

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 & POLICES

COMMERCIAL GOAL 1

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.

Commercial Policy 1-1

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.

Commercial Policy 1.2

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.

Commercial Policy 1.3

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.

Commercial Policy 1.4

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.

Commercial Policy 1.5

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

Commercial Policy 1.6

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.

Commercial Policy1.7

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 to locate on second stories or above.

Commercial Policy 1.8

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 2

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

Commercial Policy 2-1

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

Commercial Policy 2-2

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

Commercial Policy 2-3

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

Commercial Policy 2-4

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.

Commercial Policy 2-5

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

Commercial Policy 2-6

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

Commercial Policy 2-7

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

Commercial Policy 2-8

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.

Commercial Policy 2-9

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.

Commercial Policy 2-10

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.

Commercial Policy 2-11

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 1

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

Industrial Policy 1-1

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

Industrial Policy 1-2

New industrial uses should be 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.

Industrial Policy 1-3

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

Industrial Policy 1.4

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.

Industrial Policy 1.5

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

Industrial Policy 1.6

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

Industrial Policy 1.7

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

INDUSTRIAL GOAL 2

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

Industrial Policy 2-1

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

Industrial Policy 2-2

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.

Industrial Policy 2-3

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.

Industrial Policy 2-4

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. Residential uses are prohibited in industrial areas, with the exception of housing for caretaker's and/or security personnel.

Industrial Policy 2-5

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.

Industrial Policy 2-6

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.

Industrial Policy 2-7

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

Industrial Policy 2-8

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

Industrial Policy 2-9

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.

Industrial Policy 2-10

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 LAND GOALS & POLICIES

INTRODUCTION

The purpose of the Public land use designation is to preserve areas for public facilities owned by government agencies where such facilities are used by the general public and/or serve the needs of the community, such as municipal buildings and public parks and recreation facilities. The following goal and policies were developed to provide a guideline for achieving that purpose.

Public Use Goal 1

Ensure adequate land for public purposes.

Public Use Policy 1.1

Evaluate the need for current and potential future needs for public land which consider the unique resources that the City may want to preserve for future public use, and conditions that limit development, such as the utility easements; and designate adequate areas for public use.

Public Use Policy 1.2

Establish development standards that enhance public uses and ensure they complement the surrounding neighborhood. Topics addressed by such standards may include landscaping and accessory uses.

Public Use Policy 1.3

Develop parks and recreational facilities that meets the needs of the community and its visitors.

Public Use Policy 1.4

Provide adequate pedestrian and vehicle access to public parks and recreational areas.

Public Use Policy 1.5

Support a park and recreation plan that meets the needs of the community and visitors.

Public Use Policy 1.6

Provide a process to consider special events, activities or developments on public lands which differ from the site plan or primary purpose of that public facility.

RESOURCE LAND GOALS & POLICIES

RESOURCE LANDS GOAL 1
Encourage preservation of natural resource-based land uses, particularly agricultural-orchard activities.

Resource Lands Policy 1-1
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.
Resource Lands Policy 1-2
Connection to City services and utilities will be prioritized within the City and urban growth area. City sewer service will be extended outside the UGA only in cases of imminent threat to the environment, or to public health and safety.

RESOURCE LANDS GOAL 2
Provide for the conservation and commercial viability of agricultural resource lands within the urban growth area.

Resource Lands Policy 2-1
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.
Resource Lands Policy 2-2
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 AREA GOALS & POLICIES

The quality of life of different communities is directly related to environmental factors, such as air and water quality and the surrounding natural resources. Many times, the subtle and prolonged degradation of environmental factors can undermine the community's appeal and long-term viability to maintain environmental quality. 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, Appendix D, 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. 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, Appendix D, 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 critical area, as established through on-site scientific studies, will be the determining factors in establishing the final classification of that area.

CRITICAL AREAS GENERAL GOAL & POLICIES

GENERAL GOAL 1

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.

CRITICAL AREAS POLICIES:

Critical Areas Policy 1.1

Protect environmentally sensitive natural areas and the functions they perform, by the careful and considerate regulation of development.

Critical Areas Policy 1.2

Identify special, unique environmental areas that should be designated as environmentally sensitive areas.

Critical Areas Policy 1.3

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.

Critical Areas Policy 1.4

Encourage the development of an education program that promotes the value of critical areas and that promotes public and private stewardship of these lands.

Critical Areas Policy 1.5

Promote the recycling of all usable materials and alternative solid waste disposal methods.

Critical Areas Policy 1.6

Ensure that land use and development regulations promote protection of environmental quality.

Critical Areas Policy 1.7

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.

Critical Areas Policy 1.8

Respect the development limitations present in critical areas and manage these resources in a manner consistent with their unique restraints and special values.

Critical Areas Policy 1.9

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

Critical Areas Policy 1.10

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

Critical Areas Policy 1.11

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

Critical Areas Policy 1.12

Support the efforts of public and private organizations, whose goal is the preservation or conservation of critical areas, to purchase these lands.

Critical Areas Policy 1.13

Allow for open space and recreational use of critical areas where such use does not negatively impact the critical areas.

Critical Areas Policy 1.14

Encourage the restoration and enhancement of critical areas.

Critical Areas Policy 1.15

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

Critical Areas Policy 1.16

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.

Critical Areas Policy 1.17

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.

Critical Areas Policy 1.18

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.

Critical Areas Policy 1.19

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.

Critical Areas Policy 1.20

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.

Critical Areas Policy 1.21

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.

Critical Areas Policy 1.22

Protect water quality as an important aspect of the public health, the local economy, the environment, and a high quality of life.

Critical Areas Policy 1.23

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.

Critical Areas Policy 1.24

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.

Critical Areas Policy 1.25

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.

Critical Areas Policy 1.26

Storm water which is collected by a storm sewer system should not be directly discharged into water sources without appropriate treatment.

Critical Areas Policy 1.27

Encourage and support future and ongoing water quality monitoring programs.

Critical Areas Policy 1.28

Encourage appropriate regulatory agencies to actively pursue violators which illegally discharge waste into rivers, lakes and streams.

Critical Areas Policy 1.29

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 GOALS AND POLICIES

WETLANDS GOAL 1

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.

Wetland Policy 1.1

Wetland areas will be identified and rated according to the classification system established in this Comprehensive Plan.

Wetland Policy 1.2

Based on their quality demonstrated by the classification system, and adverse impacts will be mitigated according to Federal and State laws.

Wetland Policy 1.3

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.

Wetland Policy 1.4

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 Policy 1.5

Wetland areas should be identified and rated to afford appropriate evaluation and protection for wetlands that may be vulnerable to impacts.

Wetland Policy 1.6

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 UGA.

Wetland Policy 1.7

Activities or uses that would alter riparian habitats, cause substantial erosion or sedimentation or adversely affect aquatic life should be prohibited.

Wetland Policy 1.8

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.

Wetland Policy 1.9

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 14-06-030) contains the definition and methods for determining if the criteria below are met.

Category I Wetlands are those that:

1) represent a unique or rare wetland type; or
2) are more sensitive to disturbance than most wetlands; or
3) are relatively undisturbed and contain ecological attributes that are impossible to replace within a human lifetime; or
4) provide a high level of functions.

We cannot afford the risk of any degradation to these wetlands because their functions and values are too difficult to replace. Generally, these wetlands are not common and make up a small percentage of the wetlands in the region. Of the 90 wetlands used to field test the current rating system only 13 (14%) were rated as a Category I. In eastern Washington the following types of wetlands are Category I: Alkali wetlands, Bogs; Mature and old-growth forested wetlands, Forests with stands of Aspen, or Highly Functioning Wetlands that (score of 70 or higher).

Category II Wetlands are difficult, though not impossible, to replace, and provide high levels of some functions. These wetlands occur more commonly than Category I Wetlands, but still need a relatively high level of protection. Category II Wetlands in Eastern Washington include: Forested Wetlands in the Floodplains of Rivers, Mature and Old-growth Forested Wetlands with Fast Growing Trees and Vernal Pools

Category III Wetlands are

1) vernal pools that are isolated, and
2) wetlands with a moderate level of functions (scores between 30 -50 points).

Wetlands scoring between 30 -50 points generally have been disturbed in some ways, and are often smaller, less diverse and/or more isolated from other natural resources in the landscape than Category II wetlands.

Category IV Wetlands have the lowest levels 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 need to be protected.

Fish & Wildlife Habitat Conservation Areas

North Central Washington has a plethora of natural resources encompassing within an array of diverse ecological environments. 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 CONSERVATION GOALS AND POLICIES

F&W HABITAT CONSERVATION GOAL 1

Protect fish and wildlife habitat areas as an important natural resource for the City, particularly regarding their economic, aesthetic and quality of life values.

F&W Conservation Policy 1.1

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.

F&W Conservation Policy 1.2

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.

F&W Conservation Policy 1.3

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 tothe City.

F&W Conservation Policy 1.4

If a development proposal is in or near a habitat conservation area shown on the City's or WDFW's Priority Habitat and Species reference maps, a consultation and recommended mitigation measures, if needed, will be

requested from appropriate State, Federal and/or Tribal resource agencies. Performance Assurance Devices could be part of the mitigation, maintenance and monitoring activities.

F&W Conservation Policy 1.5

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 standard mitigation sequencing of avoid, minimize, mitigate, compensate will be utilized where appropriate.

F&W Conservation Policy 1.6

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.

F&W Conservation Policy 1.7

The City encourages proper riparian management that maintains or enhances existing riparian habitat utilizing best management practices.

F&W Conservation Policy 1.8

Land uses adjacent to naturally occurring water bodies and other fish and wildlife habitat areas should reduce impacts to habitat areas. If a change in land use occurs adequate buffers based on the best available science will be provided to the habitat areas.

F&W Conservation Policy 1.9

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.

F&W Conservation Policy 1.10

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.

F&W Conservation Policy 1.11

Promote landscape buffering between districts of different intensity and recognize the importance of providing greenery linkages throughout the urban area and provide habitat for movement corridors for wildlife throughout the UGA

F&W Conservation Policy 1.12

Continue to protect fish and wildlife habitat areas with present endangered, threatened, or sensitive species.

Implementation

Priority Habitat:

A habitat type with unique or significant value to many species. An area identified and mapped as priority habitat has one or more of the following attributes:

- comparatively high fish and wildlife density
- comparatively high fish and wildlife species diversity
- important fish and wildlife breeding habitat
- important fish and wildlife seasonal ranges
- important fish and wildlife movement corridors

- limited availability
- high vulnerability to habitat alteration
- unique or dependent species

A priority habitat may be described by a unique vegetation type or by a dominant plant species that is of primary importance to fish and wildlife (e.g., oak woodlands, juniper savannah). A priority habitat may also be described by a successional stage (e.g., old growth and mature forests). Alternatively, a priority habitat may consist of a specific habitat features (e.g., talus slopes, caves, snags) of key value to fish and wildlife.

Priority species: Fish and wildlife species requiring protective measures and/or management actions to ensure their survival. A species identified and mapped as priority species fit one or more of the following criteria:

Criterion 1. State-Listed and Candidate Species: State-listed species are native fish and wildlife species legally designated as Endangered (WAC 232-12- 014), Threatened (WAC 232-12-011), or Sensitive (WAC 232-12-011). State Candidate species are fish and wildlife species that will be reviewed by the department (POL-M-6001) for possible listing as Endangered, Threatened, or Sensitive according to the process and criteria defined in WAC-232-12-297.

Criterion 2. Vulnerable Aggregations: Vulnerable aggregations include species or groups of animals susceptible to significant population declines, within a specific area or statewide, by virtue of their inclination to aggregate. Examples include heron rookeries, seabird concentrations, marine mammal haulouts, shellfish beds, and fish spawning and rearing areas.

Criterion 3. Species of Recreational, Commercial, and/or Tribal Importance: Native and non-native fish and wildlife species of recreational or commercial importance, and recognized species used for tribal ceremonial and subsistence purposes, whose biological or ecological characteristics make them vulnerable to decline in Washington or that are dependent on habitats that are highly vulnerable or are in limited availability.

Designation

The complete list of priority habitat and species are indicated in the Washington Department of Fish and Wildlife *"Priority Habitats and Species List" (January 2019)*:
https://wdfw.wa.gov/species-habitats/at-risk/phs/list
Some of the more common Species include - Bald Eagle, Spring Chinook Salmon; Steelhead, Bull Trout (State and/or Federal Threatened or Endangered Species); Columbia Pebble snail formerly called Great Columbia River Spire Snail (State Candidate Species), Mule Deer Winter Range, Great Blue Herron, Bighorn Sheep and Sagebrush Lizard. 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 UGA, 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 becomeknown.

AQUIFER RECHARGE AREAS GOAL 1

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 groundwatersupplies.

Aquifer Recharge Area Policy 1-1

Identify, map and maintain critical groundwater supply areas, aquifer recharge areas, areas with a high groundwater table and/or unconfined aquifers used for potablewater.

Aquifer Recharge Area Policy 1-2

When these areas are identified, they will be encouraged to be incorporated as Groundwater Management Areas.

Aquifer Recharge Area Policy 1-3

The City encourages the establishment of land use intensity limitations, particularly residential, in accordance with the availability of sanitary sewers.

Aquifer Recharge Area Policy 1-4

The City prohibits the generation and/or disposal of hazardous materials within an Aquifer Recharge Area.

Aquifer Recharge Area Policy 1-5

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.

Aquifer Recharge Area Policy 1-6

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.

Aquifer Recharge Area Policy 1-7

It is the responsibility of the developer(s) to prove that their proposal would not adversely affect the recharge of an aquifer.

Aquifer Recharge Area Policy 1-8

Within aquifer recharge areas divisions of land will be evaluated for their impact on groundwater quality.

Aquifer Recharge Area Policy 1-9

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.

Aquifer Recharge Area Policy 1-10

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.

Aquifer Recharge Area Policy 1-11

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.

Aquifer Recharge Area Policy 1-12

All existing and proposed developments that are within the City limits or above a critical aquifer recharge area will be required to connect tothe City's sanitary sewer system.

Aquifer Recharge Area Policy 1-13

Promote conservation for recharging and protecting the ground water aquifer from overuse.

Aquifer Recharge Area Policy 1-14

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.

Aquifer Recharge Area Policy 1-15

Identify and protect critical aquifer recharge areas during development permit reviews. Standards should be developed that consider the recharge limiting effects of impermeable surfaces or other factors that might adversely affect ground water quality or quantity.

Aquifer Recharge Area Policy 1-16

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
    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 1

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 Policy 1-1

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.

Frequently Flooded Areas Policy 1-2

Reduce the financial burdens imposed both on the community and the individuals therein by frequent floods and overflow of water on lands.

Frequently Flooded Areas Policy 1-3

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.

Frequently Flooded Areas Policy 1-4

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.

Frequently Flooded Areas Policy 1-5

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.

Frequently Flooded Areas Policy 1-6

Prevent the development of structures in areas unfit for human usage by reason of danger from flooding, unsanitary conditions, or other hazards.

Frequently Flooded Areas Policy 1-7

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.

Frequently Flooded Areas Policy 1-8

Promote the preservation of the remaining, significant natural drainages that are an important part of the storm water drainage system.

Frequently Flooded Areas Policy 1-9

Assure high quality collection of water runoff prior to the point of introduction into major watercourses.

Frequently Flooded Areas Policy 1-10

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.

Frequently Flooded Areas Policy 1-11

Incorporate flood damage protection measures in the design of new developments located in regulatory flood plains.

Frequently Flooded Areas Policy 1-12

The installation of new or replacement public facilities, utilities or other public improvements within designated flood plains should utilize prevailing flood damage prevention methods.

Frequently Flooded Areas Policy 1-13

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.

Frequently Flooded Areas Policy 1-14

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.

Frequently Flooded Areas Policy 1-15

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 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 1

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 andsafety.

Geologically Hazardous Areas Policy 1-1

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.

Geologically Hazardous Areas Policy 1-2

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 constructionproject.

Geologically Hazardous Areas Policy 1-3

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.

Geologically Hazardous Areas Policy 1-4

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.

Geologically Hazardous Areas Policy 1-5

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 its 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 hazardarea.

Geologically Hazardous Areas Policy 1-6

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.

Geologically Hazardous Areas Policy 1-7

Minimize the negative impacts of erosion resulting from development and construction on erosion hazard areas by employing best management practices.

Geologically Hazardous Areas Policy 1-8

An erosion control plan should be submitted by the applicant for a development, prior to approval of the proposal.

Geologically Hazardous Areas Policy 1-9

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.

Geologically Hazardous Areas Policy 1-10

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.

Geologically Hazardous Areas Policy 1-11

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 ormitigated.

Geologically Hazardous Areas Policy 1-12

Identify potential geologically hazardous areas and require engineering, architectural or geo- technical investigation and certification prior to approval of development permits.

Geologically Hazardous Areas Policy 1-13

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 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 piece of property in regard to these hazards will be determined at the time a development proposal is submitted for review.

Shoreline Master Program

The 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 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

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.

Economic Development Objective 1-1

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

Economic Development Objective 1.2

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

Economic Development Element Goal 2

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

Economic Development Objective 2.1

Promote environmental education.

Economic Development Objective 2.2

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

Public Access Element

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 general.
- 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.

Public Access Element Objective 1.1

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

Public Access Element Objective 1.2

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

Public Access Element Objective1. 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.

Public Access Element Objective 1.4

Protect and enhance visual and physical access to shorelines.

Public Access Element Objective 1.5

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

Public Access Element Objective 1.6

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

Recreation Element Goal 1

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

Recreation Element Objective 1.1

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

Recreation Element Objective 1.2

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

Recreation Element Objective 1.3

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

Circulation Element

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.

Circulation Element Objective 1.1

Encourage multiple modes of transportation.

Circulation Element Objective 1

Promote non-motorized travel and public access opportunities.

Circulation Element Objective 1.3

Encourage water-dependent transportation where appropriate.

Circulation Element Objective 1.4

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.

Circulation Element Objective 1.5

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

Shoreline Use Element Goal 1

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

Shoreline Use Element Objective 1.1

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.

Shoreline Use Element Objective 1.2

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

Shoreline Use Element 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.

Shoreline Use Element Objective 2.1

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

Conservation Element Goal 1

Protect shoreline resources

Conservation Element Policy 1.1

Preserve unique and fragile environments, and scenic elements such as views of natural features that support area tourism.

Conservation Element Policy 1.2

Conserve non-renewable natural resources,

Conservation Element Policy 1.3

Manage renewable resources such as timber, water, and wildlife.

Conservation Element Objective 1.4

Provide for no net loss of shoreline ecological function.

Conservation Element Goal 2

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

Conservation Element Objective 2.1

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

Historic, Cultural, Scientific, and Educational Element

Historic, Cultural, Scientific and Educational Element Goal 1

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

Historic, Cultural, Scientific and Educational Element 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.

Historic, Cultural, Scientific and Educational Element 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.

Historic, Cultural, Scientific and Educational Element Objective 2.1

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.

Historic, Cultural, Scientific and Educational Element Objective 2.2

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.

Historic, Cultural, Scientific and Educational Element Objective 2.3

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

Flood Hazard Prevention Element Goal 1

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

Flood Hazard Prevention Element Objective 1.1

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.

Flood Hazard Prevention Element Objective 1.2

Implement the 100-year floodplain designations of the Federal Emergency Management Agency and the National Flood Insurance Program.

Flood Hazard Prevention Element Objective 1.3

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.

Flood Hazard Prevention Element Objective 1.4

Prepare and implement channel migration zone plans.

Flood Hazard Prevention Element Objective 1.5

Coordinate shoreline jurisdiction flood hazard prevention policies and regulations with Growth Management Act provisions to protect critical areas including frequently flooded areas.

Flood Hazard Prevention Element Objective 1.6

Monitor stream flows and consider any trends or changes in stream flow regimes due to climatic changes.

HOUSING ELEMENT

Background Information and Analysis

One of the growth management goals is to promote a variety of housing so that everyone in the community can find a place to live that is affordable. However, housing is a market driven commodity that relies on the supply of land, availability of existing housing and desirability of a neighborhood to influence housing prices. When market conditions result in high prices for housing there is incentive for builders to produce new housing or to remodel older housing to meet that demand. Until the supply meets demand the prices for housing tend to force lower income families out of the market and towards rentals and subsidized housing. Thus, to promote affordable housing the market needs to be closely monitored to assure that adequate land for new housing is available but without resulting in a growth in population that would exceed Cashmere's ability to provide governmental services.

Housing Inventory

As discussed earlier in the Land Use Element, the 2017 ACs identified approximately 1,346 housing units within the Cashmere incorporated and unincorporated areas. Approximately 70% are single family residential dwellings, while 30% are multi-family dwellings (this number includes units in manufactured home parks). According to the 2010 US Census, approximately 76% of these housing units were built before 1980.

Housing Affordability

The Growth Management Act stipulates that each jurisdiction establish a definition of affordable housing. Cashmere adopts a definition that is based upon financial qualifications for obtaining a home mortgage. Affordable housing is that which the person/family pays no more than thirty percent (30%) of their annual income for housing costs (mortgage or rent, taxes). Growth Management planning requires that affordable housing be available for all income levels.

According to the US Census, the median household income for family within the City of Cashmere is $47,917 annually. At this annual income level, an affordable home would be valued at $143,751 to allow for home ownership.

Future Housing Needs Analysis

Based upon the above information, observations can be made as to the types of housing most needed in the Cashmere area. With the disparity between median affordable homes and the median value of existing homes, it seems apparent that affordable housing for low to moderate income populations are important

for the potential home owner market. It also appears; with over 40% of renters paying 30% or more of their income for housing costs, affordable rental units are needed.

An adequate supply of vacant land that is available for development is an important factor in ensuring that housing costs are kept affordable. Housing costs are a direct example of the supply vs. demand theory: With limited supply and increased demand, costs will be higher. Within the City limits of Cashmere, there are not many existing vacant residential lots available, however, recent changes to the Land Use Element, including the Comprehensive Land Use Designations Map, there is more land available for new residential development, particularly in the Urban Growth Area. Additionally, the City has resolved recent water rights shortages that have made future development more feasible.

HOUSING GOALS AND POLICIES

HOUSING GOAL 1

Encourage the availability of affordable housing to all economic segments of the population, promote a variety of residential densities and housing types, and encourage preservation of existing housing.

Housing Goal Policy 1.1

Use land use planning and zoning tools to ensure that a variety of housing types and residential densities can be accommodated within the Urban Growth Area.

Housing Goal Policy 1.2

Promote construction of affordable housing for low and moderate-income populations by cooperating with local housing authorities, private/non-profit organizations and/or state and federal programs that provide funding assistance for new housing.

Housing Goal Policy 1.3

Recognize and accommodate special needs populations within the community, including those requiring residential care facilities, skilled nursing care facilities and/or other long-term or temporary living quarters.

Housing Goal Policy 1.4

Ensure that adequate public facilities and services such as public water and sewer systems, transportation facilities and emergency services are available to serve new developments as they occur.

Housing Goal Policy 1.5

Recognize that modular and manufactured homes are a viable housing option for some residents and establish standards that ensure placement of new modular and manufactured homes is consistent with the character of existing neighborhoods.

Housing Goal Policy 1.6

Recognize that affordable housing must also be safe and require all new construction and manufactured homes to comply with the most current building, construction and placement codes and standards.

Housing Goal Policy 1.7

Encourage flexible and innovative regulatory strategies such as planned unit developments as a method of encouraging the development of affordable and varied housing options.

HOUSING GOAL 2

Protect the integrity of established residential neighborhoods.

Housing Policy 2.1

Provide areas for single-family residential neighborhoods that will remain free of more intensive development.

Housing Policy 2.2

Identify areas that are potential candidates for redevelopment, rehabilitation or revitalization and seek methods and incentives for homeowners to make improvements.

Housing Policy 2.3

Support and encourage the retention and rehabilitation of existing housing units, thereby more efficiently utilizing the older housing stock.

CAPITAL FACILITIES ELEMENT

Introduction

Capital facilities are the durable goods portion of governmental service. They have a long-term useable life and can cost considerable amounts of tax dollars to purchase or construct. The process of obtaining capital facilities can require years of design, public involvement, budgeting and construction. Once constructed, capital facilities tend to become permanent, requiring an ongoing operations/maintenance cost.

As a result of the high cost for capital facilities, it is important for the government to prioritize and plan capital facilities as far ahead as possible. Yet, a community needs an ability to fund projects will continue to change. Lack of funding often results in some worthwhile projects being delayed as more urgent problems are addressed. This element of the comprehensive land use plan was prepared to comply with the Growth Management Act. The Act stipulates that the City must estimate what new or improved capital facilities will be needed for the next twenty years to support the probable growth in population.

Planning future capital facilities involves estimating the future needs for a variety of facilities and services. Each year, as part of the City's budgeting process, the capital facilities projections should be revised to recognize new needs or revised plans/costs. An annual review will assist in updating the highest priority projects.

The Capital Facilities Element (CFE) is intended to serve as an objectively derived guide for the orderly growth and maintenance of the community. It will serve as the framework for coordinating capital improvement projects that implement the vision of the community expressed in the other elements of this Comprehensive Plan. It is designed to be a valuable tool of the City Council and private citizens, which enables the community to:

- Gain a better understanding of their existing public works systems and capacities;
- Identify potential problems associated with limited revenues and increased public demands for better services;
- Identify potential sources and programs that may be used to fundneeded improvements; and
- Create a continuing process of setting priorities for needed capital improvements, based on consistent background information.

It is understood that some capital needs may go beyond the resources available through the general City revenues. Furthermore, future issues may develop quickly in response to citizens' desires or a change in community standards or circumstances. The CFE is designed to be flexible to these situations by identifying

different possibilities for funding beyond the norm, as well as attempting to identify which foreseeable needs will require some future action to be completed.

While some departmental accounts are funded with reliable and adaptable revenue sources such as utility fees and legislatively designated taxes, other reserve accounts should be created with regular City revenues when possible. Additionally, the availability of optional funding sources such as bond issues, levies, tax and/or rate increases, loan or grant applications, etc., do exist. If the community is unable to contribute the full amount planned for in the CFP in any one year, the plan is not abandoned but instead reviewed and amended to reflect changing circumstances.

GENERAL CAPITAL FACILITIES GOALS & POLICIES

GENERAL CAPITAL FACILITY GOAL 1

Ensure that adequate public facilities and services are planned for, located, designed, and maintained to accommodate the changing needs of all residents within the Cashmere urban area.

General Capital Facility Policy 1.1

Promote multi-jurisdictional cooperation between cities, the county, and special service purveyors for public facility and services planning and development.

General Capital Facility Policy 1.2

Develop a Capital Facilities Plan, based on existing and future growth and development, which will provide a guide for phased and orderly development of public services and facilities, including expansion and location, within the urban growth boundary.

General Capital Facility Policy 1.3

Use the phasing schedule for public facilities and services defined in the Capital Facilities Plan as a basis for land use, development approval and annexation decisions.

General Capital Facility Policy 1.4

Ensure a coordinated process for development and review of the capital facilities element, including participation from all City departments.

General Capital Facility Policy 1.5

Ensure that capital improvement plans for the City's different capital facilities and services are coordinated and up-to-date.

General Capital Facility Policy 1.6

Provide needed public facilities in a manner which protects investments in and maximizes the use of existing facilities, and which promotes orderly compact urban growth.

General Capital Facility Policy 1.7

Promote continued use, maintenance, development, and revitalization of existing public facilities and services whenever possible.

General Capital Facility Policy1.8

Encourage compatible, multiple use of public facilities such as schools and parks, thereby increasing their usefulness and cost effectiveness.

General Capital Facility Policy1.9

The City should coordinate its land use and public works planning activities with an ongoing program of long-range financial planning to conserve fiscal resources.

General Capital Facility Policy 1.10

Provide public facilities and services at levels of service appropriate to the specific area.

General Capital Facility Policy 1.11

Ensure that the location and design of public facilities does not adversely impact the environment or surrounding land uses.

General Capital Facility Policy 1.12

Planning for capital improvements will be based on the City's Comprehensive Plan.

General Capital Facility Policy 1.13

Evaluate capital improvement projects through the comprehensive planning process to ensure consistency with the other elements of the plan.

General Capital Facility Policy 1.14

Review and update the City's capital facilities element on an annual basis.

General Capital Facility Policy 1.15

Identified capital improvements should be implemented on a timely basis, as needed.

WATER SYSTEM GOALS & POLICIES

In addition to the general goals and policies listed below, the Cashmere Comprehensive Water System Plan – 2019 contains specific goals, policies and standards affecting construction and operations.

WATER SYSTEM GOAL 1

The City of Cashmere will provide water of the best possible quality, at needed quantities, and at the lowest cost possible to its citizens.

Water System Policy 1.1

Each property owner is responsible for the cost of installing, including meter and tapping, and maintaining the water line from the water meter box to the building.

Water System Policy 1.2

The City will make water service connections available to property within the established Urban Growth Area.

Water System Policy 1.3

New water mainlines to serve development shall be provided by the land developer and shall conform to City standards.

Water System Policy 1.4

Water conservation programs as identified in the 2019 Comprehensive Water System Plan shall be implemented.

Water System Policy 1.5

Obtain additional water rights through a variety of methods to provide adequate water supply to the City's projected population and land uses.

SEWER SYSTEM GOALS & POLICIES

In addition to the general goals and policies listed below, the City of Cashmere 2009 General Sewer System Plan, contains specific goals, policies and standards for construction and operating policies.

SEWER GOAL 1

To provide Sewer service of the best possible quality and at the lowest possible cost to the citizens.

Sewer Policy 1.1

Storm water and sewer shall be collected and conveyed in separate systems. Roof, yard and foundation drains shall not be connected to the sanitary sewer system.

Sewer Policy 1.2

Developers of new subdivisions shall construct sanitary sewers to City specifications, at no cost to the City

Sewer Policy 1.3

Sewer main lines shall remain the property of the City of Cashmere.

Sewer Policy 1.4

Side sewer lines shall be installed, owned and maintained by the property owner.

Sewer Policy 1.5

No customer/discharger shall introduce to the sewerage system any pollutants that cause "pass-through" or interfere with treatment plant operations.

Sewer Policy 1.6

All new development within the City limits will be required to connect to the City sewer system.

Sewer Policy 1.7

The City will make sewer service available to property within the established Urban Growth Area.

Sewer Policy 1.8

All property that benefits from sewer connection shall share equally in the cost of providing the sewer lines. Each property owner along a sewer main line route may choose to: a) Purchase and make a connection at the time of main line installation. b) Purchase a right for a future connection at the same cost as if the connection was made when the line is installed; or c) Be charged a higher latecomer fee (includes prorated construction costs plus interest) when a connection is requested.

Financing

There are numerous potential financing options the City will need to consider for implementing the CFP, however the passage of several citizens initiatives and recent legislative actions may have the effect of eliminating some of the potential options by reducing revenues. Regardless, the plan presumes that funding for needed capital improvements will be obtained from a variety of sources, including private, local, state and federal.

Within Washington State there is an organization called the Infrastructure Assistance Coordinating Council that publishes an important resource that can help identify programs that assist communities in meeting their infrastructure needs with grants, loans and technical assistance. In addition, the Rural Community Assistance Corporation and the Washington State Department of Commerce also provides technical assistance for rural community planning.

Local Funding

Local funding for projects will come primarily from the City's General Fund, or from specific reserves built from utility rate revenues. The City may also need to consider bonds, levies and other revenue sources as needed for specific projects. The City's ability to finance identified improvements through many funding sources will depend partly on its current indebtedness. Revising the rate structures for utilities will also help provide the revenue needed to generate local match for state and/or federal dollars.

State/Federal Funding

Funding from state and/or federal sources, as well as others, may be available to provide portions of the funding necessary to implement improvements contemplated in this plan. Timely and up- front contact with the appropriate agencies should be made early in the planning process for a project to determine the applicability of the proposed funding source. This plan has been prepared with the understanding that the City will most likely be unable to finance significant infrastructure improvements without state and/or federal assistance. To obtain this type of funding it is important for the community to attempt to fund projects on its own to document the need for this assistance, as well as demonstrating an ability to at least generate some revenues for local matching funds.

Amendment Process

Because the capital facilities element is not intended to be a static and unchanging document, amendments to it should occur on an annual basis in response to changing conditions within the community. Ideally, the capital facilities element will be amended during the annual Comprehensive Plan amendment process. However, the Growth Management Act allows for capital facilities elements to be amended outside of an annual process, provided the amendment occurs in conjunction with the City's budgeting process. Amendments can be in many forms, such as the addition or revision of goals, policies or implementation recommendations, the addition of projects that arise because of unique opportunities or the unexpected availability of special funding; or deleting projects that are deemed unnecessary. Amendments can be

proposed by individual citizens; City staff; the Planning Commission; or City Council, however they must be formally adopted by the City Council through the same process as the initial adoption.

Each year during the budget process the City Council should adopt a new capital budget based on updates to the capital facilities element. Theoretically, the Council will move each year's scheduled projects ahead by one year, while also adding projects that should be completed within 6 years. This would move the second year's projects into the priority position for the coming year's budget. Regardless of the list of projects, the capital facilities element should have an annual capital budget as well as a schedule of projects that extends over a 6-year period.

Because there will almost always be more projects than available funding, a rating system can be used to evaluate projects to determine their relative priority in the overall financial picture. A project's status should be based on a combination of things, primarily the goals and policies of the Comprehensive Plan, identified deficiencies in the existing systems, citizen input, and the feasibility of obtaining funding. The following criteria and rating system, which is a series of questions posed in a checklist format, is intended to provide at least a beginning quantification of these factors that can be used to initiate discussions on a project's merits.

Reviewing capital facilities projects against the evaluation checklist provides an effective and objective means of determining the relative priority of individual projects. The criteria help bring consistency to the overall decision-making process from year to year and in the face of changing elected officials and staff. However, the checklist is only a tool to be used to evaluate the relative merits of one proposed improvement versus another. If adequate justification exists to ignore the results of the matrix and thus move a proposed project ahead in terms of funding, then that decision can be made at the discretion of City elected officials and staff.

Table 9 – Decision checklist for capital facilities improvement project prioritization.

KEY/RATING	CRITERIA	EXPLANATION
Life, Health & Safety 5	Is proposed improvement needed to protect public health, safety and welfare	This criterion should be considered one of the most important since one of the basic functions of government is to protect the public health, safety and welfare.
Legal Mandate 5	Is proposed improvement required to comply with a legal mandate?	Compliance with legal mandates is often a prerequisite to obtaining state or federal funding assistance needed for utility improvements and failure to comply can result in severe penalties to the City.
Tax Base 4	Does the proposed improvement contribute to or directly improve the community's tax base?	It is important to judge a proposed improvement's impact on the local tax base. For example, an improvement which extends water service to an area outside the corporate limits in most circumstances does little to improve the City's tax base while upgrading services to an area within the corporate limits that would allow for more commercial or industrial development would.
Funding Available 4	Is funding available?	It is important to separate improvements that have an identifiable and available source of funding from those that require applications for funding, bond issues or other financing mechanisms that may or may not be approved. For example, an improvement which could be directly budgeted out of the City Current Expense or General Fund would rate higher than one which required a lengthy grant or loan application and approval process.
Revenue Generation 4	Is proposed improvement part of a service that generates revenue?	Improvements to revenue-generating utilities (water and sewer) are better able to pay for themselves or at least generate matching dollars for loans/grants.
Maintenance 4	Does the proposed improvement have a clearly identified source of revenue for ongoing maintenance and operation?	It is important to provide an opportunity to incorporate a project's long-term maintenance needs into the prioritization process. A project with high maintenance costs and no identified funding source for maintenance would rate low, while a project with a clear source of maintenance funds would rate high.

KEY/RATING	CRITERIA	EXPLANATION
Cost Effective Service 4	Will the proposed improvement result in cost effective service delivery?	There should be some consideration of the proposed improvement's long-term impact on the City's financial situation. For example, an improvement which corrects an existing maintenance problem or a project which results in an improvement with low maintenance requirements should rate better than an improvement which does not correct an existing maintenance or will result in higher maintenance costs.
Coordination 4	Is proposed improvement a part of another project?	This criterion gives projects that, considered alone would not rate well, a chance to be given a higher priority because it is part of another improvement. For example; a street is scheduled for an overlay and there are water and/or sewer lines under the street that are not planned to be upgraded for several more years. These water and/or sewer lines should be upgraded prior to the street overlay and thus become part of that project
Partnership 3	Does the proposed improvement create opportunities for public / private partnerships, intergovernmental cooperation or further existing commitments to private or public parties?	Improvements that involve other private or public entities are important. For example, a developer is extending a City water main to serve a new private development in an area that is presently undeserved. The partnership in this instance could be that the City would participate in increasing the size of the line over that required for the new development as a means of improving service to existing customers.
Level of Service 3	Will the proposed improvement enhance the provision of that service for existing residents?	This criterion is used to determine a project's impact on the current residents of Cashmere.
Forecast Demand 2	Is the proposed improvement needed to help meet forecasted demand?	This criterion is used to determine a project's impact on forecasted demand.

General Inventory of Existing Municipal and Public Facilities

Cashmere has a full range of government facilities including city hall, city parks, cemeteries, public water and sewer system, and services for sanitation, fire protection and law enforcement. The following is a summary of the *"City of Cashmere Facilities Inventory and Employee Roster"* which is reviewed and updated by City staff on a regular basis.

Law Enforcement

The City contracts with Chelan County for the services of the Sheriff's Department, Jails, Courts, and Prosecuting Attorneys.

Fire Protection

The City of Cashmere has an all-volunteer fire department. The fire hall, stationed on Woodring Street, is approximately 3,495 square feet and houses trucks and equipment. Services include firefighting and emergency medical aid response. The Fire Department's inventory of equipment is contained in the City's Fixed Asset Report that is available for viewing at City Hall.

Health Care

City of Cashmere has the following health care services available.

Table 10 – Available Health Care Services

Clinic	Assisted Living	Mental Health Counseling
Cashmere Medical Clinic	Epledalen (Assisted Living)	Julie Ray Counseling
	Cashmere Care Center	
Acupuncture	**Massage Therapy**	**Optometry**
Harmony Acupuncture	Lippert's Massage Therapy	Cashmere Vision Center
Five Sages Acupuncture	Serenity Spa and Salon	**Physical Therapy**
	Spectrum Healing Arts	Cashmere Physical Therapy
	Beauty Within Spa & Salon	Lindsey Burke
	Origins Massage	
	Alpine Thai Massage	

Library

Located on the corner of Woodring and Elberta Streets, the Library building, which is approximately 4,435 square feet and owned by the City, is part of the North Central Washington Regional Library System. As a regional library, materials are available from other branches and by mail.

Solid Waste/Recycling Center

Waste Management provides solid waste pick up and recycling services within City limits and outside City limits. Waste Management disposes of its refuse at the regional landfill located in Douglas County near

Pangborn Memorial Airport that is owned and operated by Waste Management or at the Dryden Transfer Facility which is owned and maintained by Chelan County.

Public Works Equipment

The Public Works Department inventory of equipment is contained in the City's Fixed Asset Report that is available for viewing at City Hall.

Public Property

Cashmere has numerous public buildings that provide a broad range of public services. The City Hall building, built in 1927, is located downtown at 101 Woodring Street. This brick structure houses the city offices, council chambers, a maintenance shop and garages, and Chelan County Sheriff. The City owns the following buildings within the community.

Table 11 – City Owned Buildings

Property	Location	Size
City Hall	101 Woodring	0.40 acres
Public works building	200 Railroad Ave	1.65 acres
Cemetery	Evergreen Drive	14.5 acres
Brisky Cemetery	Wohlers Road	.11 acre
Riverside Center	201 Riverside Drive	1.44 acres
Museum	600 Cotlets Way	2.12 acres
Fire Station	200 Cottage Ave.	.12 acre
Recycle Center	314 River Street	2.00 acres
Main City Lift	Riverfront Drive	.50 acre
East Cashmere Lift	Titchenal Way	.11 acre
West Cashmere Lift	Sunset Highway	.11 acre
Parking lot	Elberta	.61 acre
Parking lot	Aplets Way	1.07 acres
Waste Water Treatment Plant & Old Lagoons	Riverfront Drive	26 acres
Water treatment plant	Museum Road	4.14 acres
BVF- Waste Treatment (Tree Top)	Titchenal Way	3.53 acres
Kennedy Reservoir	Rank Road	.76 acre
Sherman Reservoir	Cedar Street	.76 acres

Educational Facilities

The Cashmere School District has five school facilities as identified below. The district also provides playfields for the school and public use at each of the school facilities, as well as at different locations throughout the community. According to the District, it is expected that during the planning horizon of this Comprehensive Plan, there will be a steady increase of school kids as the population within the UGA increases.

Table 12 – Cashmere Educational Facilities

Facility	Location	Size
Cashmere Elementary School	101 Pioneer Street	14.39 acres
Cashmere Middle School	300 Tigner Road	16.76 acres
Cashmere High School	329 Tigner Road	11.15 acres
Cashmere School District Transportation Services	Paton Street	2 acres
Cashmere School District Administration	210 S. Division St.	2.5 acres

Water System

The City of Cashmere adopted, in 2019, a Comprehensive Water System Plan establishing policies, standards, inventory, projected water needs and recommendations for operations and conservation of water resources.

Sewer System

In 2009, Cashmere City Council adopted the Comprehensive Sewer Plan, which documented in detail the existing Sewer system. The plan also identifies City sewer system policies, service standards, system deficiencies, and projected growth in sewer treatment.

Stormwater Facilities

The stormwater drainage system is available throughout most of the City. Major components of the system consist of piping, manholes, catch basins and outfalls. Extensions to the stormwater system are primarily done by land development and the cost of the extension is borne by the developer. In the near future, the City of Cashmere will be re-evaluating the stormwater system in order to comply with Department of Ecology's, Stormwater Management Regulations.

SUMMARY OF CAPITAL FACILITIES PROPOSED IMPROVEMENTS

Fire Protection

The City along with Fire District 6 will continue applying for grants to purchase fire apparatus equipment and heavy automotive equipment.

Library

The City recently completed improvements at the library, which painting, window sealing, re-roofing and landscaping and cleaning carpet replacement. No major improvements are anticipated.

Solid Waste/Recycle Center

The City along with Chelan County Solid Waste and Waste Management will continue applying for grants to improve its solid waste and recycling center operations.

Parks and Cemetery

The City recently paved the access roads at the cemetery and installed four columbarium's or niche walls at the cemetery. No major improvements are anticipated.

Public Works Equipment

Within the next 6 years the City will investigate acquiring a new street sweeper, vacuum truck, lawn mower, pickup trucks and tractors.

Public Building

No projects proposed within the next 6 years.

Educational Facilities

The School district just completed expansion to the Elementary and High School's. The High School is amid a major rehabilitation. No additional major educational facilities proposed within the next six years.

Water System

The 2019 Comprehensive Water System Plan includes a detailed description and analysis of proposed improvements to the City's water system. In general, the 6-year projects include implementation of an annual water main replacement program and a conservation/leak detection program, water main extensions, water right acquisitions, the addition of a new pressure reducing station, and increased automation.

Sewer Facilities

The 2009 Comprehensive Sewer System Plan includes a detailed description and analysis of proposed improvements to the City's Sewer system. In general, the 6-year projects include sewer main replacements phosphorus treatment at the sewer treatment facility.

Stormwater Systems

Improvements to the stormwater system will occur when buildable properties are developed. The Department of Ecology is in the process of establishing stormwater standards for eastern Washington that the City will need to address soon.

Streets

Street improvement projects are identified in the City's 6-year Transportation Improvement program, which is updated annually.

Table – 13 Capital Facilities Six-Year Project List 2019-2025

DEPARTMENT	TIME FRAME	ESTIMATED COST	POTENTIAL FUNDING
WATER SYSTEM PROJECTS			
Purchase Water Rights	Continually acquire	$100,000	Revenue Bond/Rate Increase/Private developer cost
Annual Water Main Replacement Projects as Identified in 6-Year Water Plan	2019-2025	$250,000/year	Revenue Bonds/ Rate increase and grants.
Water Treatment Plant Improvement Projects as Identified in 6-Year Water Plan	2019-2025	$100,000/year	Revenue Bonds / Rate increase and grants
Various Pressure Zone Projects as Identified in 6-Year Water Plan	2019-2025	$ 80,000 / project.	Revenue Bond/Rate Increase and grants
Various Operations and Maintenance Projects as Identified in 6-Year Water Plan	2019-2025	$ 80,000 / project.	Revenue bond/Rate increase and grants
SEWER PROJECTS			
Miscellaneous Pipeline Improvements as Identified in 6-Year Sewer Plan	2019-2025	$250,000 / year	Grants/Rate increase
Wastewater Treatment Facility Improvements as Identified in 6-Year Sewer Plan	2019-2025	$100,000 / year	Grants/Rate increase
Phosphorus Removal	2020-2025	$3,000,000	Grants
STREET PROJECTS			
Projects identified in Cashmere's 6- year Transportation Program	2019-2025	Varies	TIB/STP (other) Grant/Existing revenues
Angier Street bridge	2019-2025	$1,200,000	TIB/STP (other) Grant Existing Revenues
STORMWATER PROJECTS			
Miscellaneous storm water improvement projects	2019-2025	$ 50,000	TIB/STP (other) Grant/Existing revenues
PARKS & CEMETERY PROJECTS			
Update Parks Plan	2019-2020	$ 10,000	Existing revenues
PUBLIC WORKS EQUIPMENT			
Pick-up(s), Tractors, Lawn Mower, Street Sweeper, Vacuum Truck	2019-2025	$100,000 annually	Equipment rental fund/ Grants
PUBLIC BUILDINGS / CITY HALL EQUIPMENT			
Vehicle Storage Building	2019-2025	$100,000	Existing Revenues/Grants
PUBLIC SAFETY PROJECTS			
Safe Routes to School	2019-2025	$250,000	Existing Revenues / Grants
SOLID WASTE PROJECTS			
Remove Bio-solids from Lagoons	2019-2025	$200,000	Existing Revenues / Grants
Continue to grind at the Mulching Center	2019-2025	$ 10,000	Existing Revenues / Grants

UTILITIES ELEMENT

Background Information and Analysis

This element incorporates into the land use planning process those utilities that may become impacted by new development and population growth. These utilities listed in Table 18, include telephone, cable TV, and irrigation water, refuse disposal, fiber, electricity and private water systems.

Table – 14 Proposed Water System Projects

Inventory of Existing Utilities (non-City owned)		
Utility	**Provider**	**Area Served**
Natural Gas	No distribution or transmission lines exist in the planning area	None
Telephone	Frontier Communication	Entire planning area
Cable TV	Charter Communications	Entire planning area
Solid Waste	Waste Management	Entire planning area
Electricity	Chelan County Public Utility District	Entire planning area
Community water Systems	2 Class A systems 14 Class B systems (2-14 homes)	County fairground and West Cashmere subdivision Various locations
Irrigation Water	Peshastin Irrigation District Icicle Irrigation District Wenatchee Irrigation District	Planning area/south of Wenatchee River North of Wenatchee River
Fiber Chelan County PUD	See PUD for updated list of service providers.	Entire planning area

Telephone

Frontier has a switching facility located in Cashmere. The ability to offer hard wire service to new customers is dependent upon the number of wire pairs available in any service line. Frontier is upgrading their switching facilities and cable as demand for service increases. Cellular telephone service is available through several providers; the exact area of coverage is dependent upon locations of transmitters.

Cable TV

Charter Communications has a franchise agreement with Cashmere to provide service within City limits. Frontier Services includes all areas within the City and the urban growth area.

Solid Waste

Waste Management of Greater Wenatchee, Inc. provides reuse and recycle pickup services to subscribers inside and outside City limits. Chelan County does not require refuse pickup and residents may elect to haul their refuse to the County's transfer station near Dryden.

Electricity

Chelan County Public Utility District (P.U.D.) provides electrical power to the entire planning area. The P.U.D. completed a Long-Range Transmission Planning Study to identify future facility needs. This planning study will be updated every five years.

Community Water Systems

Within the urban growth area are several shared wells or community water systems. Class A systems serving more than 14 homes (or large populations) include the West Cashmere subdivision and Chelan County Fairgrounds and Expo Center. Class B systems serve from 2 to 14 homes and are in various locations in the planning area.

Irrigation Districts

The Peshastin/Icicle District, Wenatchee Irrigation District

Irrigation water is provided only to those properties that have "water shares" from the respective irrigation provider. The areas serviced include most of the urban growth area and a few neighborhoods within the City.

UTILITIES GOALS & POLICIES

UTILITY GOAL 1

Provide utilities that are consistent with the land use element of this plan.

Utility Policy 1.1

Coordinate with utility providers to plan and implement system upgrades or expansions to accommodate projected land use development patterns.

Utility Policy 1.2

Consolidate utility transmission and distribution systems into common service corridors, installing new systems underground where able.

Utility Policy 1.3

Require effective and timely coordination of all new utility trenching and combining compatible utilities into common trenches.

Utility Policy 1.4

All aboveground utilities shall comply with minimum safety standards for height to protect public safety and prevent damage to property.

Utility Policy 1.5

In new residential developments require all new utilities to be installed underground and in cooperation with other compatible utilities.

Utility Policy 1.6

Coordinate road construction and reconstruction activities with utility providers to eliminate unnecessary retrenching after roadwork is completed.

Utility Policy 1.7

Require new utility crossings in City streets to be pushed under the road instead of trenching across the road.

UTILITY GOAL 2

Promote conservation and efficient use of utility resources.

Utility Policy 2.1

Encourage energy efficiency in heating and cooling of buildings to conserve electrical energy.

Utility Policy 2.2

Conserve City water supplies and water rights allocations by avoiding the use of City water for landscape irrigation purposes. Encourage the use of irrigation district water for irrigation when water shares are available.

Utility Policy 2.3

Promote recycling and composting activities to reduce the volume of solid waste, which must be picked up and disposed of in sanitary landfills.

TRANSPORTATION ELEMENT

Background Information and Analysis

The City of Cashmere has prepared a comprehensive transportation plan to address city transportation needs. This plan includes standards for road construction, storm water drainage, and sidewalks. The Growth Management Act requires that the transportation plan must be consistent with all other elements and specifically the land use element of this plan. Land development and transportation system improvements have a cause and effect relationship.

Improvements to streets and highways can result in increased land development, and land development can result in traffic problems such as restricted movement of vehicles, higher costs for road improvements and higher risk for accidents. By considering the potential for future growth in and around the community the City can prioritize street construction or improvement projects to avoid the adverse side effects that result from more traffic. Likewise, if a significant transportation problem is identified then growth (residential, commercial, and or industrial) can be reassessed and actions taken to prevent problems.

Streets

Cashmere owns and maintains 14 miles of road and 2.3 miles of alleyways. Washington State Department of Transportation is responsible for Highway 2/97 and coordinates with the City at intersections with City streets. Chelan County owns and maintains the roads within the urban growth boundary. Table below lists Cashmere's major streets and traffic volumes.

Table 15 – Arterial Road Inventory

Arterial Road Inventory (Ave. Daily Traffic Counts)					
Major		Secondary		Collector	
Cotlets Way	7,468	Mission Cr. Rd.	2,268	Woodring St.	1,257
Aplets Way	3,337	Railroad Ave.	2,260	Maple St.	1,716
Cottage Ave.	6,286			Paton St.	1,246
Division St.	4,147			Blue Star Way	861
Pioneer St.	4,313			Olive St.	1,245
Sunset Hwy.	3,979			Tigner Rd.	1,113
Titchenal Way	3,642			Sullivan St	1,500

Public Transportation

LINK currently provides commuter transit service in a loop route between Wenatchee and Leavenworth with stops in Cashmere. Facilities are limited to passenger shelters at the Chelan County Museum, downtown on Cottage Avenue, Mission Street, and on Pioneer Avenue near the Cashmere Convalescent Center, there are a total of 25 signed bus stops.

Air Transportation

Cashmere-Dryden Municipal Airport - Although located outside of the urban growth area, aircraft approaching the airport fly over portions of the city and on final approach fly directly over sports fields and parking lots at Cashmere Middle School and Cashmere High School. Therefore, it will be necessary to consider flight safety issues should any future development be proposed directly under the landing-takeoff route.

Bridges

There are six (6) bridges within Cashmere City limits and Urban Growth Area.

1. **Cotlets Avenue Bridge** located at the east City limits that crosses a high-water channel of the Wenatchee River was built in 1997. The bridge includes pedestrian lane on the south portion and is secured by jersey barriers.
2. **Aplets Way Bridge** located at the north City limits that cross a high-water channel of the Wenatchee River. The bridge includes pedestrian lane on the east and west portions and is secured by raised sideway and curb and gutter.

3. **Angier Street bridge** (closed to vehicles in 2016) located within the central portion of city that crosses high water channel of Mission Creek. This bridge was rated 27, in 2006 by a bridge/ transportation improvement committee. The rating of 27 indicates that the bridge is structurally deficient. This bridge was too narrow to accommodate the current traffic safely (motor homes, travel trailers, and large trucks) and does not offer a safe crossing for pedestrian traffic. This bridge is heavily used by school children.
4. **Mission Creek bridge** located south of the city and located on Mission Creek Road. This bridge is too narrow to accommodate the current traffic safely (motor homes, travel trailers, and large trucks) and does not offer a safe crossing for pedestrian traffic. This bridge is heavily used by school children. The bridge needs to be remodeled to allow for a safe lane for pedestrians (According to Washington State Bridge Design Manual).
5. **Mission Creek bridge** located west of the city and located on Sunset Highway. This bridge was reconstructed in 2012 as part of the Sunset Highway improvement project.
6. **Mission Creek and Pioneer bridge** located near Cashmere Elementary School. This bridge is too narrow to accommodate the current traffic safely (motor homes, travel trailers, and large trucks).

Level of Service Standards

Arterial Streets (Major, Secondary and Collector)

Arterial streets shall be provided where necessary to facilitate traffic flow (average daily counts) which is greater than 1,000 vehicle trips per day, or where significant truck traffic necessitates a higher standard to provide a greater turning radius and safety. Arterial streets are generally used to access other roads and areas. Arterial streets will need to provide parking, bus stops, separation of pedestrians from traffic and a method of controlling storm water runoff. Minimum arterial standards are:

- Minimum right-of-way width shall be 60 feet; additional right-of-way may be required for side slopes, drainage, public transportation turnouts, trees or bicycle lanes.
- Building shall be set back a minimum of 55 feet from the centerline of the right-of-way. Except in the downtown business district where existing structures shall be allowed to be remodeled or replaced to match the street set back of adjacent buildings.
- Curve radius shall be at least 715 feet with allowances for smaller radius to meet topography. PROVIDED that the radius shall not be less than 425 feet.
- Slope/grade shall be as flat as possible to provide line of sight for traffic.
- Road pavement widths shall be a minimum of 12 feet per traveled lane.
- Paved shoulders at least six feet wide shall be provided on both sides of the road in low density and rural areas.
- Curbs and gutters will be required in high-density residential, commercial and industrial areas, and where necessary to control storm water runoff.
- Sidewalks or approved pedestrian paths at least five feet wide will be required along both sides of the street in high-density residential areas. Sidewalks shall be ten feet wide in commercial and industrial areas. Handicap access ramps shall be included into all pedestrian

street crossings. Sidewalks are not required in rural areas or low-density areas provided that paved shoulders are adequate to safely allow pedestrian use.

- Parking lanes at least eight feet wide shall be provided along both sides of the street.
- Bike lanes when provided shall be at least five feet wide.
- A bike lane and/or a landscape strip totaling at least eight feet in width may be provided in lieu of one parking lane, when approved by the City or designated City Official.
- Bus stops shall be coordinated with the Regional Transportation Board a.k.a. LINK. Designation of bus stops will consider traffic and pedestrian safety.

Local Access Streets - high-density areas

Streets accessing high-density residential and multi-family residential areas, access at least 16 dwelling units or building lots, or commercial and industrial areas where traffic is less than 1,000 vehicles per day (average daily traffic count). Minimum standards shall be:

- Right-of-way width shall be a minimum of 50 feet. Additional right-of-way may be required for side slopes, drainage, sidewalks, trees or bicycle lanes.
- All structures shall be set back at least 55 feet from the centerline of the right-of-way.
- Traffic lanes shall be at least 11 feet wide.
- Parking lanes at least eight feet wide shall be provided along both side of the street
- Curbs and gutters will be required to control storm water runoff.
- Sidewalks at least five feet wide will be required along both sides of the street.
- A landscape strip at least eight feet in width may be provided in lieu of a parking strip or sidewalk when approved by the City or designated City Official.
- On-street parking will be allowed in those neighborhoods where existing lot sizes are not adequate to provide off-street parking.

Local Access Streets - low density residential (15 or fewer) and rural residential (6 or fewer homes). Minimum standards shall be:

- Right-of-way shall be at least 40 feet wide, additional right-of-way may be required for side slopes or drainage. A narrower road right-of-way of not less than 32 feet in width may be considered when the following conditions are met:
- a steep slope is stable and does not require reinforcement or special drainage;
- when cut and fill slopes become so extensive as to make additional width unobtainable at a reasonable cost or without significant environmental impact;
- adequate off-street parking for at least four vehicles per dwelling is available;
- on-street parking shall be prohibited where road widths do not provide a parking lane.
- All buildings shall be set back at least 55 feet from the centerline of the right-of-way.
- Road pavement widths shall be 11 feet per traveled lane.
- Paved shoulders at least six feet wide will be required along both sides of the street when sidewalks and parking lanes are not provided.
- Parking lanes at least eight feet wide shall be required on one side.
- Bike lanes, if provided, will be at least five feet wide.
- Sidewalks, if provided, shall be at least five feet wide.

TRANSPORTATION GOAL 1

Encourage efficient transportation systems that are based on regional priorities and coordinated with county and city Comprehensive Plans.

Transportation Policy 1.1

Participate in regional transportation planning efforts to provide and improve services and infrastructure.

Transportation Policy 1.2

Collaborate in projects with other agencies.

Transportation Policy 1.3

Encourage use of public transportation for commuting and local mobility.

Transportation Policy 1.4

Encourage pedestrian and bicycle use for local mobility by adopting and implementing street standards that embrace these forms of travel.

Transportation Policy 1.5

The level of service standard for this facility is as follows, as established by the Washington State Department of Transportation: LOS "C" in rural areas, LOS "D" in urban areas.

Transportation Policy 1.6

The following are recognized as transportation facilities and services of statewide significance (including Highways of State-wide Significance) within the Cashmere Urban Growth Area: Highway 2/97 and the Burlington Northern Railroad. These facilities are shown on the Transportation Map included in this Comprehensive Plan.

Transportation Policy 1.7

The level of service standards for these facilities are as follows, as established by the Washington State Department of Transportation: Highway 2/97 as in Policy EE-6.

Transportation Policy 1.8

The following are recognized as part of the Regional Roadway System within the Cashmere Urban Growth Area, as established in the NCW RTPO Regional Transportation Plan: Highway 2/97, Sunset Highway, Cashmere Dryden Airport. These facilities are shown on the Transportation Map included in this Comprehensive Plan.

Transportation Policy 1.9

The level of service standards for these facilities are as follows, as established by the North Central Washington Regional Transportation Planning Organization: Highway 2/97 as in Policy EE-6; Sunset Highway Minimum acceptable ranking is 47; Cashmere Dryden Airport is GA (general aviation).

TRANSPORTATION GOAL 2

Implement the City's transportation plan, making improvements to infrastructure.

Transportation Policy 2.1

Maintain existing roads to provide safe travel for all modes of transportation. On a priority basis improve existing roads to meet applicable standards specified in the City's transportation plan.

Transportation Policy 2.2

Require new roads in developments to meet the applicable road standards contained in the City's transportation plan.

Transportation Policy 2.3

Require existing private roads to be improved to City standards before they will be accepted as City roads.

Transportation Policy 2.4

In the event that funding to complete identified transportation improvements is not adequate to address those needs, a discussion of how additional funding will be raised or how land use assumptions will be reassessed to ensure that level of service standards is met.

Transportation Policy 2.5

If a proposed development causes the level of service on a locally owned transportation facility to decline below the standards adopted in this Comprehensive Plan, said development shall be denied unless transportation improvements or strategies to accommodate the impacts of the development are made concurrent with the development. For the purposes of this Comprehensive Plan, "concurrent with development" shall mean that improvements or strategies are in place at the time of development, or that a financial commitment is in place to complete the improvements or strategies within six years.

PARKS & RECREATION ELEMENT

Background Information and Analysis

Cashmere's parks provide recreation opportunities mostly to residents in and near the City. People living around Cashmere also utilize city parks for swimming programs, sports leagues, school and youth programs, and community events. Thus, public involvement and support is generally received from people residing within the school district boundaries. The City has an existing Park Plan that identifies the following current park facilities within Cashmere.

This section on parks is intended to provide a summary of park facilities within the Town. The parks and recreational plan include proposals for improvements to the present parks as well as proposal for the future parks and a future trail system.

City of Cashmere has several park sites designated on the Comprehensive Plan. Due to Cashmere's strategic location in relation to the Valley and Highway 2/97 it is important that adequate park sites be developed for the citizens of the City and the tourist. Therefore, it becomes apparent that the parks should be developed to perform two different and distinctive functions:

1. Provide facilities for the City's residents, therefore making Cashmere a more desirable place to live.
2. Provide facilities for the visitors who come into the area, thereby enhancing the City's economy.

Riverside Park **7.32 acres**

- Restrooms
- River Access
- Playground Equipment
- Picnic Sites
- Sports Fields
- Community Center
- Kayak Stage
- Boat Launch
- Pump Track / Bike Park
- Skate Park

Cashmere Water Park **1.26 acres**

- Restrooms
- Water Play Equipment
- Picnic sites
- Pool

Simpson Park **4.82 acres**

- Playground Equipment
- Picnic sites
- Sports fields – Softball, Baseball & Soccer
- Stadium Seating

Cottage Avenue Park **0.76 acres**

- Playground Equipment
- Picnic sites

Ardeta Park **0.056 acres**

- Landscaped open space

River Street Park **0.68 acres**

- Landscaped open space
- River Access
- Open Space

Railroad Park **0.25 acres**

- Picnic Sites

Pedestrian Trails

This would be a system of trails that would provide pedestrian access to all areas of the City and connecting all areas of the City within the various park sites and including trail along the Wenatchee River. This system of trails would provide access along the Wenatchee River and would provide a scenic view of the City and the surrounding valley. An effort should be made to locate these trails in a series of loops to provide variety to the user's experience. Residents as well as visitors to the City who are currently seen walking along the busy streets for recreation and exercise would use this system.

Planning/design should be made to locate the majority of this trail system away from our busiest streets. To add variety to the user's experience the trail system should cover areas that would be nature walks and areas that offer scenic views.

PARKS & RECREATION GOALS & POLICIES

Purpose: To reference the City's Park and Recreation Plan

PARKS & RECREATION GOAL 1

Encourage the retention of open-space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.

Parks & Recreation Policy 1.1

Provide public parks to enhance recreational opportunities for the enjoyment of all residents and visitors.

Parks & Recreation Policy 1.2

Establish a plan for eventual replacement of the city swimming pool

Parks & Recreation Policy 1.3

Provide quality maintenance at all city parks, pursuing quality in development for cost effectiveness, durability and low maintenance costs.

Parks & Recreation Policy 1.4

Support efforts by private business ventures that provide recreational facilities and activities to area residents.

Parks & Recreation Policy 1.5

Support tourism business efforts in Cashmere by providing facilities, information, and services to enhance a visitor's experience.

Parks & Recreation Policy 1.6

Establish a "land bank" of properties for future generations to utilizefor recreation, open space, and public facility needs.

Parks & Recreation Policy 1.7

Plan for a recreational trail along the Wenatchee River from Goodwin Road to the East End of the Lagoons.

Parks & Recreation Policy 1.8

Encourage support by private entities to help development of parks (adopt a park program).

Parks & Recreation Policy 1.9

Establish a plan for improvement of the river access at Riverside Park or other locations.

Parks & Recreation Policy 1.10

Provide efforts to support or develop a river trail access plan on levee.

Parks & Recreation Policy 1.11

Establish a plan to develop a park at the mulch site and connect a trail system on dike to connect to Riverside Park.

Parks & Recreation Policy 1.12

Cooperate with and support Cashmere School District in making school property available for public recreational use.

ECONOMIC DEVELOPMENT ELEMENT

Background Information and Analysis

The purpose of this element is to provide Cashmere with the planning guide to assist in its future economic growth. It is a guide for the community leaders as they work to position Cashmere for successful growth, encouraging sustainable services and development.

The Cashmere valley enjoys some wonderful assets, which provide a solid foundation for long- term economic vitality. The following are key examples:

- Natural Amenities- The area has clean air, an abundance of clean water, fertile soil, a warm dry summer climate and cold, snowy winters.
- Topography- The area's topography varies from gently rolling hills to steep mountainous valleys.
- Pre-existing Development- In place infrastructure includes multiple transportation systems, water, sewer, power, governmental agencies, housing, commercial and retail enterprises.
- Fruit Industry- The industry grows and markets some of the world's highest quality fruit, including apples, pears, cherries, apricots, and peaches.
- Tourism Industry- the area receives moderate tourist activity with visitors primarily coming to experience the Cashmere Pioneer Museum, Liberty Orchards candy factory, the Chelan County Fair, antique malls, or participate in outdoor recreation activities such as river rafting and mountain biking. Recent trends show growth in the overall economic growth and development of the community.

According to US Census Bureau, 2017 American Community Survey, Cashmere occupation/economy is almost equally balanced with the highest being "management, business, science, and arts occupations" at 28% and the lowest occupation of "natural resource, construction, and maintenance" occupants at 12%. Cashmere's employment by occupation statistics are displayed below:

Table 16 - Cashmere's employment by occupation statistics

Occupation	Estimate	Margin of Error	Percent	Percent of Margin of Error
Civilian employed population 16 years and over	1,397	+/-153	1,397	(X)
Management, business, science, and arts occupations	388	+/-74	27.8%	+/-6.1
Service occupations	219	+/-89	15.7%	+/-5.8
Sales and office occupations	358	+/-84	25.6%	+/-5.4
Natural resources, construction, and maintenance occupations	265	+/-102	19.0%	+/-6.7
Production, transportation, and material moving occupations	167	+/-75	12.0%	+/-5.0

Another indicator of local economic conditions is found by examining assessed property values and tax levy rates. The bulk of property is in residential uses, with very little manufacturing or commercial values.

Table 17- Real Property Assissed Values by Land Category (2019)

Real Property Assessed Values by Land Category (2019)						
Land Use	**City**		**UGA**		**Parcels Total**	**Total Assessed Value**
	Parcels	**Value**	**Parcels**	**Value**		
Single Family Residential	958	$ 208,089,411	266	$ 68,427,280	1,224	$ 276,516,691
Multi-Family Residential	49	$ 16,600,932	9	$ 2,774,109	58	$ 19,375,041
Manufacturing	26	$ 8,860,854	1	$ 174,917	27	$ 9,035,771
Transportation & Utilities	14	$ 4,393,157	2	Exempt	16	$ 4,393,157
Trade & Retail	35	$ 7,579,557	2	$ 451,957	37	$ 8,031,514
Professional Services	41	$ 10,357,747	6	$ 1,039,031	47	$ 11,396,778
Government, Cultural & Education	66	Exempt	23	Exempt	89	Exempt
Agricultural	17	$17,655,049	5	$ 8,038,660	22	$ 25,693,709
Other/Undeveloped	1	$ 2,051	3	$ 33,610	4	$ 35,661
Total	**1,209**	**$ 623,623,923**	**315**	**$ 80,939,564**	**1,524**	**$ 354,478,322**

ECONOMIC DEVELOPMENT GOALS & POLICIES

ECONOMIC GOAL 1

Encourage economic development that is consistent with adopted Comprehensive Plans, promotes economic opportunity for all citizens, especially for unemployed and for disadvantaged persons, and encourage growth, all within the capabilities of the City's natural resources, public services, and public facilities.

Economic Policy 1.1

In a cooperative venture between the public and private sectors promote the qualities of Cashmere to serve industry and business.

Economic Policy 1.2

Maintain and build upon the orchard industry in the areas of new economic development, fruit processing opportunities or tourism.

Economic Policy 1.3

Maintain a viable commercial district that is profitable for the merchants and serves the needs of the residents of Cashmere.

Economic Policy 1.4

Ensure sufficient parking, on and off-street to serve the downtown business district.

Economic Policy 1.5

Promote the downtown business district as a unit, to encourage residents and visitors to shop in Cashmere.

Economic Policy 1.6

Encourage business development in locations that will not conflict with adjacent land uses.

Economic Policy 1.7

Maintain and enhance existing industrial areas to further diversify the economy while promoting development compatible with surrounding land uses.

Economic Policy 1.8

Promote revitalization of existing vacant industrial sites, and vacant structures.

Economic Policy 1.9

Locate industrial areas where such development is compatible with adjacent land uses and access roads.

Economic Policy 1.10

Promote economic development, which will be compatible with existing City water, sewer and transportation systems or which can be accommodated through incremental and affordable modifications to existing systems.

Economic Policy 1.11

Encourage and develop a plan to promote or assist the City's agricultural environment through agricultural tourism.

Economic Policy 1.12

Prior to amending or adopting regulations the City will consider and minimize the financial impacts that may impact existing businesses or discourage a business from opening.

IMPLEMENTATION STRATEGIES

The following procedures will assist in implementing the goals, policies and standards contained in this Comprehensive Plan.

- Continually update Cashmere's Zoning Ordinance.
- Periodically review and update the Comprehensive Plan elements to reflect actual changes in the City's population growth, economic factors and to provide adequate land for housing, commercial or industrial activities. The City shall make updates/amendments to be considered no more often than once a year.
- Amend the subdivision ordinance to reflect new policies included in the Comprehensive Land Use Plan.
- Amend the building code ordinance to reflect new policies included in the Comprehensive Plan.
- Periodically review the inventory of land available within each zone that is available for each type of land use. Making adjustments to Comprehensive Plan and zoning maps as necessary to provide adequate land will be available to provide for housing, commercial and industrial activities.
- Seek economic incentives for revitalization and redevelopment of existing residential areas. These may include finding sources of low interest funding, public private partnerships or other innovative financing.
- Update the City's Park and Recreation Plan to incorporate new park inventory, standards, parks, trails, and funding sources.
- Update the City's Environmental Policy Ordinance.
- Implement Chelan County's approach for providing affordable housing on a county wide basis including these factors:

    - ✓ Market demand for housing;
    - ✓ Inventory of existing housing;
    - ✓ Substandard housing in the community, multi-family units, manufacture homes, and seasonal units;
    - ✓ Population growth projections;
    - ✓ Existing and projected housing needs;
    - ✓ Housing needs for special populations;
    - ✓ Availability of suitable sites and adequate public facilities;
    - ✓ A community's unique role in serving housing needs with related services that cannot be easily replicated in another community.

- Continually update the capital improvement budget portion of the Comprehensive Plan as part of the annual City budget process.
- Establish within land development ordinances a requirement that proponents of new water and sewer utility services must include a method for providing adequate financing of those improvements, including a method to assess late connections. as an ongoing effort seek grant

funding, donations, and volunteer efforts to assist in accomplishing park and recreation improvement projects.

- Coordinate with Chelan County, North Central Washington Economic Development District, Chelan County Port District, Cashmere Chamber of Commerce and state or regional agencies to promote commercial and industrial development that is consistent with the goals and policies of the comprehensive land use plan.
- Coordinate with those governmental entities that own or manage land in Cashmere to obtain approval of master site development and use plans for their respective properties

REFERENCES

2017-2037 Chelan County Comprehensive Plan

City of Cashmere

Municipal Code:

Title 14 Development and Code Administration

Title 15 Building and Construction

Title 16 Subdivisions

Title 17 Zoning Comprehensive Park & Recreation Plan 2008

General Sewer and Wastewater Facilities Plan 2009

Comprehensive Water System Plan 2019

Comprehensive Land Use Plan 2013

Transportation Plan 2018

Shoreline Master Program 2013

U.S. Census Bureau, 2010-2017 American Community Survey.

Washington Department of Commerce, Growth Management Act Laws and Rules
https://www.commerce.wa.gov/about-us/rulemaking/gma-laws-rules/

APPENDICES

Appendix A: Cashmere City Limits & Urban Growth Area

Appendix B: Cashmere Existing Land Use Map

Appendix C: Cashmere Zoning Ordinance Map

Appendix D: Cashmere Designated Critical Areas Map

Appendix E: Cashmere Recreation & Open space Map

Appendix F: Cashmere Transportation System Map

Appendix G: Cashmere Existing Water System & Service Area Maps

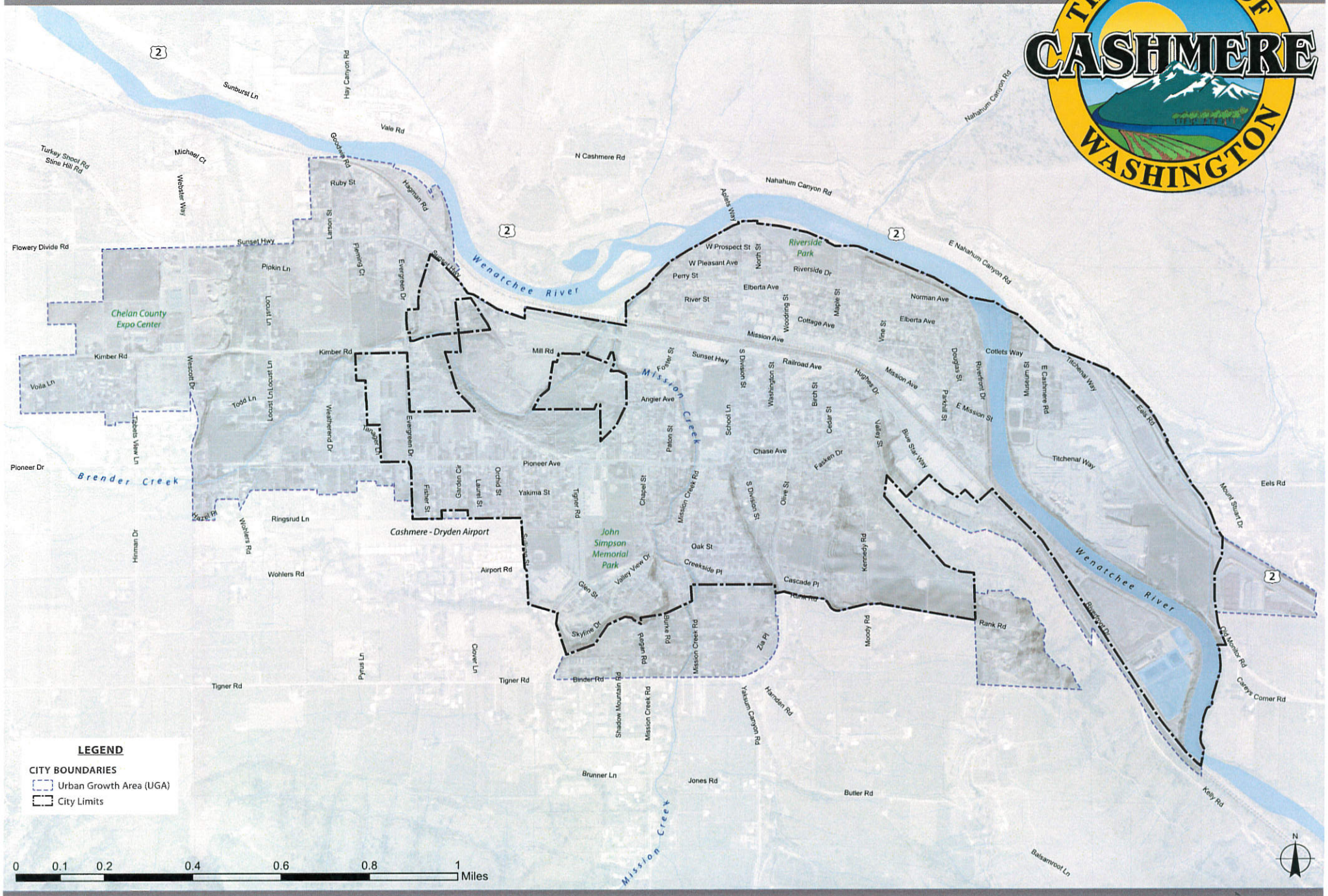
Appendix H: Cashmere Existing Sewer System & Service Maps

APPENDICES

Appendix A: Cashmere City Limits & Urban Growth Area
Appendix B: Cashmere Existing Land Use Map
Appendix C: Cashmere Zoning Ordinance Map
Appendix D: Cashmere Designated Critical Areas Map
Appendix E: Cashmere Recreation & Open Space Map
Appendix F: Cashmere Transportation System Map
Appendix G: Cashmere Existing Water System & Service Area Maps
Appendix H: Cashmere Existing Sewer System & Service Maps

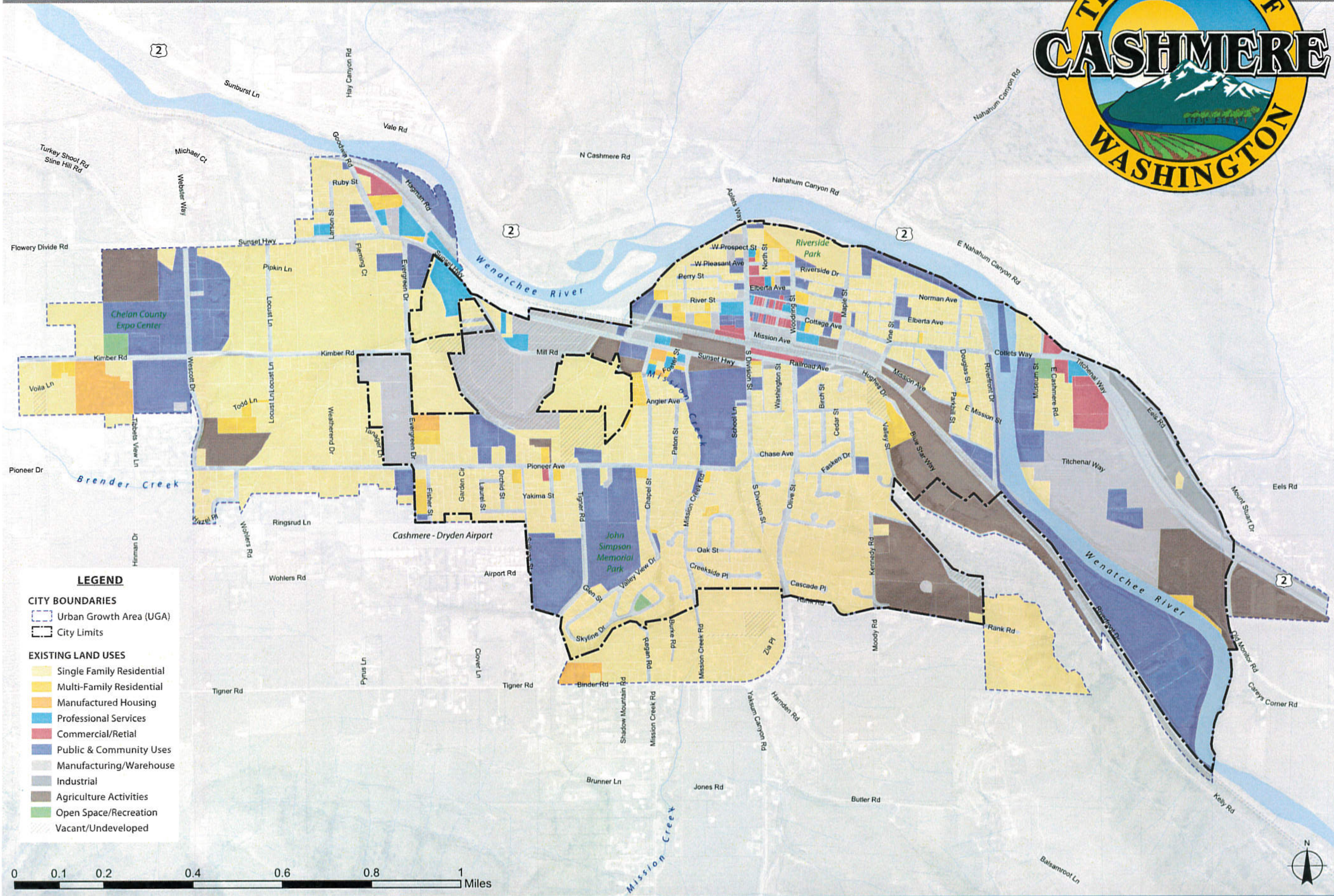
Appendix A: Cashmere City Limits & Urban Growth Area

City & Urban Growth Area | City of Cashmere



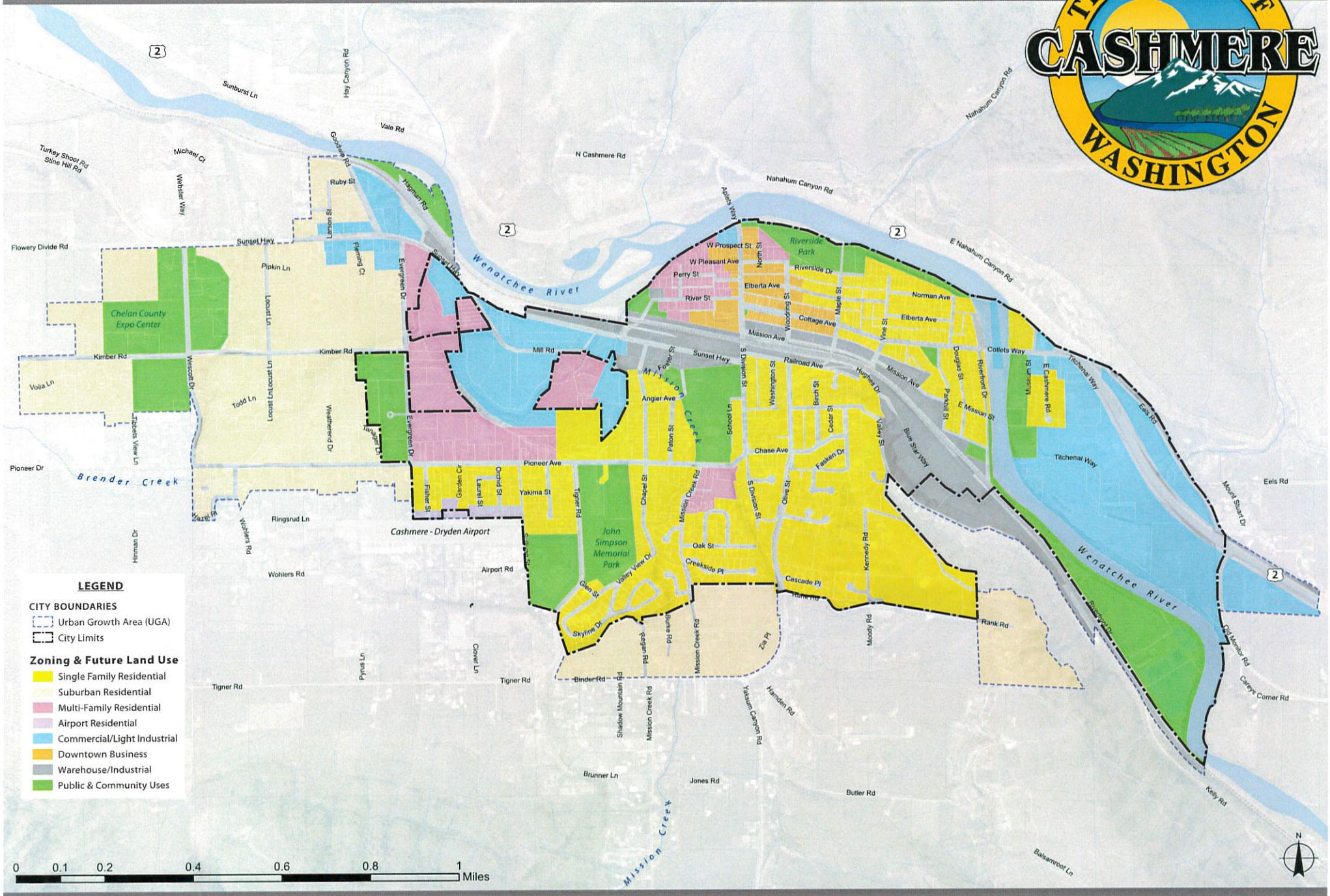
Appendix B: Cashmere Existing Land Use Map

Existing Land Use Map | City of Cashmere



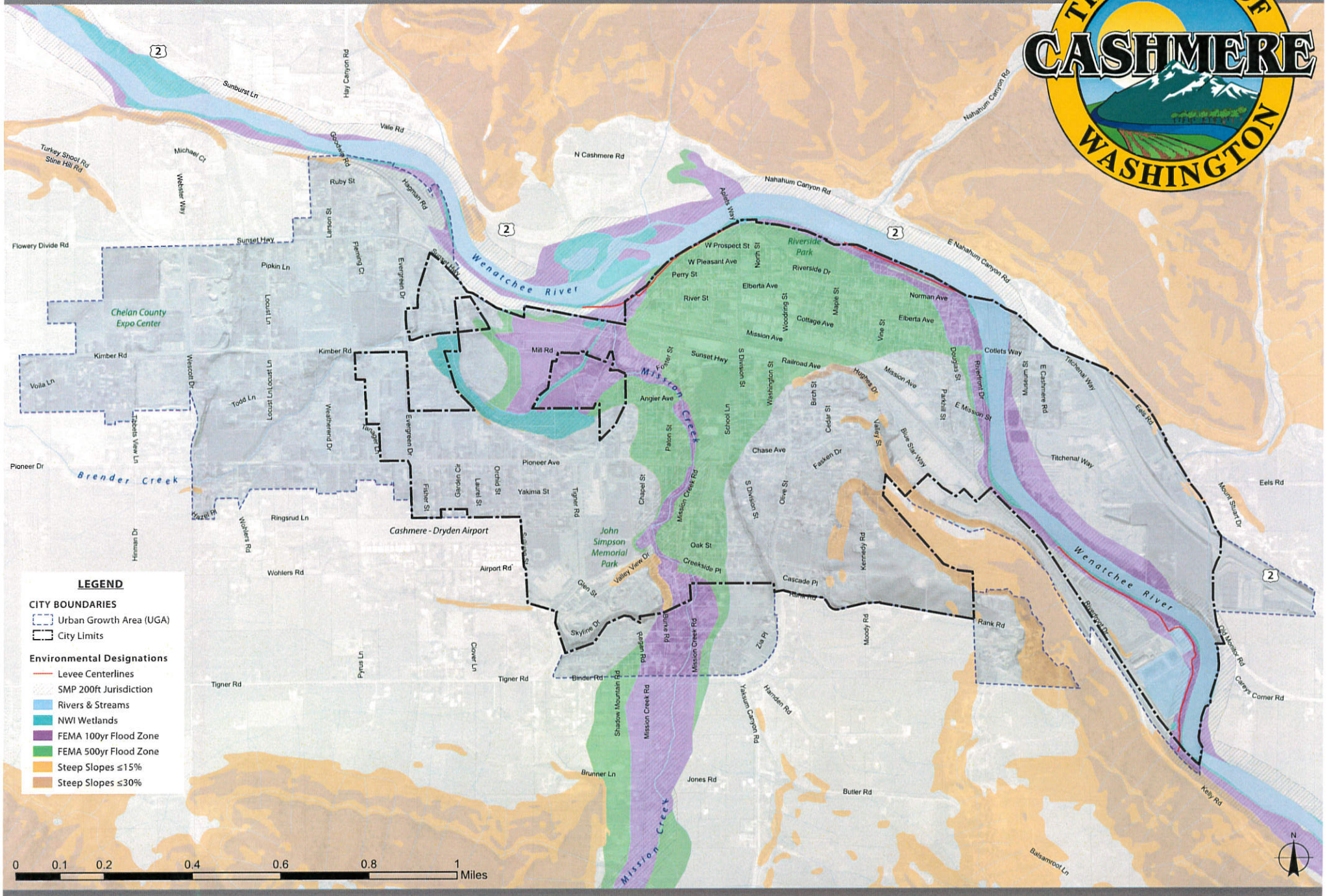
Appendix C: Cashmere Zoning Ordinance Map

Zoning Map | City of Cashmere



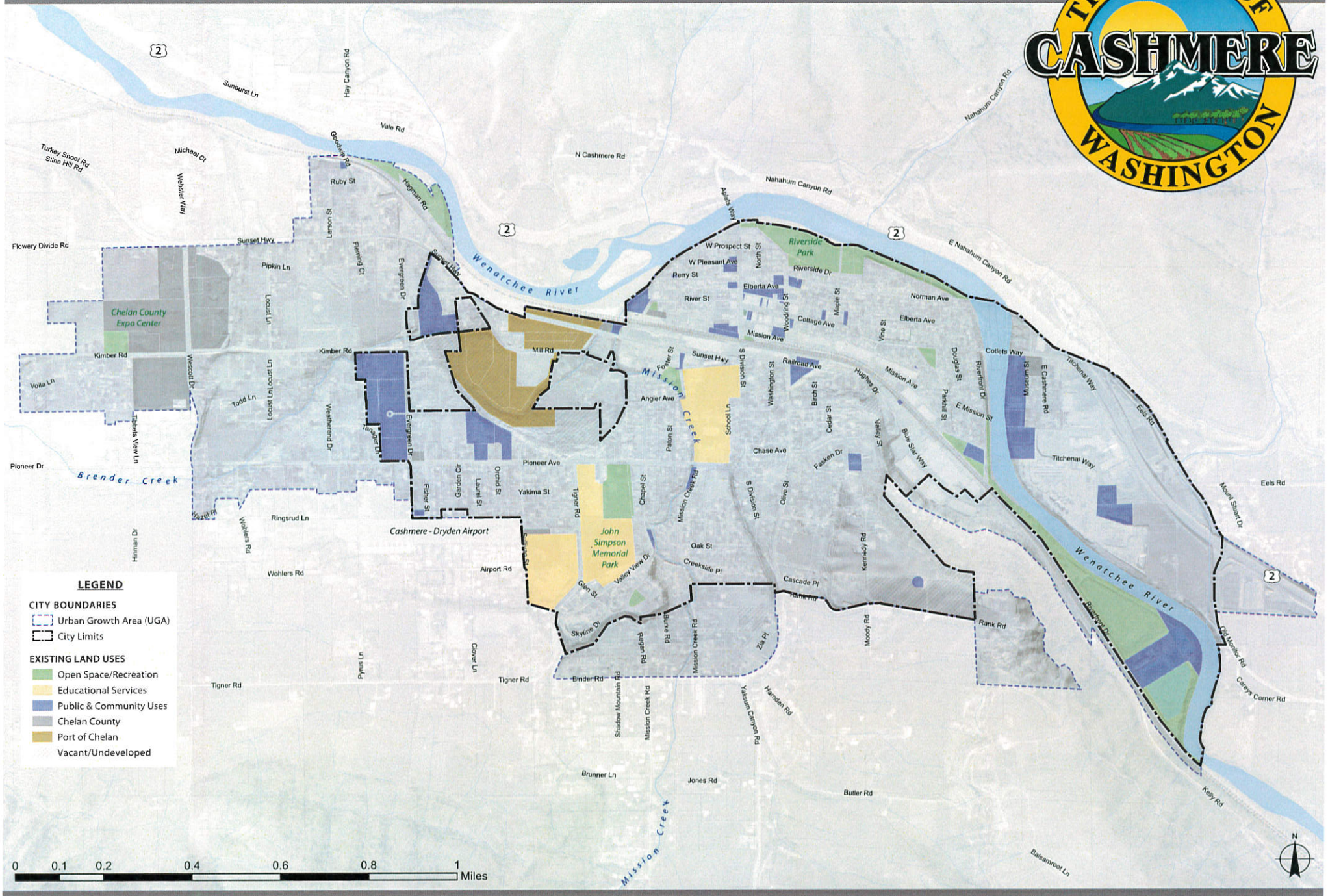
Appendix D: Cashmere Designated Critical Areas Map

Designated Critical Areas | City of Cashmere



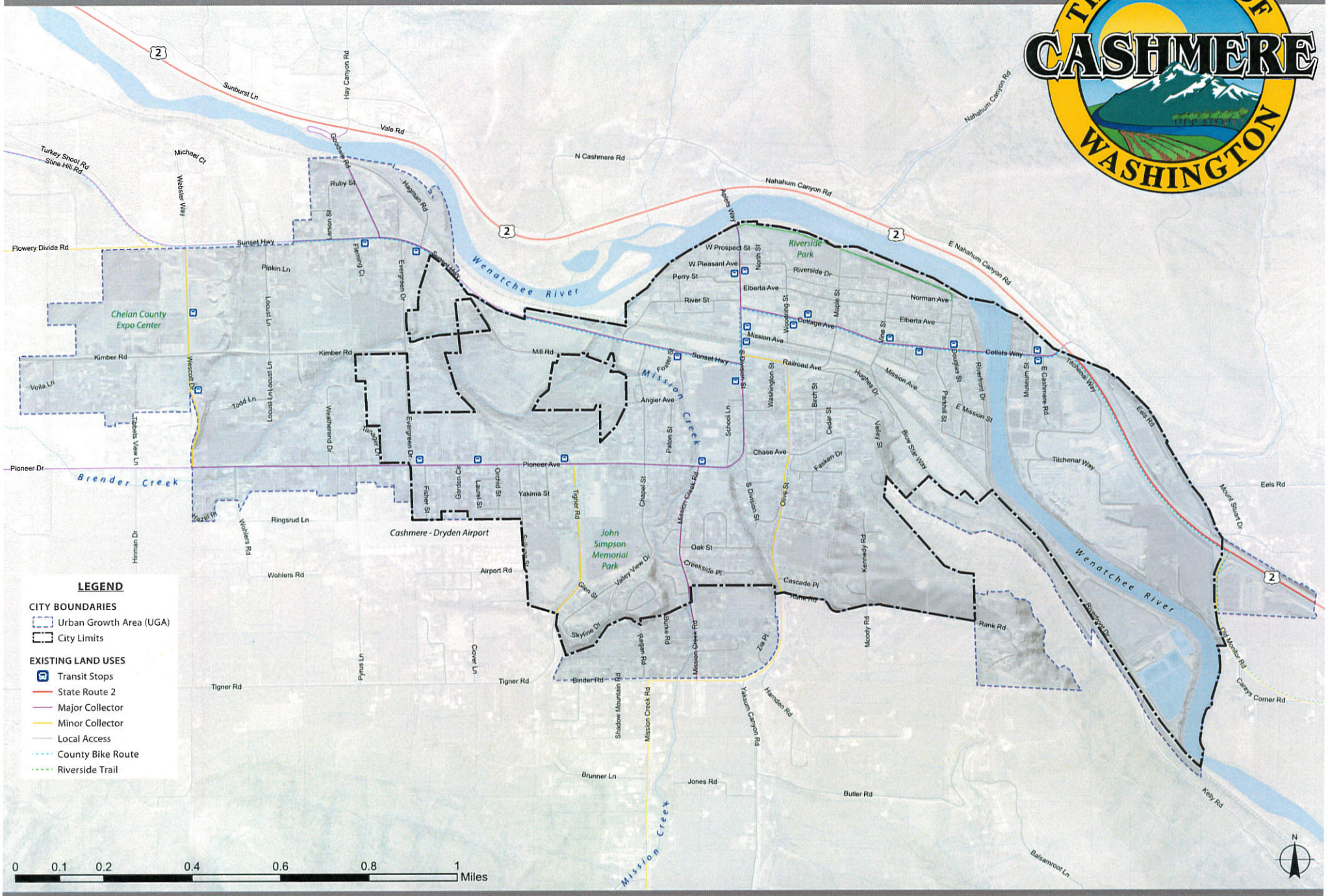
Appendix E: Cashmere Recreation & Open Space Map

Recreation & Open Space | City of Cashmere



Appendix F: Cashmere Transportation System Map

Transportation System | City of Cashmere



Appendix G: Cashmere Existing Water System & Service Area Maps

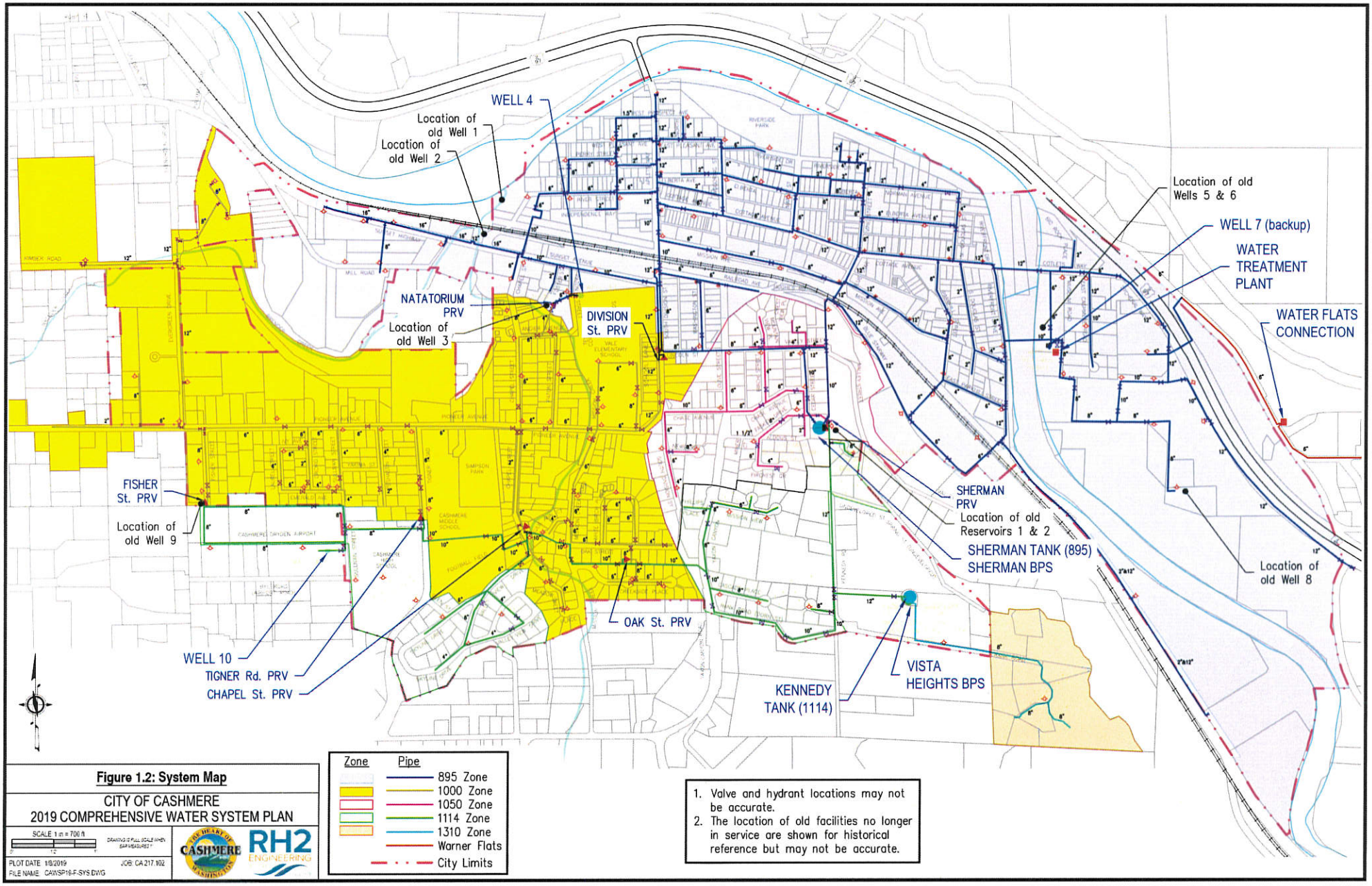


Figure 1.2: System Map

CITY OF CASHMERE
2019 COMPREHENSIVE WATER SYSTEM PLAN

SCALE: 1 in = 700 ft

PLOT DATE: 1/8/2019
FILE NAME: CAWSP19-F-SYS.DWG

JOB: CA 217.102

CASHMERE WASHINGTON

RH2 ENGINEERING

1. Valve and hydrant locations may not be accurate.
2. The location of old facilities no longer in service are shown for historical reference but may not be accurate.

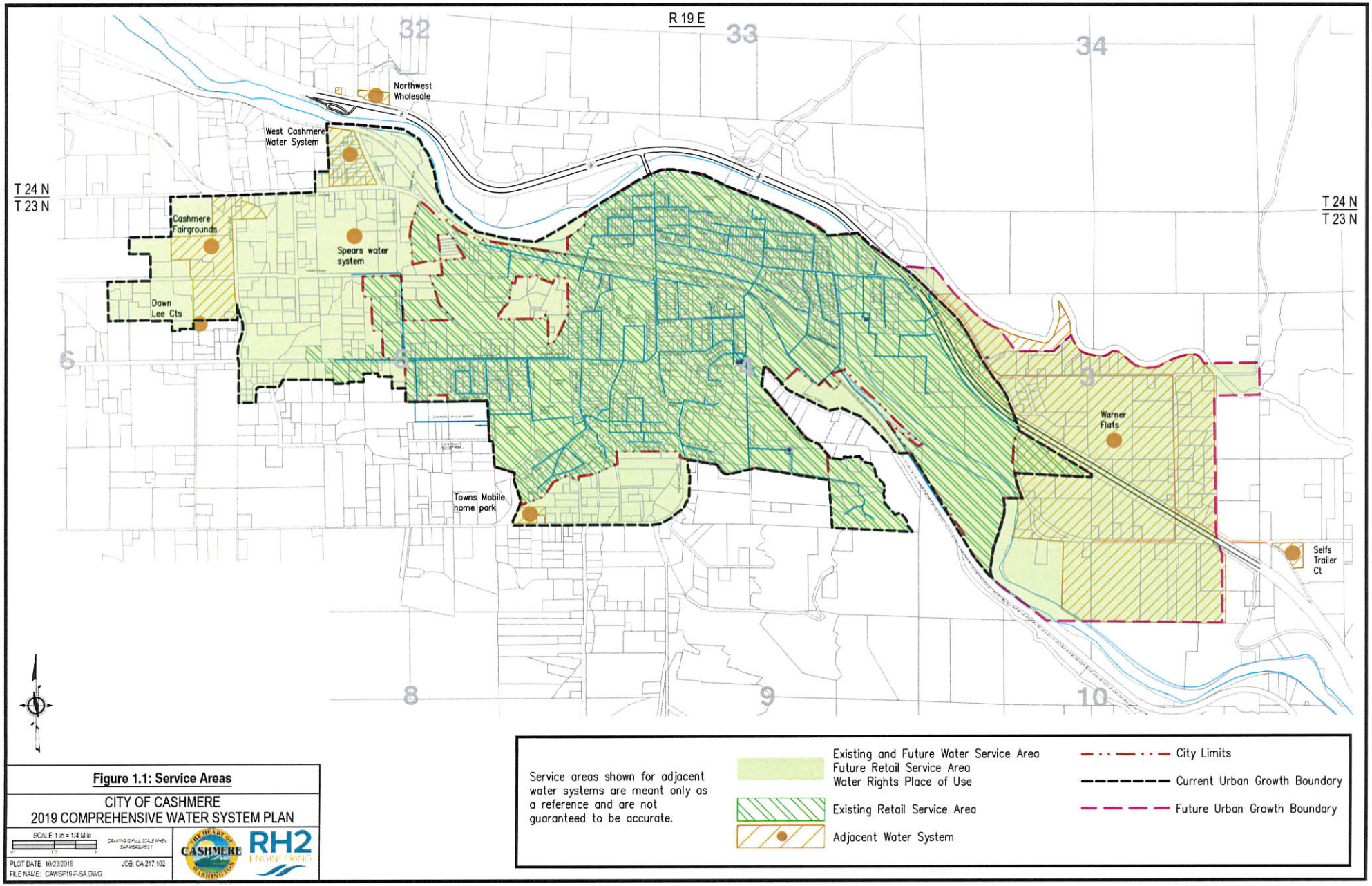


Figure 1.1: Service Areas

CITY OF CASHMERE
2019 COMPREHENSIVE WATER SYSTEM PLAN

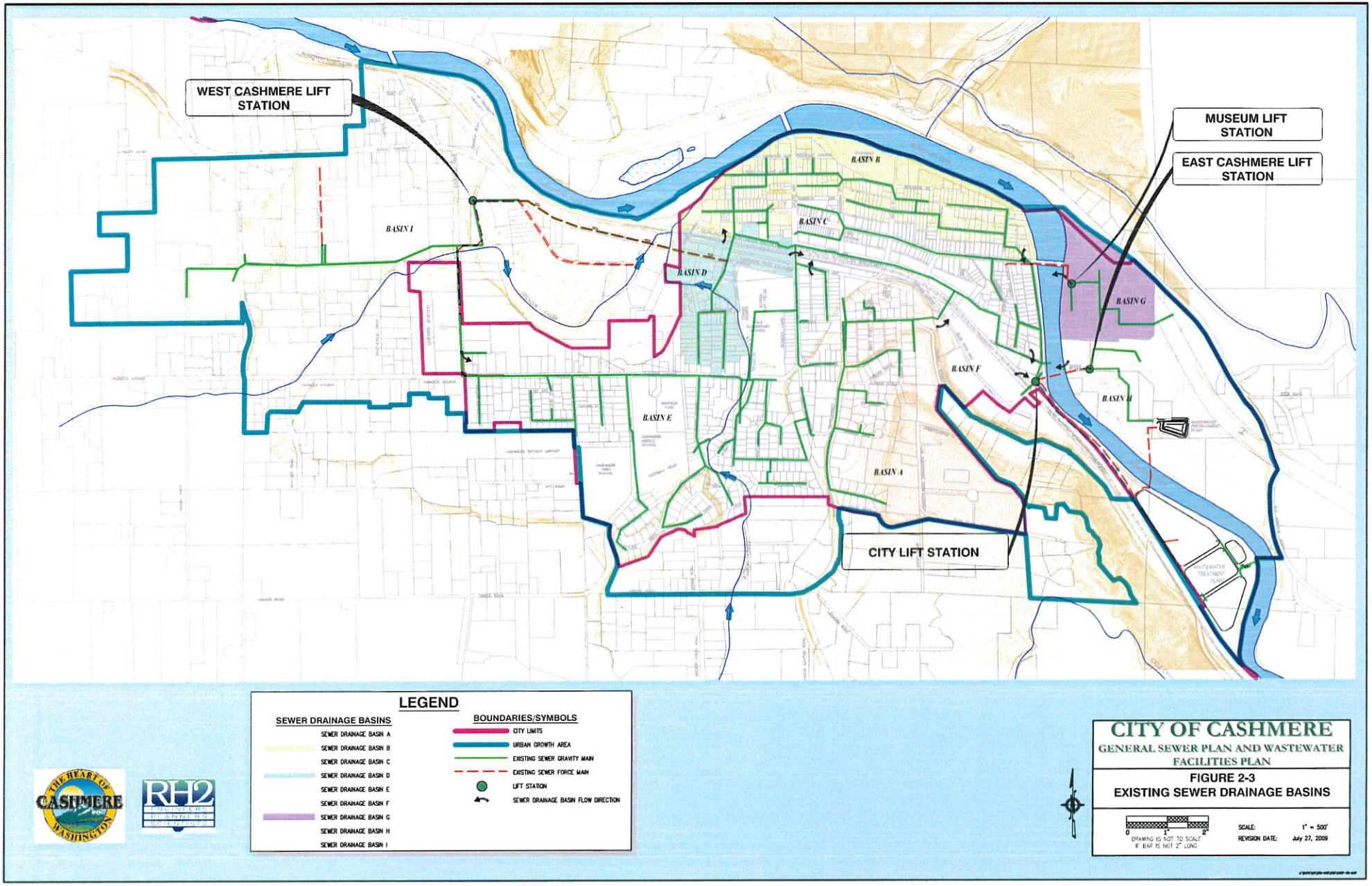
SCALE: 1 in = 1/4 Mile

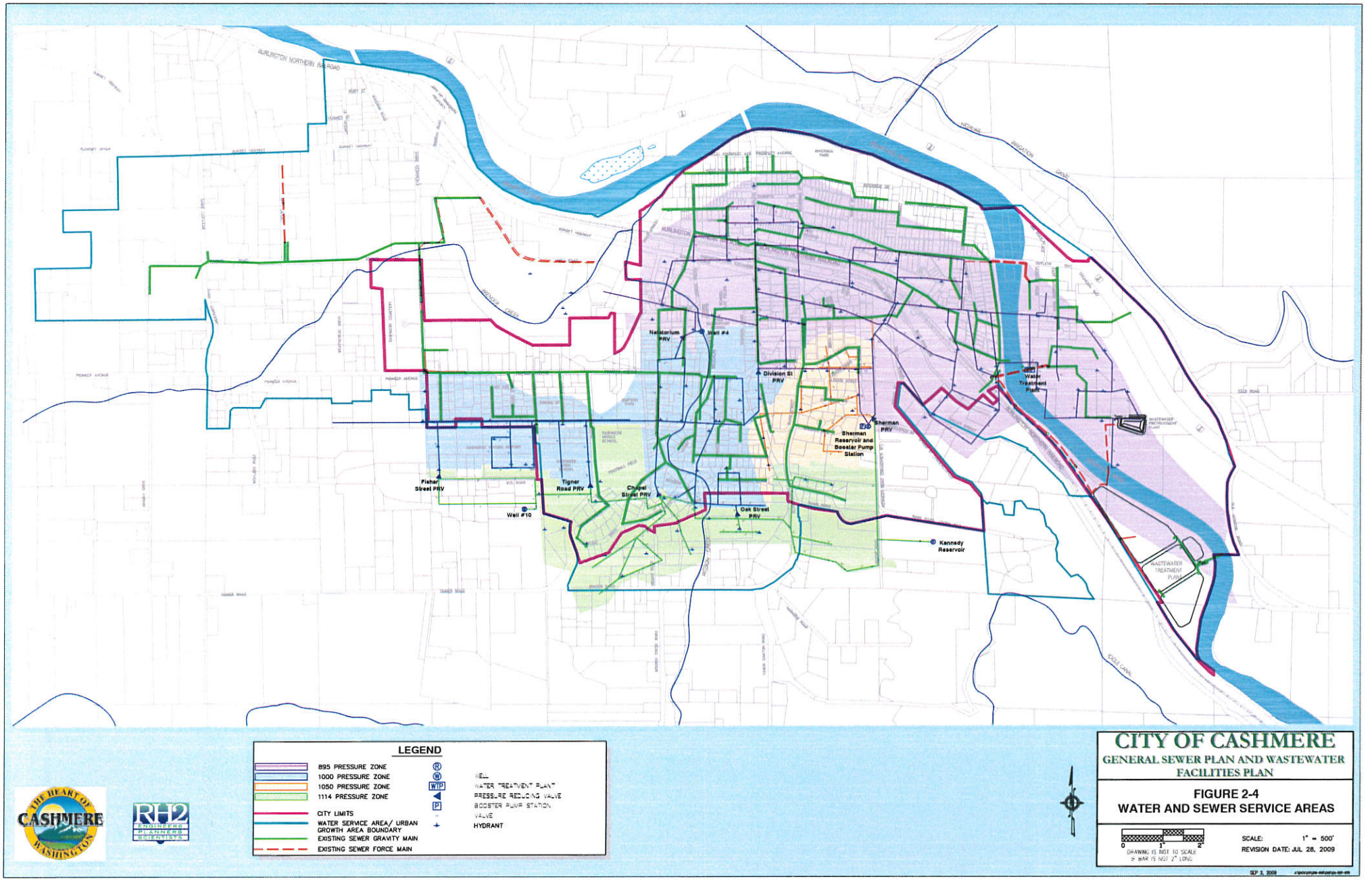
PLOT DATE: 10/23/2018
FILE NAME: CAWSP19-F-SA.DWG

JOB: CA 217.102

PREPARED BY CASHMERE WASHINGTON
RH2 ENGINEERING

Appendix H: Cashmere Existing Sewer System & Service Area Maps


WEST CASHMERE LIFT STATION
MUSEUM LIFT STATION
EAST CASHMERE LIFT STATION
CITY LIFT STATION
BASIN A
BASIN B
BASIN C
BASIN D
BASIN E
BASIN F
BASIN G
BASIN H
BASIN I
WASTEWATER TREATMENT PLANT
LEGEND
SEWER DRAINAGE BASINS
SEWER DRAINAGE BASIN A
SEWER DRAINAGE BASIN B
SEWER DRAINAGE BASIN C
SEWER DRAINAGE BASIN D
SEWER DRAINAGE BASIN E
SEWER DRAINAGE BASIN F
SEWER DRAINAGE BASIN G
SEWER DRAINAGE BASIN H
SEWER DRAINAGE BASIN I
BOUNDARIES/SYMBOLS
CITY LIMITS
URBAN GROWTH AREA
EXISTING SEWER GRAVITY MAIN
EXISTING SEWER FORCE MAIN
LIFT STATION
SEWER DRAINAGE BASIN FLOW DIRECTION
THE HEART OF CASHMERE WASHINGTON
RH2 ENGINEERS PLANNERS
CITY OF CASHMERE
GENERAL SEWER PLAN AND WASTEWATER FACILITIES PLAN
FIGURE 2-3
EXISTING SEWER DRAINAGE BASINS
0 1" 2"
DRAWING IS NOT TO SCALE IF BAR IS NOT 2" LONG
SCALE: 1" = 500'
REVISION DATE: July 27, 2009



CITY OF CASHMERE

GENERAL SEWER PLAN AND WASTEWATER FACILITIES PLAN

FIGURE 2-4
WATER AND SEWER SERVICE AREAS

0 1" 2"
DRAWING IS NOT TO SCALE IF BAR IS NOT 2" LONG

SCALE: 1" = 500'
REVISION DATE: JUL 28, 2009

SEP 2, 2009