

City of Cashmere  
Comprehensive Land Use Plan

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The Comprehensive Plan describes the community's vision to guide and shape development within the planning area, and provides a foundation for local government decision-making.

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

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

## APPENDICES

Glossary

Appendix A: Growth Management Act Goals

Appendix B: County-Wide Planning Policies

## CHAPTER 1: INTRODUCTION

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

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

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

### History of Cashmere...

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

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

The first permanent settler was A. B. Brender. In 1881 he filed a claim in Brender Canyon. He raised vegetables for Blewett mines and later planted Cashmere's first pear trees. Significant orchard production did not occur until 1901 when the Peshastin ditch was completed, supplying irrigation water to the lower Wenatchee River valley. By 1903, the apple crop was large enough to ship fruit in rail car lots. In 1902 the Schmitt 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 MSL 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<sup>0</sup>'s to 90<sup>0</sup>'s and winter low temperatures are usually in the 20<sup>0</sup>'s and 30<sup>0</sup>'s.

### **Events**

#### **Founder's Day**

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

#### **Apple Days**

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

### **Planning Commission Public Meetings**

Starting on September 4, 2007, the City Planning Commission held regular monthly public meetings and invited the public to attend and comment on land use issues. During this time the planning commission reviewed and discussed each element of this plan.

#### **2007 COMPREHENSIVE PLAN UPDATE**

- September 4, 2007 hearing/workshop for proposed 2008 amendments
- October 8, 2007 hearing/workshop for proposed 2008 amendments
- November 13, 2007 City of Cashmere Council Hearing
- January 14, 2007 City of Cashmere Council Action

### **Public Hearing on Draft Comprehensive Plan**

During the public review period the City Planning Commission held a public hearing to collect additional citizen involvement.

### **Media Coverage**

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

## CHAPTER 2: LAND USE ELEMENT

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

### Background Information and Analysis...

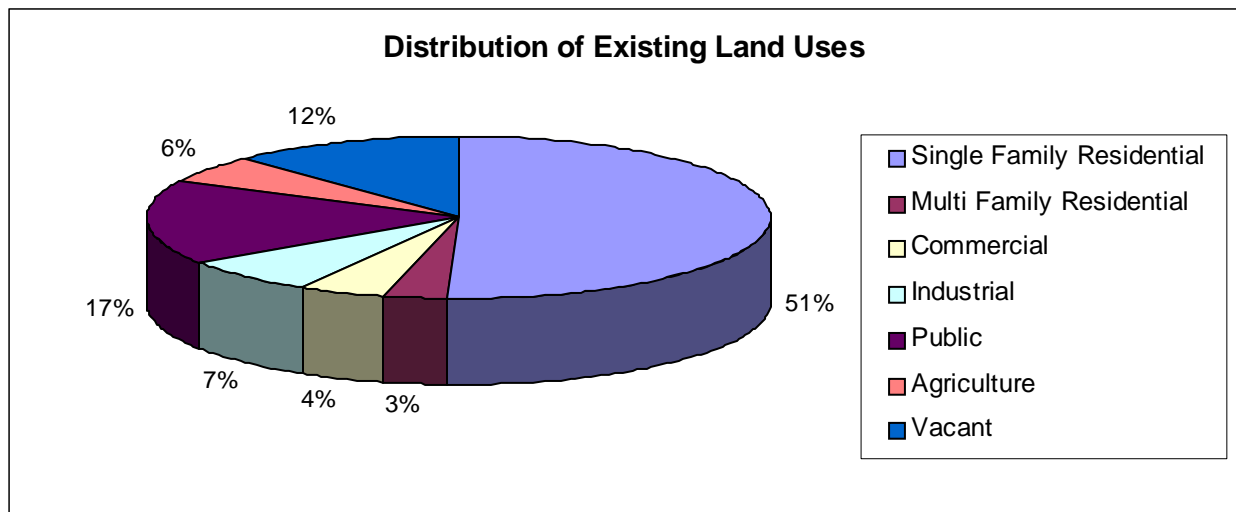
Cashmere is primarily a residential community with a large percentage of the population commuting to Wenatchee for employment. Residential properties comprise approximately 441 acres, which is 54% of the total land area within city limits. Industrial activities include processing as well as warehousing activities such as Tree Top Inc. (fruit juice processing), Bethlehem Construction (pre-cast concrete plant) and the fruit packing and storage plants owned by Blue Star Growers and Crunch Pac. Commercial areas include the downtown business district, the East Cashmere area, Sunset Highway and there are several small businesses at various locations within the city.

The following table identifies the acres of land taken up by different categories of land uses, while the chart that follows graphically represents the distribution of land uses. The data represented in this table was compiled during a parcel-by-parcel land use inventory and field survey of the entire urban growth area that was conducted by the City during the fall of 2005. The field inventory has been recorded in an electronic computer data base that will be continuously updated as changes occur on the ground through subdivisions as well as land use and building permits.

**Table 1: Existing Land Uses**

Type of Use	Acres	Percent of Total
Single Family Residential	414	51%
Multi Family Residential	27	3%
Commercial	36	4%
Industrial	60	7%
Public	135	17%
Agriculture	49	6%
Vacant	97	12%
<b>Total</b>	<b>818</b>	<b>100%</b>

**Figure 1: Distribution of Existing Land Uses**



### **Existing Infrastructure Connections and Capacities**

The City of Cashmere provides both a domestic water system and a sanitary sewer system. However, within the UGA, there are also a number of land uses that are served by individual wells and on-site septic systems. According to Department of Ecology, the City of Cashmere currently has total water rights to 1352 acre-feet per year. Based on a recent study/report on the City's water system, the City only has fifty-two (52) water rights. The City currently has a water moratorium on water right connects and extensions within the Urban Growth Area (UGA). The existing wastewater treatment plant discharge flows average approximately 350,000 gallons per day. With a recent significant sewer extension into the UGA, the City's provision of sanitary sewer is generally considered to cover a larger area than the domestic water system. Lastly, it is important to note that the City's existing National Pollutant Discharge Elimination System (NPDES) permit is for up to 900,000 gallons per day.

### **Population Projections**

The Growth Management Act requires that each County in the State, in cooperation with the cities and towns located within the county, use the official population projections developed by the State Office of Financial Management in planning for growth and development that is expected to occur during each jurisdiction's planning horizon. Although OFM provides an annual estimate of population by jurisdiction, they also prepare State-wide projections every five years by establishing low, medium and high growth projections for each County. In the spring of 2002, OFM distributed the official population growth estimates for all counties in the State, based on the United States Census that was conducted in 2000. Subsequently, in the fall of 2005 Chelan County and the cities participated cooperatively in distributing the projected population throughout the different areas of the County. The three following assumptions were used to help guide this cooperative process of allocating population throughout the County:



- The OFM high series population projections most accurately reflect the current rate of population growth throughout Chelan County;
- The % of distribution of population among the County Census Divisions (CCD) will remain consistent with the existing distribution, as has been the case since the 1970 Census; and
- The overall goal for the County is to achieve a split of population between urban and rural areas within each CCD of 60%urban, 40% rural.

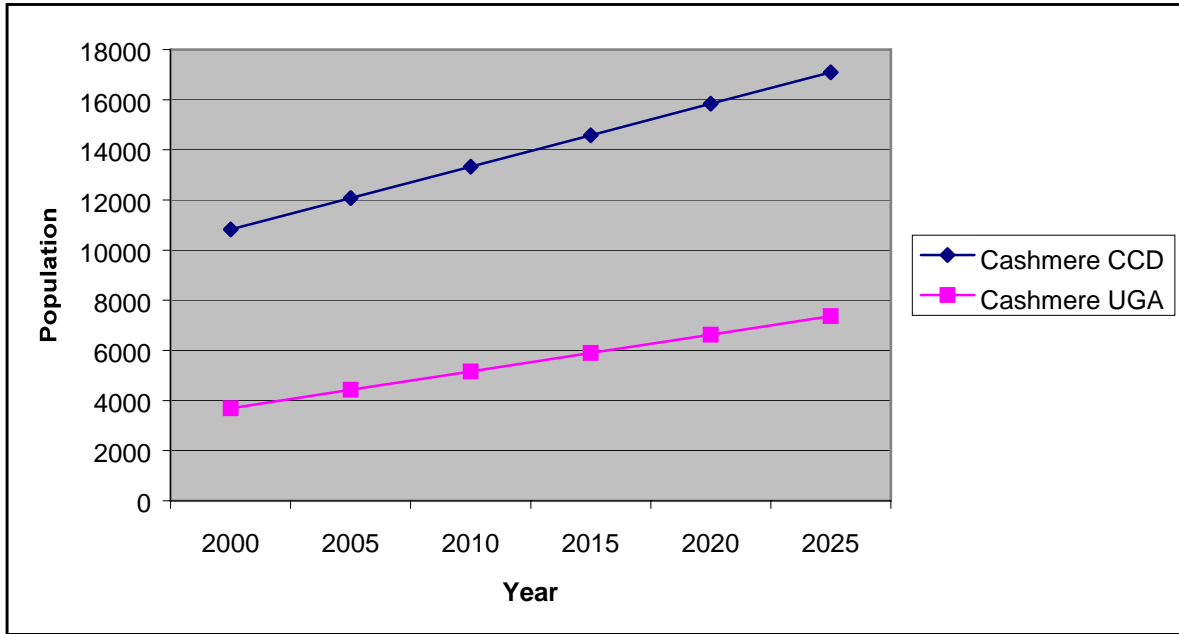
An additional assumption was made for the Cashmere CCD that the urban distribution of population would be further split between the Cashmere Urban Growth Area and the Peshastin area, which is expected to be included within an urban growth area in the near future because of existing urban services and projected industrial growth.

The 2000 US Census population for Chelan County was 66,616 with 10,824 people being located within the Cashmere CCD. The City of Cashmere UGA had approximately 3,694 of the CCD population in 2000, with the remainder spread throughout the CCD, including in other unincorporated concentrations of population (Peshastin, Dryden and Monitor). Using the above assumptions as a basis, it is expected that the Cashmere CCD will have 17,092 of the overall County population. It is being projected that approximately 43% of the CCD population in 2025 (7360) will be located within the Cashmere UGA. This is an increase of approximately 3666 people within the UGA by the year 2025.

**Table 2: Projected Population Growth: Cashmere UGA and Cashmere CCD – 2000 to 2025**

	2000	% of CCD	2025	Target % of CCD	New Population
<b>Chelan County</b>	66,616		101,859		32,243
<b>Cashmere CCD</b>	10,824		17,092		6,268
<b>Cashmere UGA</b>	3,694	34%	7360	43%	3,666

**Figure 2: Projected Population Growth: Cashmere UGA and Cashmere CCD – 2000 to 2025**



**Projected Housing Units and Land Uses**

According to the 2000 US Census, the persons per housing (pph) unit in the Cashmere UGA is approximately 2.9. The identified number of housing units within the Cashmere UGA is approximately 1237 according to the US Census, although a field inventory conducted by the City in fall 2005 identified 1347 housing units. Dividing the average persons per household number into the growth projection of 3666 new people equals a demand for 1264 new housing units within the UGA by the year 2025. However, to ensure that there is a sufficient supply of housing within the community, it is important to consider other factors such as a vacancy rate and a market factor, each of which are explained below.

Vacancy Rate: According to the US Census, the City of Cashmere had a vacancy rate of 1.8 % for homeowner vacancy rate and a rate of 7.4% for rental vacancy rate. The Washington State Office of Community Development guidebook “Preparing the Heart of Your Comprehensive Plan: A Land Use Element Guide” states that adding an additional 5% to the housing unit forecast will account for a normal desirable rate of vacancy.

Market Supply Factor: A market supply factor is important to a community for the purposes of maintaining a choice and selection of residential locations, maintaining a five year housing supply at all times and to build a reserve of residential land area. Where these items don’t exist, it is probable that the costs of housing will be artificially increased because of inadequate supply. For the purposes of calculating additional housing units needed in the Cashmere area, a market factor of 15% is included in the calculations.

**Table 3: Projected Housing Units**

New Units (2.9 pph)	+5% Vacancy Rate	+15% Market Factor	Total New Housing Units Needed – 2025
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1264	+ 63	+ 190	1517
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Added to the existing 1347 housing units identified during the land use inventory in 2002, the total number of full time housing units anticipated to be located within the Cashmere UGA in the year 2025 is 2864.

**General Land Use Assumptions and Projections:**

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

Infrastructure Capacities: In striving to attract a larger share of the population growth (43% of the CCD) into the Cashmere UGA, it is possible that additional sewer treatment plant capacity may be necessary, if it is assumed that all of the population will connect to the City’s sewer systems. The City has a limited supply of water rights remaining. The City currently has fifty-two (52) ERU. The following assumptions regarding future water and sewer uses are being made for the purposes of projecting future land use and growth:

- There will be a gradual decrease in the number of housing units using individual wells within the Cashmere UGA – from the existing 23% down to 20% in the year 2025.
- There will be a gradual decrease in the number of housing units using on-site sewage disposal systems within the Cashmere UGA – from the existing 20% down to 15% in the year 2025.
- Additional wastewater treatment plant capacity may be necessary later in the planning horizon (2018+).

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

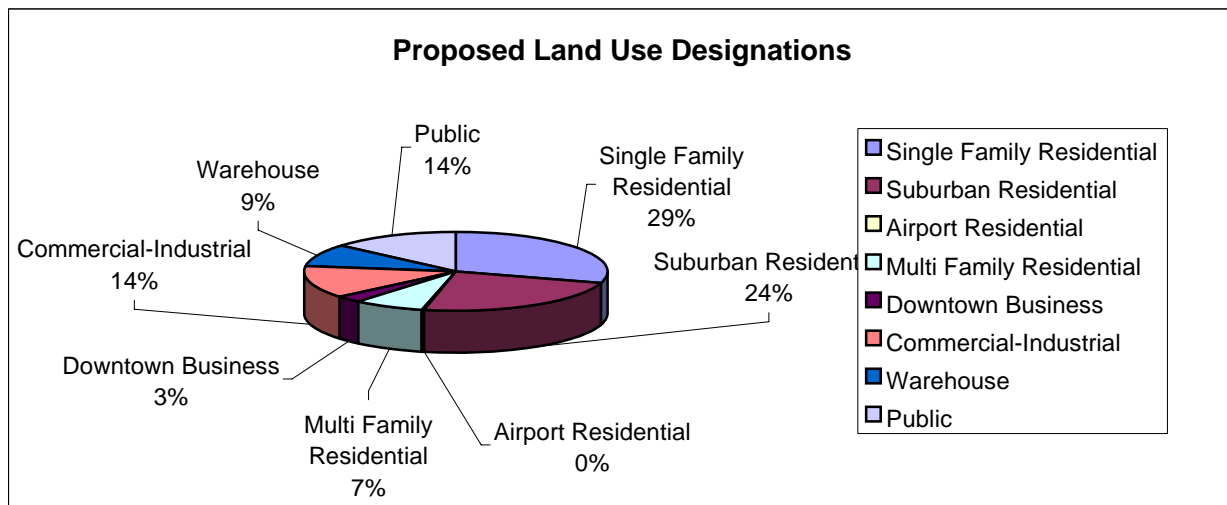
Critical Areas: The area calculated to be within the UGA contains some areas that are not buildable, including steep slopes (40%+), floodways, streams and rivers. These areas are located along the Wenatchee River, Mission and Brender Creeks, and in the southern portions of the UGA. For the purposes of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

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

**Table 4: Land Use Designations and Distributions**

	Acres	% of Total
Single Family	298	29.6
Suburban Residential	239	24
Airport Residential	4	.4
Multi Family	73	7
Downtown Business	28	3
Commercial-Industrial	136	13
Warehouse	91	9
Public	138	14
<b>Total</b>	<b>1007</b>	<b>100</b>

**Figure 3: Land Use Designations and Distributions**



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

**Table 5: Allowed Residential Densities**

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

Warehouse	None
Public	None

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

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

Single Family Residential Land Base            298 acres  
    -60 acres (20% for infrastructure)  
    -36 acres (12% for unbuildable areas)  
    202 acres available for development

Suburban Residential Land Base\*                    243 acres  
    -49 acres (20% for infrastructure)  
    -29 acres (12% for unbuildable areas)  
    165 acres available for development

\* includes Airport Residential area

Multi Family Residential Land Base                73 acres  
    -15 acres (20% for infrastructure)  
    - 9 acres (12% for unbuildable areas)  
    49 acres available for development

**Table 6: Projected Housing Units Per Land Use Designations**

Land Use Designation	Allowed Density	Developable Acres	Housing Units
Single Family	6 units/acre	202	1212
Suburban Residential*	Average 3/acre	165	495
Multi Family	15 units/acre	49	753
<b>Total</b>			<b>2460</b>

What this analysis indicates is that the land base within the Cashmere UGA that is designated for residential development (considering existing housing units and the necessary additional housing units) will accommodate 2460 housing units.

**Goals and Policies...**

The land use element is the aggregate of all other elements of the plan. The purpose of this

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

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

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

### **General goals for Urban Growth Area (UGA)**

#### **GENERAL GOAL:**

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

**Policy:** Coordinate planning and permitting process with Chelan County.

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

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

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

## General City-wide Goals and Policies

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

Designation	Residential Density	Unique Characteristics
Suburban Residential	1 to 4 units per acre, depending on availability of city sewer service= with sewer lot sizes to 10,000 square feet, without sewer service lot sizes to 1 acre Duplexes are allowed, 15,000 square feet with sewer, 1 acre minimum without.	<ul style="list-style-type: none"> <li>• Maintain rural character</li> <li>• Livestock allowed</li> <li>• Manufactured homes on individual lots with performance criteria (pit set, permanent foundation, etc.)</li> <li>• Generally located outside city limits, inside UGA</li> <li>• 2-story height limit</li> </ul>
Single Family Residential	6 units per acre	<ul style="list-style-type: none"> <li>• Must be connected to city water and sewer</li> <li>• Manufactured homes on individual lots with performance criteria (pit set, permanent foundation, etc.)</li> <li>• Only one type of use per lot</li> <li>• No livestock (pets okay)</li> <li>• located inside city limits</li> <li>• 2-story height limit</li> </ul>
Multi Family Residential	15 units per acre	<ul style="list-style-type: none"> <li>• Must be connected to city water and sewer</li> <li>• Manufactured homes on individual lots with performance criteria (pit set, permanent foundation, etc.)</li> <li>• 3-story height limit or not greater than 40 feet</li> <li>• Only one type of use allowed per lot (ie either single family or multifamily on each parcel)</li> <li>• Require on-site open space/recreation areas for multi family developments</li> </ul>
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.	<ul style="list-style-type: none"> <li>• Allow all manner of public uses with some more intense uses by conditional use permit (e.g. recycling centers, shop buildings, etc.)</li> </ul>
Downtown Business District	Caretaker's residence as well as other residential units that are incorporated into the existing commercial structures, above street grade.	<ul style="list-style-type: none"> <li>• Generally characterized by pedestrian friendly features, retail, professional, restaurant, pharmacy, etc.</li> <li>• 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.</li> <li>• Existing residences as of a date-certain are permitted, although no new residential uses other than those associated and encompassed within a commercial structure.</li> </ul>
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.	<ul style="list-style-type: none"> <li>• Allows for similar uses in the general commercial, although it allows additional, more intense industrial uses, it requires fewer conditional uses</li> <li>• Off-street parking and loading</li> <li>• Adequate access to arterial streets for truck traffic.</li> <li>• Allow high-tech industrial warehousing and manufacturing (Nintendo, Microsoft, etc), and industrial park campus-type uses</li> <li>• Existing residences as of a date-certain are permitted, although no new residential uses other than those associated and encompassed within a commercial structure.</li> </ul>
Warehouse Industrial	Caretaker's residence only	<ul style="list-style-type: none"> <li>• Strictly industrial uses, although some commercial activities that support (are accessory to the industrial uses for the workers' convenience) the industrial activities.</li> <li>• Off-street parking and loading</li> <li>• Adequate access to arterial streets</li> <li>• Existing residences are nonconforming</li> </ul>



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

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

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

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

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

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

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

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

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

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

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

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

### **Residential Goals & Policies**

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

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

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

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

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

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

**RESIDENTIAL GOAL: Protect existing residential neighborhoods from nonresidential activities.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## **Commercial Goals & Policies**

**COMMERCIAL GOAL:** Maintain and enhance a strong commercial core by encouraging commercial activities to develop in existing commercial locations where public roads/facilities

and services have capacity to accommodate high volumes of traffic, parking, and other public needs.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## **Industrial Goals & Policies**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Policy:** Integrate parking area design with landscape design in a way that reduces the visual impact of impervious surfaces and provides screening of parking from public view. Design features should include provisions for landscaping adjacent to buildings and

walkways, and for parking areas to be located behind buildings and away from areas of high public visibility.

### **Public Lands Goals and Policies**

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

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

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

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

### **Resource Land Goals and Policies**

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

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

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

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

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

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

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

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

### **Critical Areas Goals and Policies**

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

The GMA states that local governments must classify, designate and regulate to protect critical areas. Critical areas include the following areas and ecosystems: (a) wetlands; (b) areas with a critical recharging effect on aquifers used for potable water; (c) fish and wildlife habitat conservation areas; (d) frequently flooded areas; and (e) geologically hazardous areas. The following pages and accompanying reference maps describe the City's classification and designation of these critical areas, as well as goals and policies that lay the foundation for regulations to protect them.

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

The general locations of designated Level 1 and Level 2 critical areas can be found on the reference maps that are maintained by the City. Pursuant to WAC 365-190, these maps are used for reference and illustration purposes, and only identify the general location of potential critical areas. These maps have been initially developed utilizing resources such as the NRCS Soil Survey for Chelan County, the Washington Department of Fish and Wildlife Priority Habitat and Species maps, the National Wetlands Inventory maps, the United States Geological Survey 7.5 Quadrangle maps and the Federal Emergency Management Agency Floodway and Flood Boundary maps and Flood Insurance Rate maps. The actual characteristics and values of a particular critical area, as established through on-site scientific studies, will be the determining factors in establishing the final classification of that area. Where information is currently detailed enough to distinguish between Level 1 and Level 2 critical areas, the accompanying maps reflect that information. On the other hand, where detailed scientific information is not sufficiently available to distinguish between Level 1 and Level 2 critical areas, the City has decided to take a “precautionary, no-risk” approach by using the Level 1 classification as a default designation. The actual classification of these areas will occur as valid scientific study has been completed for these areas.



## **General Goal and Policies**

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

### **GENERAL POLICIES:**

- Protect environmentally sensitive natural areas and the functions they perform, by the careful and considerate regulation of development.
- Identify special, unique environmental areas that should be designated as environmentally sensitive areas.
- Coordinate conservation strategies and efforts with appropriate state and federal agencies and private conservation organizations to take advantage of both technical and financial assistance and to avoid duplication of efforts.
- Encourage the development of an education program that promotes the value of critical areas and that promotes public and private stewardship of these lands.
- Promote the recycling of all usable materials and alternative solid waste disposal methods.
- Ensure that land use and development regulations promote protection of environmental quality.
- Utilize site planning, setbacks, buffers, erosion control and knowledge about soils, hydrology, fish and wildlife habitat to promote development that is compatible with the natural environment.
- Respect the development limitations present in critical areas and manage these resources in a manner consistent with their unique restraints and special values.
- Recognize the potential benefits of public water, rail, electric, alternative fuels, non-motorized and air transportation in helping maintain local air quality.
- Encourage development that is compatible with the natural environment and minimizes impacts to significant natural and scenic features.
- Local government should work closely with private organizations and those agencies that manage public lands to ensure that local interests are emphasized.
- Support the efforts of public and private organizations, whose goal is the preservation or conservation of critical areas, to purchase these lands.
- Allow for open space and recreational use of critical areas where such use does not negatively impact the critical areas.
- Encourage the restoration and enhancement of critical areas.
- Appropriate conditions shall be placed on development to ensure that negative impacts to critical areas are avoided or mitigated.
- Protect critical areas by encouraging the use of innovative techniques on or adjacent to critical areas. Such techniques may include: purchase of development rights, transfer of development rights, clustering, conservation easements, land trusts, and the Public Benefit Rating System.
- In designating and protecting critical areas, the City will include best available science in developing policies and development regulations to protect the functions and values of critical areas. In addition, the City will give special consideration to conservation or protection measures necessary to preserve or enhance anadromous fisheries.
- The goals and policies of the City's Shoreline Master Program, as it exists now or as it may be amended in the future, are considered an element of the comprehensive plan, and are included by reference as if fully set forth herein.
- Agricultural activities, including commercial and hobby farms, are encouraged to incorporate best management practices concerning animal keeping, animal waste disposal, fertilizer use, pesticide use, and stream corridor management.
- Fertilizer and pesticide management practices of schools, parks, and other non-residential

facilities that maintain large landscaped areas should be evaluated in relation to best management practices as recommended by the Cooperative Extension Service or a licensed chemical applicator.

- Incorporate considerations for surface water runoff, flood plain issues and maintaining water quality during the design and construction of new developments, including roads and utility corridors.
- Protect water quality as an important aspect of the public health, the local economy, the environment, and a high quality of life.
- Minimize surface and ground water pollution caused by run-off and drainage by adopting standards for the collection and disbursement of storm water. Where drains do not exist, run-off water will be disposed of without increasing the rate of run-off and/or will be retained/detained on-site.
- Consideration should be given to supporting water quality education programs that inform local citizens and visitors about water quality issues and steps they can take to protect our water resources.
- Participation in a local watershed planning process (pursuant to HB 2514) should be cooperatively developed by local jurisdictions, state and federal agencies and interest groups/organizations.
- Storm water which is collected by a storm sewer system should not be directly discharged into water sources without appropriate treatment.
- Encourage and support future and ongoing water quality monitoring programs.
- Encourage appropriate regulatory agencies to actively pursue violators which illegally discharge waste into rivers, lakes and streams.
- Support ongoing health department efforts to adequately monitor on-site septic systems, and require the repair of failing on-site septic systems.

## **Wetlands**

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

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

### **WETLANDS POLICIES:**

- Wetland areas will be identified and rated according to the classification system established in this comprehensive plan.
- When classifying and/or assessing a wetland area, historical information on the area in question, as well as the dynamic nature of wetlands, will be recognized and considered.
- Based on their quality demonstrated by the classification system, wetlands will be protected as

much as reasonable from alterations due to land use changes that may create adverse impacts to the wetland.

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

## **IMPLEMENTATION:**

### **Classification...**

Wetlands will be identified according to the methodology described in the *“Washington State Wetlands Identification and Delineation Manual”* (Ecology Publication #96-94, 1997). The following classification system will be used to assist in designating important wetland areas:

**Level 1: Critical Wetlands** - Are wetlands that would be significantly disrupted by development in the immediate vicinity. These areas will be left undisturbed, unless the development proposal involves appropriate enhancement measures, as determined on a site-specific basis. These wetlands will include those determined to be Category I or Category II wetlands according to the *“Washington State Wetland Rating System for Eastern Washington”* (Ecology Publication #91-58, 1991).

**Level 2: Awareness Wetlands** – Are wetland areas that provide significant functions in the area which may not be adequately replicated through creation or restoration and which provide significant habitat values. They will be afforded the maximum amount of protection possible through appropriate development techniques such as buffering, limiting access, enhancing, etc. At a minimum, the developers and users of property within an Awareness area will be provided brochures which indicate techniques for protecting and co-existing with wetland areas. These wetlands will include those determined to be Category III or Category IV wetlands according to the *“Washington State Wetland Rating System for Eastern Washington”* (Ecology Publication #91-58, 1991).

### **Designation...**

For development proposals which encompass wetland areas as shown on the reference maps, there will be a site-specific review process required to determine if a wetland(s) is a Level 1 - Critical or Level 2 - Awareness wetland, based on the criteria listed above.

## **Fish And Wildlife Habitat Conservation Areas**

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

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

### **FISH AND WILDLIFE HABITAT POLICIES:**

- Identify and map critical wildlife habitat conservation areas within the City and its urban growth area, and encourage the preservation of blocks of habitat and the connections between them.
- The City will consider the impacts of new development on the quality of land, wildlife and vegetative resources as part of its environmental review process and require any appropriate mitigation measures. Such mitigation may involve the retention and/or enhancement of habitats.
- The City will use the Washington Department of Fish and Wildlife's Priority Habitat and Species maps and database to assist in locating the species and habitats of primary concern to the City.
- If a development proposal is located in or near a habitat conservation area shown on the City's reference maps, a consultation and recommended mitigation measures, if needed, will be requested from appropriate State, Federal and/or Tribal resource agencies.
- When reviewing applications for planned developments, the extent and importance of any fish and wildlife habitat conservation areas will be considered when determining the best location of the cluster.
  
- The City encourages the preservation of blocks of habitat and the connections between them, as well as encouraging the restoration of lost and damaged fish habitat.
- The City encourages proper riparian management that maintains existing riparian habitat and is consistent with best management practices.
- Land uses adjacent to naturally occurring ponds and other fish and wildlife habitat areas will not negatively impact the habitat areas. If a change in land use occurs adequate buffers based on the best available science will be provided to the habitat areas.
- Activities allowed in fish and wildlife habitat conservation areas and open space will be consistent with the species located there, including all applicable state and federal regulations and/or best management practices for the activity regarding that species.
- Recognize the importance of protecting fish and wildlife habitat conservation areas, and encourage enhancement of these areas, and restoration of lost and/or damaged fish and wildlife habitat.
- Promote landscape buffering between districts of different intensity, and recognize the importance of providing greenery linkages throughout the urban area.
- Identify and protect any fish and wildlife habitat areas with which endangered, threatened, or sensitive species have a primary association.
- Isolated communities of endangered, threatened, or sensitive species should not be

created.

## **IMPLEMENTATION:**

### **Classification...**

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

**Level 1: Critical Fish and Wildlife Areas** - Winter ranges, migration routes, nesting sites, perches or any areas that, if disturbed, would have a significant negative impact on the continuation of a species, particularly state and/or federal threatened or endangered species. This also includes critical habitat areas that are, in and of themselves, crucial to the continuation and support of one or more species. These areas will not be disturbed, and appropriate protection measures, including buffering, replacement, enhancement, etc., will be determined and implemented on a site specific basis at the time of application for development. A site review will help determine if the habitat is or is not critical and/or if the habitat can be successfully enhanced/replaced in a different location.

**Level 2: Awareness Fish and Wildlife Areas** - Influence areas surrounding or adjacent to Level 1 areas that, if disturbed, could impact the Level 1 area to a certain degree. Level 2 areas also include habitat areas that, if disturbed, would have a significant negative impact on the continuation of a state and/or federal candidate or sensitive species. The applicant is made aware of the existence of nearby critical habitat or species, and the area will automatically require a site review to determine the extent and importance of the habitat. Development in these areas may be subject to conditions such as buffering, screening, enhancement, etc.

### **Designation...**

The following species and habitat areas are designated Level 1 and Level 2 areas, as indicated in the Washington Department of Fish and Wildlife "*Priority Habitats and Species List*" (July, 1999) and the Priority Habitats and Species maps.

- Species - Bald Eagle, Spring Chinook Salmon, Steelhead, Bull Trout (State and/or Federal Threatened or Endangered Species); Giant Columbia River Spire Snail (State Candidate Species); Mule Deer Winter Range.
- Habitats - Open water, wetlands, riparian areas.

The maps showing the above-designated areas will be advisory and used by the reviewing authority as a reference providing guidance in determining the status of habitat conservation areas in relation to a development proposal.

### **Aquifer Recharge Areas**

Groundwater is an essential natural resource that the residents of the City depend on as an important source of drinking water. Because remediation of contaminated groundwater is very costly, protecting and sustaining it has become of primary importance in recent years. One way to assure this resource is adequately maintained is to protect areas that provide a critical recharging effect to that groundwater resource. Within the City and its urban growth area, the exact nature of

the aquifer(s) and their recharge areas is not yet fully understood. It is the intent of these policies to recognize the importance of protecting aquifer recharge areas. Because of the inter-relatedness of the aquifers, population increases and environmental concerns, it is necessary to protect all of the critical aquifer recharge areas as they become known.

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

**AQUIFER RECHARGE AREAS POLICIES:**

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

## IMPLEMENTATION:

### Classification...

Aquifer recharge areas will be rated according to the vulnerability of the aquifer, with vulnerability being the combined effect of susceptibility to contamination and the contamination loading potential. The categories of vulnerability shall be High, Medium and Low, with high vulnerability being characterized by a combination of land uses that contribute to contamination that may degrade ground water, and hydrogeologic conditions that facilitate that degradation. *Hydrogeologic susceptibility* will be characterized by looking at the following attributes: 1) Depth to ground water; 2) Aquifer properties such as hydraulic conductivity and gradients; 3) Soil (texture, permeability, and contaminant attenuation properties); 4) Characteristics of the vadose zone including permeability and attenuation properties; 5) Other relevant factors. *Contamination loading potential* can be evaluated by considering the following: 1) General land use; 2) Waste disposal sites; 3) Agriculture activities; 4) Well logs and water quality test results; and 5) Other information about the potential for contamination.

Classification of Aquifer Recharge Areas shall be as followed, based on the process of determining vulnerability:

**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:

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

## **Frequently Flooded Areas**

Frequently Flooded Areas are defined as those areas that have a one percent or greater chance of flooding in any given year. These areas may include, but are not limited to, streams (including intermittent ones), rivers, lakes, wetlands and the like. For the City, the most common flooding problems occur during extreme peak runoff events of short duration. These peak flows will occur with very little warning from the Wenatchee River, Brender and Mission Creeks, as well as from the intermittent streams in and around the City. They are caused primarily by heavy rain on snow-covered, frozen ground in the spring, or from severe thunder storms during other times of the year. There have been significant events within the last 25 years that caused extensive damage, primarily to the City streets and parks, and to private residences.

The intent of these policies is to promote an efficient use of land and water resources by allocating frequently flooded areas to the uses for which they are best suited. It is also important and necessary to discourage obstructions to floodways and flood flows as well as prohibiting uses which pollute or deteriorate natural waters and water courses.

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

### **FREQUENTLY FLOODED AREAS POLICIES:**

- Reduce danger to health by protecting surface and ground water supplies from the impairment that results from incompatible land uses by providing safe and sanitary drainage.
- Reduce the financial burdens imposed both on the community and the individuals therein by frequent floods and overflow of water on lands.
- Discourage land use practices that may impede the flow of floodwater or cause danger to life or property. This includes, but is not limited to, filling, dumping, storage of materials, structures, buildings, and any other works which, when acting alone or in combination with other existing or future uses, would cause damaging flood heights and velocities by obstructing flows.
- Permit and encourage land uses compatible with the preservation of the natural vegetation which is a principal factor in the maintenance of constant rates of water flow through the year and which sustain many species of wildlife and plant growth.
- Avoid fast runoff of surface waters from developed areas to prevent pollution materials such as motor oils, paper, sand, salt and other debris, garbage, and foreign materials from being carried directly into the nearest natural stream, lake, or other public waters.
- Prevent the development of structures in areas unfit for human usage by reason of danger from flooding, unsanitary conditions, or other hazards.
- Allocate frequently flooded areas to the uses for which they are best suited and discourage obstructions to flood-flows and uses that pollute or deteriorate natural waters and watercourses.
- Promote the preservation of the remaining, significant natural drainages that are an important part of the storm water drainage system.
- Assure high quality collection of water runoff prior to the point of introduction into major watercourses.
- Development within the floodway portion of a floodplain that would alter the course and flow of floodwaters and result in damages to other property owners or natural areas shall be prohibited.
- Incorporate flood damage protection measures in the design of new developments located



- in regulatory flood plains.
- The installation of new or replacement public facilities, utilities or other public improvements within designated flood plains should utilize prevailing flood damage prevention methods.
  - Control new development which has the potential to alter and/or obstruct frequently flooded areas, thereby avoiding unacceptable increases in flood elevations, reducing flood damage, and to allow proper conveyance of flood flows.
  - Seek to map areas that are potential flood hazard areas and/or have experienced historical flooding events but are not currently included in the Federal Emergency Management Agency's mapping efforts.
  - Require new development to collect, treat and dispose of its storm water runoff in an engineered system on-site, or in a private or public system capable of carrying and disposing of the additional volumes.

## **IMPLEMENTATION:**

### **Classification...**

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

- **Floodways** - The channel of a stream, plus any adjacent floodplain areas, that must be kept free of encroachment in order that the base flood be carried without substantial increases in flood heights.
- **Floodplains** - The floodway and the special flood hazard area.
- **Special Flood Hazard Areas** - The area adjoining the floodway that is subject to a one percent or greater chance of flooding in any given year, as determined by engineering studies accepted by the City.

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...**

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, with accompanying Flood Insurance Rate Map and the Flood Hazard Boundary and Floodway Map, are designated as frequently flooded areas.

## **Geologically Hazardous Areas**

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

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

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

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

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

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

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

The intent of the following goals and policies is to reduce the threat posed to the health and safety of citizens in areas of significant geologic hazard by providing guidance for reviewing a

development proposal that may be near a geologic hazard. In addition to having general statements that are applicable to all types of hazard areas, needed protection elements for each different hazard type are also included to aid in understanding their differences and providing specific measures to reduce the hazard.

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

**GEOLOGICALLY HAZARDOUS AREAS POLICIES:**

- When probable significant adverse impacts from geologically hazardous areas are identified during the review of a development application, documentation that fully addresses these potential impacts and identifies alternative mitigation measures to eliminate or minimize the impacts will be required.
- Grading and clearing for both private developments and public facilities/services will be limited to the minimum necessary to accomplish engineering design, with reclamation of disturbed areas being a top priority at the completion of the construction project.
- To minimize blowing soil during development, appropriate water and/or mulch material will be required on any areas without a vegetative cover, as indicated in the approved erosion control plan.
- To maintain the natural integrity of landslide hazard areas and to protect the environment, and the public health and safety, an adequate buffer of existing vegetation will be maintained around all sides of the landslide hazard areas.
- At such time there is a seismic hazard identified and mapped in the City or its urban growth area, any application for development in or near that area must show 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 hazard area.
- Promote the development of education programs that explain both the dangers and effects of earthquakes, as well as emergency procedures individuals can take should an earthquake occur.
- Minimize the negative impacts of erosion resulting from development and construction on erosion hazard areas.
- An erosion control plan should be submitted by the applicant for a development, prior to approval of the proposal.
- Reduce the threat posed to the health and safety of citizens when commercial, residential, or industrial development is sited in areas of significant geologic hazard, including but not limited to landslide, seismic, mine and volcanic hazard areas.
- Protect the public from damage due to development on or adjacent to landslide hazard areas while also preserving the scenic quality and natural character of the surrounding hillsides, and the quality of the City's water.
- The City should approve, condition or deny proposals, as appropriate, based on the degree to which significant risks posed by Geologic Hazard Areas to public and private property and to public health and safety can be avoided or mitigated.
- Identify potential geologically hazardous areas and require engineering, architectural or geotechnical investigation and certification prior to approval of development permits.
- Consider soil stability, slope, shrink/swell potential and other limitations for building and road construction in the processing of development permits.

## **IMPLEMENTATION:**

### **Classification...**

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

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

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

### **Designation...**

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

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

## **CHAPTER 3: 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 2000 US Census identified approximately 1237 housing units within the Cashmere UGA, although a field inventory conducted by the City in 2002 and fall 2005 identified 1347 units. Of these existing units approximately 77% are single family residential dwellings, while 23% are multi-family dwellings (this number includes units in manufactured home parks). According to the 2000 US Census, approximately 74% 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 Chelan County Assessors Office, the median household income within the City of Cashmere was \$37,317 annually. At this annual income level, an affordable home would be valued at \$111,949 to allow for home ownership. For income levels below this median, the sales price of a home would have to be less than \$111,000 to be considered affordable for home ownership. According to the Chelan County Assessors, the median value of owner-occupied housing units in 2005 was \$149,600. With this disparity between the actual median home value and the affordable home value (\$111,000), it is not surprising that 24.8% of households are paying more than 30% of their household income on housing costs. Additionally, for renter-occupied housing units, the median cost for rent is \$478, and there are 31.7% of renters who are paying 30% or more for housing costs.

### **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:** 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.

**Policy:** 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.

**Policy:** 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.

**Policy:** 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.

**Policy:** 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.

**Policy:** 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.

**Policy:** 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.

**Policy:** 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:** Protect the integrity of established residential neighborhoods.

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

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

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

## CHAPTER 4: 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 on going 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 fund needed 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 in order to be completed.

While some departmental accounts are funded with fairly 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.



## Goals and Policies...

### General Capital Facilities Goals and Policies

**GENERAL CAPITAL FACILITY GOAL: 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.**

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

**Policy:** 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.

**Policy:** 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.

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

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

**Policy:** 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.

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

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

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

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

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

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

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

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

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

### **Water System Goals and Policies**

In addition to the general goals and policies listed below, the Cashmere's Comprehensive Water System Plan – 2001 revised in 2004 contains specific goals, policies and standards affecting construction and operations.

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

**Policy:** 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.

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

**Policy:** New water mainlines to serve development shall be provided by the land developer and shall conform to city standards.

**Policy:** Water conservation programs as identified in the 2001 Comprehensive Water System Plan revised in 2004 shall be implemented.

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

### **Wastewater System Goals and Policies**

In addition to the general goals and policies listed below, the Cashmere Comprehensive Wastewater System Plan, - 1995 contains specific goals, policies and standards for construction and operating policies.

**WASTEWATER GOAL: To provide wastewater service of the best possible quality and at the lowest possible cost to the citizens.**

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

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

**Policy:** Sewer main lines shall remain the property of the City of Cashmere.

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

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

**Policy:** All new development within the city limits will be required to connect to the City wastewater system.

**Policy:** The City will make wastewater service available to property within the established Urban Growth Area.

**Policy:** All property that benefits from wastewater 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) at such time as a connection is requested.

### **Electrical System Policies**

In addition to the general goals and policies listed below, the Cashmere Comprehensive Electrical Power System Plan – 1995 contains specific goals, policies and standards for construction, operation and maintenance of the system.

**Policy:** The power system, owned by the people of Cashmere, shall be operated in the most efficient manner possible while maintaining good management practices.

**Policy:** New customers, service upgrades or relocations to existing services shall be at the expense of the property owner, including power lines, transformers and other necessary equipment.

**Policy:** The city shall remain the owner of all electrical equipment, meters, power lines and transformers that are paid for in whole or in part by the customer, up to the point of delivery (excluding meter base, and service mast).

**Policy:** The City shall, whenever possible, place the distribution and delivery system underground.

**Policy:** Changes in the electrical service area boundaries are subject to negotiation and agreement between the City and Chelan County Public Utility District Number One.

**Policy:** Federal deregulation of the electrical power industry may result in existing City electricity customers to be able to purchase electrical power from other distributors. Should any city customers choose to change providers the City will charge a fair and reasonable maintenance fee for the use of city power lines and equipment to deliver that electrical power.

**Policy:** Cashmere will promote and encourage efforts and programs for conservation of electrical power. Such programs may include providing energy audits to homes and businesses and recommending actions to improve energy efficiency.

## **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 affect 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. The most current edition is the "Infrastructure Assistance Directory – November, 1999". In addition, the Rural Community Assistance Corporation and the Washington State Department of Community, Trade and Economic Development also sponsor a reference book, called, "Infrastructure Financing for Small Communities in Washington State – September, 1999". The purpose of the book is to help decisions makers in small communities understand, evaluate and select the best financing options for their infrastructure needs.

## **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 as a result 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.

## Decision Checklist

Key/Rating	Criteria	Explanation
<b>Life, Health &amp; Safety</b> 5	Is the 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.
<b>Legal Mandate</b> 5	Is the 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.
<b>Tax Base</b> 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.
<b>Funding Available</b> 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.
<b>Revenue Generation</b> 4	Is the proposed improvement part of a service that generates revenue?	Improvements to revenue-generating utilities (water and wastewater) are better able to pay for themselves or at least generate matching dollars for loans/grants.

Key/Rating	Criteria	Explanation
<b>Maintenance</b> 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.
<b>Cost Effective Service</b> 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.
<b>Coordination</b> 4	Is the 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
<b>Partnership</b> 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.

Key/Rating	Criteria	Explanation
<b>Consistency</b> 3	Is the proposed improvement consistent with the elements of the comprehensive plan, including the goals and policies of the capital facilities element?	Planned improvements, particularly utility upgrades and expansions, must be consistent with the comprehensive plan. The issue of consistency also comes into play if the City seeks outside funding for all or parts of planned improvements.
<b>Level of Service</b> 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.
<b>Forecast Demand</b> 2	Is the proposed improvement needed to help meet forecasted demand?	This criterion is used to determine a project's impact on forecasted demand.



## **Inventory of Existing General Government Capital Facilities...**

Cashmere has a full range of general government facilities including city hall, city parks, cemeteries, public water and wastewater systems, electrical 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. Additionally the City contracts with Chelan County Fire District Number 6 to provide services in the rural areas around the city, including all of the urban growth area. The fire hall, stationed on Woodring Street, is approximately 3,495 square feet and houses trucks and equipment. Services include fire fighting and emergency 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.

#### **Dental offices**

Wager Dental Arts  
Cashmere Dental  
Vance Larry Dental

#### **Chiropractic office**

Pratt Chiropractic Clinic  
Cashmere Valley Chiropractic Clinic

#### **Clinic**

Cashmere Medical Clinic

#### **Assisted living**

Cashmere Convalescent Center (Rest Home)  
Epledalem (Assisted Living)

#### **Optometrists**

For your eyes only

#### **Message Therapy**

Lippert's Massage Therapy  
Earl Hill, L.M.P

#### **Physical Therapy**

Cashmere Physical Therapy

Therapeutic Touch

### **Library**

Located on 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**

Cashmere provides solid waste pick up and recycling services generally within City limits. A private company Waste Management of Greater Wenatchee, Inc., provides subscriber service

outside the city limits. Cashmere disposes of its refuse at the regional landfill located in Douglas County near Pangborn Memorial Airport that is owned and operated by Waste Management.

The City provides a recycling program offering curbside collection of recyclable materials. There are two recycling centers, both of which are owned by the City, one of which is located on City-owned property at 314 River Street

To maintain the solid waste and recycling program within the City, the following equipment is owned and operated by the City:

- 2 garbage trucks
- 1 recycle truck
- 2 forklifts (one at each of the two recycle centers)
- 2 Baler (at River Street center only)
- 3 Glass Crusher (at River Street center only)

### 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, the lab facilities In addition to City Hall building the City owns the following buildings within the community.

Property	Location	Size
City Hall	101 Woodring	0.40 acres
Public works building	Rail Road Ave	1.65 acres
Cemetery	Evergreen Drive	14.5 acres
Brisky Cemetery	Wohlers Road	.11 acre
Riverside Center	Riverside Drive	1.44 acres
Museum	Cotlets Way	2.12 acres
Public Works	200 Railroad Avenue	0.87 acre
Fire Station	Woodring	.12 acre
Recycle Center	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
Substation-Simmer	River Street	.49 acres
Substation-Jarvis	East Park Hill Street	3.00 acres
Parking lot	Elberta	.61 acre
Waste Water treatment ponds	River Front Drive	26 acres
Water treatment plant	Museum Road	4.14 acres
BVF- Waste Treatment (Tree	Titchenal Way	3.53 acres

Top)		
Kennedy Reservoir	Rank Road	.76 acre
Sherman Reservoir	Cedar Street	.76 acres

### **Educational Facilities**

The Cashmere School District has three 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. For the 2006-2007-school year, the District averaged 1416 students. 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.

<b>Facility</b>	<b>Location</b>	<b>Size</b>
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	Division	2 acres
Cashmere School District Administration	Aplets	2.5 acres

### **Water System**

The City of Cashmere adopted, in 2003, a Comprehensive Water System Plan establishing policies, standards, inventory, projected water needs and recommendations for operations and conservation of water resources. Currently, 2006, City's accumulative water rights are limited to an annual total use of 1452 acre feet (473,135,000 gallons).

### **Wastewater System**

In 1995, Cashmere City Council adopted the Comprehensive Sewer Plan, which documented in detail the existing wastewater system. The plan also identifies City wastewater system policies, service standards, system deficiencies, and projected growth in wastewater treatment.

Flow of wastewater received at Cashmere's treatment plant averages 350,000 gallons per day from the city and 300,000 gallons per day from the pretreatment plant (located between Tree Top, Inc. and Bethlehem Construction). The main treatment plant is licensed as a Class 2 aerated wastewater stabilization pond plant. The plants average daily hydraulic capacity is 820,000 gallons. Wastewater from Tree Top, Inc. is pre-treated through a bulk volume fermenter (BVF) plant, which has a capacity of 500,000 gallons per day and removes 85% to 95% of the solid waste before the wastewater is sent to the lagoon treatment plant.

Since 1997 Cashmere has increased the urban growth area by approximately 100 acres of buildable property to the west of the city. In 1999 the City evaluated the existing treatment facility and distribution system to identify areas where improvements to the system would be needed to accommodate proposed expansion, see Wastewater Treatment Facility Planning Report, Phase I. Based on the results of the report the following improvements were completed: In 2000, Replacement of the City Lift Station and Force Main, Mill Road Force Main, West Cashmere Gravity and Force Main, and the West Cashmere Lift Station and in 2001

Stormwater Removal from the Wastewater System. Since 1999 many critical maintenance projects have been completed that will improve the systems capacity and extend the life of the facility.

### **Electrical System**

In 1995, Cashmere's City Council adopted a Comprehensive Electrical Power System Plan for its Light Department. This plan documents the City's history as an electrical power provider and establishes policies, future service projections, and inventory of facilities, proposed capital improvements and operating standards.

Cashmere's Light Department purchases power from Chelan County Public Utility District (P.U.D.). The P.U.D. delivers high voltage power to three city-owned substations where the voltage is stepped down for local distribution.

### **Stormwater Facilities**

The stormwater drainage system is available throughout a majority 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 evaluating the stormwater system in order to comply with the Department of Ecology's Phase II, 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**

Cashmere's Library is in need of minor repairs, such as painting, window sealing and carpet replacement.

#### **Solid Waste/Recycle Center**

The solid waste is in need of a garbage truck. The current truck is over ten (10) years old. Staff will pursue grants to acquire a new garbage truck.

#### **Parks and Cemetery**

The City expects to pave the east parking lot in Riverside Park as well as the parking lot at Simpson Park. Additionally, the access roads at the cemetery will be paved within the planning horizon. New park facilities are expected to be developed in the near future including a kayak park on 2 acres the City owns at the end of River Street near the recycle center and an arboretum will be added to the west end of Riverside Park.

## **Public Works Equipment**

Within the next 6 years the City will look into acquiring a new sanitation truck, a new International Diesel Dump/Plow truck and a new backhoe.

## **Public Building**

No renovation expected for City Hall within the next two (2) years.

## **Educational Facilities**

Cashmere School District is in the process of building a 11 million dollar middle school, to be completed by fall 2007.

## **Water System**

The 2001 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, the addition of a new pressure reducing station and installation of a new telemetry system.

## **Wastewater Facilities**

The only physical improvements identified at this time for the wastewater system is to substantially refurbish the existing lift station at the Museum. The City is also anticipating that the Comprehensive Wastewater Plan will have to be updated in 2007.

## **Electrical System**

Currently identified improvements to the electrical system include relocating overhead power lines underground in three different locations. Additionally, the City will be contracting with an electrical engineer to assess the existing system and identify necessary improvements.

## **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 in the near future. The only City-sponsored project to the stormwater system will include new stormwater facilities (pipes, catch basins and manholes) during the resurfacing project on Titchenal Way.

## **Streets**

As identified in the City's 6-year Transportation Improvement Program, the street improvements that will be completed in the near term include improving Division Street from the railroad crossing to Pioneer Avenue including the installation of curbs, gutters and sidewalks in addition to re-building the travel way. Re-surfacing projects will include Titchenal Way from Cotlets Way to the Tree Top facility, Mission Creek Overlay, Riverside Drive/ Woodring sidewalk, curb and gutter, Riverfront Drive from Cottage Avenue Bridge to East Parkhill, and all of Paton Street north of Pioneer Avenue.

**Capital Facilities Six-Year Project List – 2008 through 20014**

<b>Department</b>	<b>Time Frame</b>	<b>Estimated Cost</b>	<b>Potential Funding</b>
<b>Water System Projects</b>			
Purchase Water Rights	Continually acquire	\$100,000	Revenue Bond/Rate Increase/Private developer cost
On-Site Sodium Hypochlorite Generation System	2008-2009	\$65,000	Revenue Bond/Rate increase/Grants
12" Main Extension on Sunset Highway, East of Proposed PRV	2008 -2010	\$200,000	Private Developer/Rate Increase/ grants
Add Pressure Relief to the 1000 Zone	2009 -2010	\$25,000	Revenue Bond/Rate Increase
Telemetry and Supervisory Control System Improvements	2008-2010	\$30,000	Rate Revenues
Division Street Improvement Project - Railroad Crossing to Pioneer	2008-2010	\$100,000	Grants/Rate increase/existing revenues
Replace Water Main on Division Street	2008-2010	\$100,000	Rate Increase/grants
<b>Wastewater Projects</b>			
Lift Station Improvements	2008-2010	\$15,000	Revenue Bond/Rate Increase
Lagoon Bio-solids Removal	2008-2011	\$200,000	Rate Increase
<b>Street Projects</b>			
Division Street Improvement Project - Railroad Crossing to Pioneer	2008-2010	\$900,000 100,000 City revenues)	TIB (other) Grant/Existing Revenues

<b>Department</b>	<b>Time Frame</b>	<b>Estimated Cost</b>	<b>Potential Funding</b>
ADA Ramp upgrades (City-wide)	2008	\$10,000	Existing Revenues
Titchenal Way/Cotlets Way Improvement Project	2008	\$200,000	Grants/County/Existing Revenues
Riverfront Drive Improvement Project -	2008	\$50,000	Existing Revenues/Grants
Woodring/Riverside Drive improvements	2009	\$60,000	Existing Revenues
Mission Street Improvements	2008	420,000	Existing Revenues/ Grants
<b>Stormwater Projects</b>			
Titchenal Way Storm System	2008	\$10,000	TIB Grant/Existing Revenues
<b>Parks and Cemetery Projects</b>			
Pave Riverside Park Parking Lots	2008	\$10,000	Existing Revenues/ Grants
Develop Kayak Park at River Street	2008-2010	\$15,000	Capital Improvement Fund/ Grants
Develop Arboretum	2008-2010	\$15,000	Existing Revenues/ Grants
Pave Parking Lot at Simpson Park	2008	\$10,000	Existing Revenues/ Grants
Pave Cemetery Access Roads	2008-2010	\$15,000	Existing Revenues/ Grants
<b>Public Works Equipment</b>			
Refuse Truck	2008	\$125,000	Equipment Rental Fund/ Grants

<b>Department</b>	<b>Time Frame</b>	<b>Estimated Cost</b>	<b>Potential Funding</b>
Backhoe	2008-2010	\$60,000	Equipment Rental Fund
Water Service Truck Water Department	2008	\$50,000	Equipment Rental Fund
<b>Public Buildings/City Hall Equipment</b>			
<b>Public Safety Projects</b>			
Improvements to Fire Hall	2008	\$6,000	Existing Revenues/ Grants
<b>Solid Waste Projects</b>			
Install Load Ramp or Dock	2008-2010	\$3,000	Ecology Grant



## CHAPTER 5: 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 8, include telephone, cable TV, and irrigation water, refuse disposal, fiber, electricity and private water systems.

Table 8 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	Verizon	Entire planning area
Cable TV	Charter Communications	Entire planning area
Solid Waste	Waste Management City of Cashmere	Areas outside of city limits Within City limits
Electricity	City of Cashmere Chelan County Public Utility District	Within City limits Areas outside of city limits and a portion of the city
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	Planning area/south of Wenatchee River
	Wenatchee Irrigation District	North of Wenatchee River
Fiber Chelan County PUD	Contineo, Firefly, NCW, Envision Tech, Genext, OAC Networks, American, Noel Comm, NTI, Panda Comp, Comp Park, NCI Data, Clear Focus, Local Tel, Modern Net	Entire planning area

## **TELEPHONE**

Verizon 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 particular service line. Verizon is upgrading their switching facilities and cable as demand for service increases. Cellular telephone service is available through a number of 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. Verizon Services includes all areas within the city and the urban growth area are able to access cable service.

## **SOLID WASTE**

Waste Management of Greater Wenatchee, Inc. provides refuse pickup services to subscribers 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 Peshastin. State regulations stipulate that if an area that is serviced by a private refuse service is annexed, then that private provider will continue to serve those neighborhoods for nine years after annexation. The City of Cashmere provides refuse and recycling within City limits.

## **ELECTRICITY**

Chelan County Public Utility District (P.U.D.) provides electrical power to the entire urban growth 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 are a number of 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's fairgrounds. 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 and Policies...**

**UTILITY GOAL:** Provide utilities that are consistent with the land use element of this plan.

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

**Policy:** Consolidate utility transmission and distribution systems into common service corridors, installing new systems underground.

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

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

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

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

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

**UTILITY GOAL:** Promote conservation and efficient use of utility resources.

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

**Policy:** 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.

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

## CHAPTER 6: 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 in an attempt 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 13.5 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 nine lists Cashmere's major streets and traffic volumes.

Table 9 Arterial Road Inventory (Ave. Daily Traffic Counts) See maps page 76					
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				

### 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, and on Pioneer Avenue near the Cashmere

Convalescent Center, there are a total of sixteen signed bus stops. A link bus completes the loop about twenty times each day.

## **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. **Aplets Way 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. **Cotlets Avenue 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 sidewalk and curb and gutter.
3. **Angier Street bridge** 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 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.
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 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.
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 Administrator 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 Administrator 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 Goals and Policies...**

**TRANSPORTATION GOAL:** Encourage efficient transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.

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

**Policy:** Collaborate in projects with other agencies.

**Policy:** Encourage use of public transportation for commuting and local mobility.

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

**Policy:** 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.

**Policy:** 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.

**Policy:** 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.

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

**Policy:** 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).

**Policy:** For the purposes of identifying estimated traffic impacts to state-owned transportation facilities resulting from the land use assumptions and designations found within this plan, the Chelan County Transportation Element, completed in October, 1997 is hereby adopted by reference.

**TRANSPORTATION GOAL:** Implement the city's transportation plan, making improvements to infrastructure.

**Policy:** 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.

**Policy:** Require new roads in developments to meet the applicable road standards contained in the city's transportation plan.

**Policy:** Require existing private roads to be improved to city standards before they will be accepted as city roads.

**Policy:** Private roads serving residential land uses will not be approved within city limits.

**Policy:** 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 are met.

**Policy:** 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.



## CHAPTER 7: 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 includes proposals for improvements to the present parks as well as proposal for the future parks and a future trail system.

City of Cashmere has six (6) 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 not only for the tourist but also for the citizens of the city. 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.

- |                        |             |
|------------------------|-------------|
| 1. Riverside Park      | 7.32 acres  |
| • Restrooms            |             |
| • River Access         |             |
| • Playground Equipment |             |
| • Picnic sites         |             |
| • Sports fields        |             |
| • Community Center     |             |
| • Kayak Staging area   |             |
| 2. Cashmere Water Park | 1.26 acres  |
| • Restrooms            |             |
| • Playground Equipment |             |
| • Picnic sites         |             |
| • Pool                 |             |
| 3. Simpson Park        | 4.82 acres  |
| • Playground Equipment |             |
| • Picnic sites         |             |
| • Sports fields        |             |
| 4. Cottage Avenue Park | 0.76 acres  |
| • Playground Equipment |             |
| • Picnic sites         |             |
| 5. Ardeta Park         | 0.056 acres |

- Landscaped open space
6. River Street Park                      0.68 acres
- Landscaped open space
7. 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 so as to provide variety to the users experience. Local 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 and Policies...**

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

**PARKS & RECREATION GOAL:** 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.

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

**Policy:** Establish a plan for eventual replacement of the city swimming pool

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

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

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

**Policy:** Establish a “land bank” of properties for future generations to utilize for recreation, open space, and public facility needs.

**Policy:** Plan for a recreational trail along the Wenatchee River from Goodwin Road to the East End of the Sewage treatment plant.

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

**Policy:** Establish a plan for improvement of the kayak park and improve river access at Riverside Park.

**Policy:** Provide efforts to support or develop a river trail access plan on dike.

**Policy:** Plan for a recreational trail along the Wenatchee River from Goodwin Road to the East End of the Sewage treatment plant.

**Policy:** Establish a plan to develop a park at the mulch site, and connect a trail system on dike to connect to Riverside park.

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

## CHAPTER 8: ECONOMIC DEVELOPMENT ELEMENT

### Background Information and Analysis...

Cashmere's economy is dominated by agricultural-orchard and related businesses. However the 2000 census data reports only 10% of the work force (figure 17), as being in Agri-businesses, which implies that, a high number of Cashmere residents are commuting to Wenatchee for employment. Approximately 50% of the work force commuted to work (more than 10 minutes) (figure 18).

Cashmere's employment by industry statistics is displayed in figure 19 indicating that nearly half of the work force is involved in sales (25%), or with professional services (including teachers) 20%. Considering that few local jobs exist in these industries, many of these people are commuting to the Wenatchee area for employment.

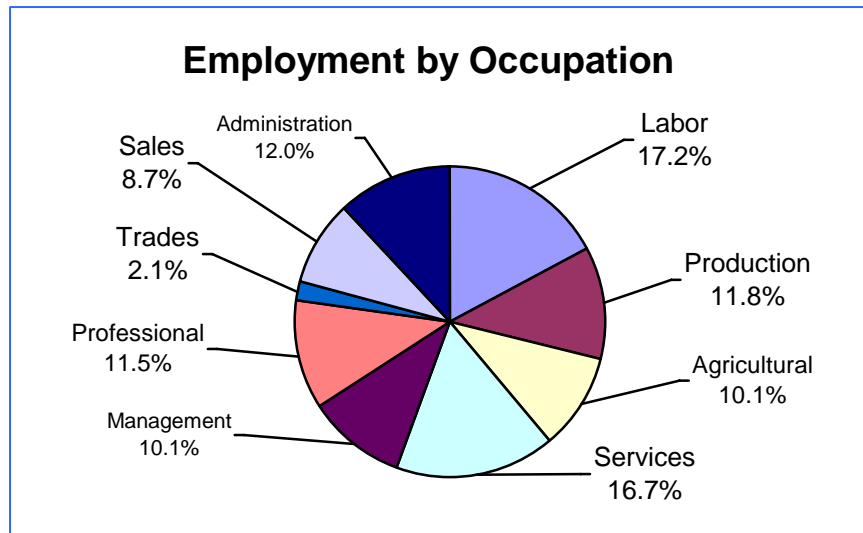
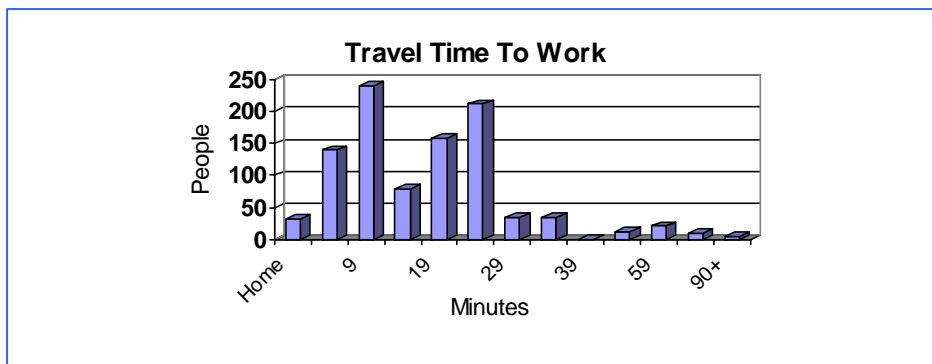
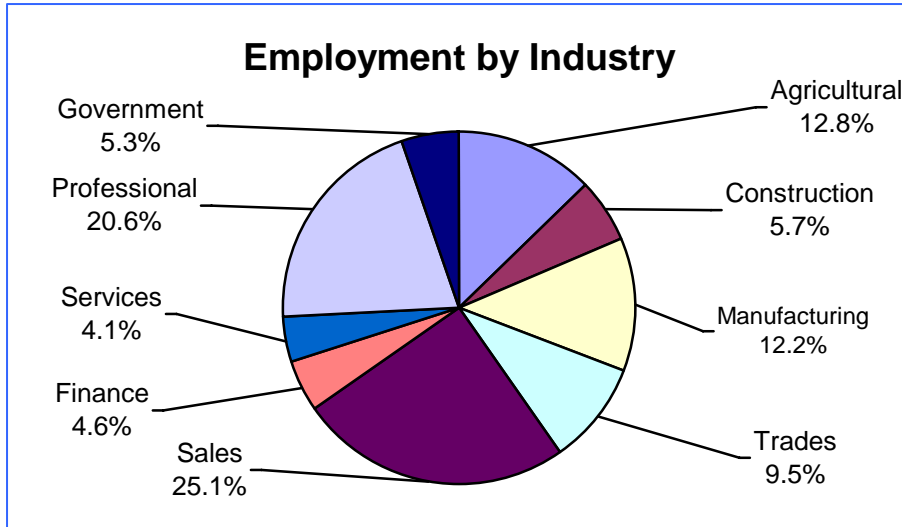


Figure 17: Employment by Occupation (Source: 2000 US Census)



**Figure 18: Travel Time to Work (Source: 2000 US Census)**



**Figure 19: Employment by Industry (Source: 2000 US Census)**

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 10 indicates assessed value for all property within the city limits of Cashmere, while Table 11 shows assessed values by land use category (both tables are based on Chelan County Assessor's Data).

Table 10 Assessed Values All Property Within Cashmere City Limits		
Year Assessed	Total Regular Assessed Value	Total Parcels of Land

Table 10 Assessed Values All Property Within Cashmere City Limits		
1992	\$77,063,721	
1993	\$100,804,042	
1994	\$102,086,354	
1995	\$102,948,306	
1996	\$105,792,793	
1997	\$125,792,793	1,054
2006	\$154,753,776	1,245

Table 11 Real Property Assessed Values by Land Use Category		
Land Use	Parcels in year 2006	Total Assessed Value
Residential	1,067	\$83,515,228
Multi-family	65	\$10,118,834
Manufacturing/ Warehouse	36	\$14,808,422
Commercial/ Light Industrial	61	\$27,277,835
Agricultural	3	\$2,432,993
Other	13	\$16,600,464
Total	1,245	\$154,753,776

### Economic Development Goals and Policies...

**ECONOMIC GOAL:** 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.

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

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

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

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

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

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

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

**Policy:** Promote revitalization of existing vacant industrial sites, and vacant structures.

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

**Policy:** Promote economic development, which will be compatible with existing city water, wastewater and transportation systems or which can be accommodated through incremental and affordable modifications to existing systems

**Policy:** Encourage and develop a plan to promote or assist the city's agricultural environment through agricultural tourism

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

## CHAPTER 9: IMPLEMENTATION STRATEGIES

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

- Coordinate with Chelan County a revision to the urban growth boundary to remove the area along Pioneer Avenue west of Westcott Drive and include the area along the south side of Pioneer Avenue from Evergreen Drive to Westcott Drive. The south side of Pioneer Avenue can be more easily and economically served by utility lines than can the western end of Pioneer Ave. Accomplish at the earliest opportunity.
- 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. 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.
- Establish as soon as possible a standard annexation agreement requirement for all future annexations that include provisions for transfer water rights from domestic wells to the City of Cashmere.
- Update the City's Park and Recreation plan to incorporate new park inventory, standards, parks, trails, and funding source
- Update the critical areas ordinance to incorporate new standards for protecting shorelines, wetlands, fish and wildlife. Each ordinance shall include provisions for the city to make use of the best available science and information as required by RCW 36.70A.172 as it provides for the protection of critical areas within city limits.
- 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.



- Update the capital improvement budget portion of the comprehensive plan as part of the annual city budget process.
- Establish a city policy to site public facilities.
- Establish a wastewater system facilities plan per Department of Ecology, for the construction of a new treatment plant to be in operation by 2011.
- Establish a utility installation notification and permitting policy to alert installers of utility policies, including requirements for pushing lines under city streets.
- Establish and implement a “water rights transfer” ordinance, establishing conditions under which owners of property to be annexed to or developed shall transfer ownership of water rights to the city or alternatively pay a fee to assist the city in procuring additional water rights.
- Establish within land development ordinances a requirement that proponents of new water and wastewater 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, Quest for Economic Development, 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

## APPENDIX A

### GROWTH MANAGEMENT ACT GOALS

**(1) Urban growth.** Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

**(2) Reduce sprawl.** Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

**(3) Transportation.** Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.

**(4) 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.

**(5) 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, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

**(6) 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.

**(7) Permits.** Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.

**(8) Natural resource industries.** Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses.

**(9) Open space and recreation.** Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.

**(10) Environment.** Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

**(11) Citizen participation and coordination.** Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

**(12) 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.

**(13) Historic preservation.** Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.

**APPENDIX B  
COUNTYWIDE PLANNING POLICIES**

## REFERENCES

Chelan County, (1996) Lower Wenatchee River Valley Comprehensive Land Use Plan. And Environmental Impact Statement

Cashmere, City of Municipal Code, Title 14 Development and Code Administration; Title 15 Building and Construction; Title 16 Subdivisions; Title 17 Zoning

Ibid. (1997) Comprehensive Park Plan

Ibid. (1995) Comprehensive Sewer Plan

Ibid. (1993) Comprehensive Electrical Power System Plan

Ibid. (1993) Comprehensive Water Plan

Ibid. (1987) Comprehensive Land Use Plan

Leavenworth, City of (1996) Comprehensive Land Use Plan

Washington State Department of Trade and Economic Development. Growth Management Act - Procedural Criteria for Adopting Comprehensive Plan and Development Regulations.

Washington Administrative Code (WAC) Chapter 365-195.

Ibid. (1993) Small Communities Guide to Comprehensive Planning A Model Comprehensive Plan"

Wenatchee, City of, (1995) Wenatchee Urban Area Comprehensive Plan