

# **PESHASTIN MILL SITE CONCEPTUAL LAND USE PLAN REPORT**



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## **PESHASTIN MILL SITE CONCEPTUAL LAND USE PLAN REPORT**

### **INTRODUCTION...**

The Port of Chelan County purchased the 58 acre former Peshastin Lumber Mill site for redevelopment. Located along the scenic Wenatchee River, the Port envisions a business park that will create jobs in the technology and light industrial sectors and include a residential component, resulting in a unique mixed use development. The site has significant development challenges and the Port has already resolved some of the issues, including securing necessary water rights and improving vehicular access. Along with the mixed use built environment, the Port intends to preserve the site's natural amenities, including the 6.5-acre wetland and the 200-foot wide wooded greenbelt along the Wenatchee River. The set aside of land for open space and recreational use will be accomplished in such a way as to complement rather than compete with the Port's primary objective of job creation.

A key assumption made by the Port is that creating a mixed use development at the Peshastin Mill Site will make it a unique site, particularly in this area of Washington State. The property has exceptional physical attributes that include the Wenatchee River frontage, mountain views, and neighboring orchards and vineyards. These features, combined with mixed use development, promises a business park with high market potential, distinct from many other business parks in a highly competitive market.

This report will explore different scenarios and conceptual layouts by applying existing Chelan County land use designations and zoning districts to the Peshastin Mill Site property. The alternatives will be developed by analyzing the current conditions on the property and then considering the permitted uses in the existing comprehensive land use designations and zoning districts available in the County's Comprehensive Plan and Zoning Regulations. The site has the potential to support a wide range of commercial, residential, light manufacturing and/or scientific research facilities. This is the initial step in exploring the opportunities for mixed use development at the Peshastin Mill Site.

Each alternative was analyzed on a set of seven "given" factors.

- ❖ The uses considered are those that are currently permitted in the given zoning district.
- ❖ The wetlands and associated buffers will remain undisturbed.
- ❖ There will be a riverfront set aside.
- ❖ There will be a road frontage set aside.
- ❖ Water and sewer service is available.
- ❖ Two drainage areas will be provided.
- ❖ The buildable area is forty acres.

**Site Evaluation:** The total site is 58 acres. A significant wetland area is located in the northeast corner of the property covering six and a half acres. The Wenatchee River and a 200 ft riparian corridor run along the westerly boundary line. This greenbelt covers 13.35 acres of the parcel. Soil found on the site is classified as Burch Fine Sandy Loam, with three to eight

percent slopes. According to the Chelan County Soil Survey, the Burch soil series is well-drained, medium textured and moderately coarse textured soils. Burch soils are mainly used for the production of apples, pears, and soft fruit. The site was formerly used as a lumber mill. There is a concern regarding residual contamination of the site, though no soil tests have been performed. A fair amount of sawdust/dirt and organic materials leftover from mill operations have been noted on the site. It is assumed that those materials need to be removed before construction would be permitted.

**Surrounding land uses:** The property boundaries loosely form a triangle. The property adjacent to the northern border is used for orchards. Potential conflicts (such as noise and pesticide drift) with the orchard operations need to be considered in determining allowable uses. The Burlington Northern Santa Fe Railroad and associated right-of-way borders the Port property on the eastern boundary. The railroad is elevated approximately 40 or more feet above the adjacent property grade. As such, the railway efficiently blocks the view of the mountains to the east. To take advantage of the “view property” looking northeast, structures may have to be three stories. Another consideration when locating uses in the vicinity of the railroad is noise generated by trains. As planning continues, it will be important to research with the railroad how many trains pass by the site and how often on a typical day.

The Wenatchee River borders the western property line. A stand of evergreen trees line the river shoreline nearly the entire length of the property. In assigning land uses to this property, the Port must remain cognizant that current environmental regulations will not allow removal or alteration of the tree stand to remain in compliance. The trees will partially block the river view and the orchards across the river.

**Transportation Access:** The site does not have direct or easy access to the nearest highway. Until such time as additional and/or alternative access is constructed, when determining desired uses, consideration needs to be given to uses not dependent on high traffic counts, especially truck traffic, close proximity to a highway, and visibility from the roadway. Access to US Highway 2, the only highway in the vicinity, is through Peshastin, and then across a bridge. The prospect of building a new bridge from (or near) the business park site to US 2 has been discussed and feasibility studies are currently underway.

**Themes:** The following alternatives are evaluated under different “themes”, supported by a combination of different zoning districts permitted under the existing county zoning code (maps of each alternative are included at the end of this report).

**Alternative #1: Existing** ~ Alternative 1 evaluates the site under the existing zoning and land use designation as is currently applied to the property.

**Alternative #2: Tourist/Recreational “Leavenworth extension”** ~ This tourist/recreational designation assumes that the commercial development will continue in the same manner as Leavenworth has developed, and a number of scenarios are considered.

**Alternative #3: Commercial/Light Industrial** ~ (office/business park – research)  
Alternative 3 mixes light industrial uses and commercial uses.

**Alternative #4: Long-term Residential/ Light Commercial** ~ Alternative 4 provides two scenarios that evaluate the potential for mixed use commercial development and residential uses, including single family units.

**Alternative #5: Tourist/Recreational** ~ The final alternative is similar to Alternative 2 except the focus is on outdoor activities and agricultural tourism.

**ALTERNATIVES...**

**ALTERNATIVE I- RURAL INDUSTRIAL** This alternative evaluates the site potential as if no changes were made to the current zoning designation of *Rural Industrial*.

The current comprehensive plan and zoning designation of the Peshastin Mill Site property is Rural Industrial. In general, the permitted uses are geared toward the agricultural and industrial users. Uses such as agriculture, farm-visits, forestry, ag-processing and support services, and forestry processing and support services are permitted outright, as well as warehousing, mini-storage, storage yards and research facilities. The characteristics of these uses are not typically compatible with the vision the Port has for this area (“beautiful business park” theme). Additionally, the natural resource industry sectors (which include both agriculture and forestry, and their support industries) are in an economic slump. Though the Port recognizes the importance of these sectors to the local economy, there is greater interest in creating a situation that increases the diversity of employment sectors rather than competes directly with existing businesses. Additionally, the potential contamination of the site from past uses puts in question its suitability for growing agricultural products.

The following is a list of permitted uses in the Rural Industrial zoning district.

| <b>Rural Industrial Permitted Uses</b>           |   |
|--|---|
| Agricultural uses                                | Transportation/shipping terminal  |
| Farm visits, U-pick, Rent-A-Tree operations      | Educational and administrative facilities in conjunction with permitted use |
| Forestry uses                                    | Subdivision and short subdivision of land                                   |
| Agricultural products processing facilities      | Planned development districts   |
| Agricultural support services                    | Contractors storage yards   |
| Forest products processing facilities            | Public facilities, low impact   |
| Forestry Support services                        | Utilities, low impact   |
| Manufacturing, assembly, fabricating of products | Developed open space  |
| Retail trade serving industrial uses             | Research facilities   |
| Wholesale trade                                  | Manufactured home sales   |
| Warehousing                                      |   |
| Mini storage                                     |   |

Permitted uses may include mini-storage, storage yards, fruit packing/storage facilities, light industrial uses that support existing natural resource industries. Uses allowed in the Rural Industrial zone that will complement the Port’s vision for a business park include research

facilities, developed open space, low impact public facilities and utilities, farm visits, and educational facilities. Uses that aren't permitted in this district that are needed to attain the vision include residential, personal and professional services and retail commercial.

**ALTERNATIVE 2 - RURAL COMMERCIAL** This alternative evaluates Chelan County's *Rural Commercial* and the *Tourist Commercial* comprehensive plan and zoning designations and their compatibility with and ability to expand the services and theme that has been successful in Leavenworth. This alternative is examined in five different concepts.

**2A- Mixed Use 75% and Tourist Commercial 25%**- Seventy five percent of the site developed as mixed use commercial and residential, with the residential portion confined to upper floors; 25% development providing Tourist Commercial and Commercial Uses such as office businesses, and services.

**2B- Mixed Use 50%**- Fifty percent of site reserved for mixed use development, with the focus of development toward riverfront view property.

**2C- Tourist Commercial 100%**- Fully developed around tourist and resort activities, no permanent residential use

**2D-Mixed Use 50% Tourist Commercial-** Focus tourist activities on riverfront side of the property.

**2E-Mixed Use 50% and Tourist Commercial 50%** Fifty percent of site used for mixed commercial/residential uses and fifty percent used for small resort located toward the northwest (near orchard).

Mixed use is envisioned to be two to three story development allowing upper floors to be fulltime residential dwellings. The Tourist Commercial designation's purpose would be to support recreation, particularly the summer and winter activities, and to extend the events and uses of Leavenworth. Existing permitted uses in the Chelan County zoning code for these two designations include the following:

| <b>Rural Commercial</b>                     |   |
|---|---|
| Agricultural Support Services               | Mini-Storage                            |
| Agricultural uses                           | Parking lot/garage                      |
| Churches/religious facilities               | Personal Profile services               |
| Commercial amusement/recreation facilities  | Places of Public or Private Assembly    |
| Contractor storage yards                    | Restaurant and drinking establishments  |
| Developed Open space                        | Retail sales                            |
| Farm visits, U-pick, rent-A-Tree operations | RV Park                                 |
| Forestry uses                               | Service station (including auto repair) |
| Lodging facilities                          | Utilities (low impact)                  |
|   |   |

| <b>Tourist Commercial</b>               |  |
|---|--|
| Restaurants and drinking establishments | Commercial amusement/recreational facilities |

|   |  |
|---|--|
| <b>Tourist Commercial</b>                   |  |
| Retail sales                                | Parking lot/garage                         |
| Personal and professional services          | Recreational vehicle (RV) park             |
| Places of public and private assembly       | Utilities, low impact                      |
| Service station including automotive repair | Public facilities, low impact              |
| Agricultural uses                           | Adult family homes                         |
| Farm visits, U-pick, Rent-A-Tree            | Wineries                                   |
| Churches and religious facilities           | Planned development district               |
| Subdivisions                                | Minor recreational vehicle park/campground |
| Developed open space                        | Major recreational vehicle park/campground |
| Lodging facilities                          |  |

Chelan County’s Rural Commercial Zone permits uses such as lodging facilities, commercial amusement/ recreation, restaurants, retail sales, gas stations (including auto repair), professional/ personal service, and residential units not located on the first floor. The uses permitted in this zone have the potential to serve the tourist market and complement the tourist business already established in Leavenworth, through linkages to the surrounding community such as establishing a trail system between Peshastin and Leavenworth. This zoning district works against the Port’s vision in that it doesn’t permit any industrial use and it limits full-time residential uses. Both uses have desired components to include in a mixed use area.

**ALTERNATIVE 3- RURAL COMMERCIAL AND RURAL INDUSTRIAL** Alternative 3 applies both the *Rural Commercial* and *Rural Industrial* zoning to the property, permitting commercial and light industrial uses. The area designated commercial is positioned on the riverfront side of the proposed technology park, with the light industrial zoning applied on the railroad side of the property. Current traffic accessibility may limit commercial uses to those that are not retail oriented or dependent on visibility. Permitted uses in these designations are as follows:

| <b>Rural Commercial</b>                     | <b>Rural Industrial</b>                     |
|---|---|
| Agricultural Support Services               | Agricultural uses                           |
| Agricultural uses                           | Farm visits, U-pick, Rent-A-Tree operations |
| Churches/religious facilities               | Forestry uses                               |
| Commercial amusement/recreation facilities  | Agricultural products processing facilities |
| Contractor storage yards                    | Agricultural support services               |
| Developed Open space                        | Forest products processing facilities       |
| Farm visits, U-pick, rent-A-Tree operations | Forestry Support services                   |
| Forestry uses                               | Manufacturing, assembly, fabricating        |
| Lodging facilities                          | Retail trade serving industrial uses        |
| Mini-Storage                                | Wholesale trade                             |
| Parking lot/garage                          | Warehousing                                 |
| Personal and professional services          | Mini storage                                |
| Places of Public or Private Assembly        | Transportation/shipping terminal            |

| <b>Rural Commercial</b>                 | <b>Rural Industrial</b>   |
|---|---|
| Restaurant and drinking establishments  | Educational and administrative facilities in conjunction with permitted use |
| Retail sales                            | Subdivision and short subdivision of land                                   |
| RV Park                                 | Planned development districts   |
| Service station (including auto repair) | Contractors storage yards   |
| Utilities (low impact)                  | Public facilities, low impact   |
|   | Utilities, low impact   |
|   | Developed open space  |
|   | Research facilities   |
|   | Manufactured home sales   |

Of the uses permitted in the RC zone, those that complement the Port 's vision include commercial amusement/recreation facilities, developed open space, lodging facilities, personal and professional services, places of assembly, restaurant and drinking establishments, retail sales and above-ground-level dwelling units. The permitted uses in the RI zone that are compatible with the proposed technology park include educational and administrative facilities (in conjunction with permitted uses), developed open space and research facilities. Allowed uses that may not complement the Port's vision of a technology park, without added regulation (such as buffering and screening) include contractor storage yards, warehousing, transportation/shipping terminals, forestry and agricultural uses, churches and religious facilities, farm visits, auto repair, some large-scale manufacturing and fabricating.

**ALTERNATIVE 4- RURAL COMMERCIAL AND RURAL RESIDENTIAL/RESOURCE.** Alternative four focuses on long-term residential development and a mixed use commercial option. The two comprehensive plan and zoning designations applied to the property are the *Rural Commercial (RC)* and the *Rural Recreational/Residential (RRR)* zones. The two alternatives place the zones in different locations on the site.

**4A- Mixed-Use and residential development Waterfront-** The RRR zone is designated on the property north east and adjacent to Mill Rd. This zone allows single-family residential development; under this scenario the homes will be oriented towards the river and greenbelt. Due to the location of the road and the river greenbelt, home lots will not be located on river frontage, but across the street from the greenbelt, with no built structures between the homes and the river. The property to the north east (toward the railroad) is designated for mixed use, with residential on upper levels and commercial uses on the street level. The residential area of this proposal covers about 12 acres. Current County zoning permits 12,000 sq ft lots; this is the highest density allowed for single-family units in rural areas. This area could theoretically support 43 single family units under current zoning.

There is an area designated for high density residential, typically condominiums, townhouses, assisted living, nursing homes, apartments or small lot and cluster developments. Current County zoning does not permit high density residential in rural areas. As a means of

comparison, Chelan County administers one multi-family district, the Leavenworth Multi-Family Residential District. This district requires a minimum lot size of 2000 sq ft per unit. Alternative- 4 designates three acres for high density residential use. If a multi-family use were to be permitted in this area, the 3.6 acres could accommodate between 80 to 150 dwelling units. This is difficult to quantify as there are so many variables connected with multi-family housing. First in the types of units as mentioned above, but also in the variety of amenities associated with the housing such as landscaping, recreation areas, common areas, parking storage units etc; or how the property is developed, planned unit development, cluster housing, zero-lot line.

**4B Mixed commercial and residential development-** This option also considers the RRR zone and the Rural Commercial zone on the property, only the placement of each zone is the inverse of Alt 4-A. Mixed uses and commercial development is designated along the main road and riverfront while the residential area is more secluded between the commercial uses and the wetlands and railroad. The residential area is little more than twelve acres, so the number of units would not be significantly different than the 43 single family units and the 80 to 150 multi-family units mentioned in Alt-4A. Permitted uses in these designations are as follows:

| <b>Rural Commercial</b>                     | <b>Rural Recreational/Residential<br/>(12,000 sq ft minimum lot size)</b> |
|---|---|
| Agricultural Support Services               | One primary single family dwelling /lot or parcel                         |
| Agricultural uses                           | Agricultural uses   |
| Churches/religious facilities               | Forestry Uses   |
| Commercial amusement/recreation facilities  | Farm visits, U-pick, Rent-A-Tree operations                               |
| Contractor storage yards                    | Adult family homes  |
| Developed Open space                        | Subdivision   |
| Farm visits, U-pick, rent-A-Tree operations | Cluster Subdivision   |
| Forestry uses                               | Planned development   |
| Lodging facilities                          | Developed open space  |
| Mini-Storage                                |   |
| Parking lot/garage                          |   |
| Personal and Professional Profile services  |   |
| Places of Public or Private Assembly        |   |
| Restaurant and drinking establishments      |   |
| Retail sales                                |   |
| RV Park                                     |   |
| Service station (including auto repair      |   |
| Utilities (low impact)                      |   |

Uses currently permitted in these two zones that would harmonize with the mixed use commercial and rural residential alternatives include: Agricultural Support Services, commercial amusement/recreation facilities, developed open space, lodging facilities, personal and professional services, places of assembly, restaurant and drinking establishments, retail sales, RV Parks, single family residential uses, subdivisions and adult family homes.

**ALTERNATIVE 5- RURAL COMMERCIAL** This alternative considers only the Rural Commercial designations, as did Alt-2. The distinction in the Alt-5 scenario is that it does not incorporate a Leavenworth design component; rather Alt-5's focus is on commercial development in terms of outdoor recreation (both winter and summer) and it promotes ag-tourism uses. The focus is on outdoor activities with trail amenities, ag tourism and some residential uses. The area would be comprised of general commercial, tourist commercial and mixed use development patterns. Permitted uses in the designation include:

| <b>Rural Commercial</b>                     |   |
|---|---|
| Agricultural Support Services               | Mini-Storage                            |
| Agricultural uses                           | Parking lot/garage                      |
| Churches/religious facilities               | Personal Professional services          |
| Commercial amusement/recreation facilities  | Places of Public or Private Assembly    |
| Contractor storage yards                    | Restaurant and drinking establishments  |
| Developed Open space                        | Retail sales                            |
| Farm visits, U-pick, rent-A-Tree operations | RV Park                                 |
| Forestry uses                               | Service station (including auto repair) |
| Lodging facilities                          | Utilities (low impact)                  |

Of the above permitted uses, those that fulfill the Port's vision of an attractive business park and promote ag-tourism include commercial amusement/recreational facilities, developed open space, lodging, personal and professional services, places of public or private assembly, farm visits, "u-pick" and/or rent-a-tree operations, restaurants and drinking establishments, retail sales and RV parks.

**RECOMMENDATION...**

On the surface, the existing County Comprehensive Plan/Zoning designations called Rural Commercial (R-C) and Rural Industrial (R-I) could be used to implement and promote the creation of a mixed use development incorporating industrial, commercial and residential uses at the Peshastin Mill Site. There is a wide variety of permitted and conditional uses authorized in these zones, and although some of these uses may not be compatible, with clear policies and development criteria, the Port District could manage and control the growth on the site. With the existing Rural Industrial designation already in place, to implement this mixed use concept a portion of the site would be re-designated through the Comprehensive Plan/Zoning Map amendment process to Rural Commercial. However, achieving a re-designation to include a Rural Commercial district on even a portion of the site is difficult for a number of direct as well as indirect reasons.

The direct factors limiting implementation of the R-C designation are found in the County Comprehensive Plan and in the Growth Management Act itself. In addition to the goals and policies of the comprehensive plan, there are designation and siting criteria for each specific land use designation. For the Rural Commercial designation (as well as most other rural classifications), the following language works against an application to apply the designation to the Peshastin Mill Site:

*"...These areas must be clearly identifiable as existing rural commercial developments, mixed use areas or intensely developed residential developments where a logical boundary can be delineated and set by the built environment. Such a boundary shall not permit or encourage new rural commercial development outside of these boundaries."*

This criterion requires the Rural Commercial designation be applied within a clearly identified area of existing development, and it prohibits new rural commercial development outside of that boundary.

Similarly, within the Growth Management Act, recent amendments to the statute have more specifically defined rural development, and while it does allow for "*limited areas of more intensive rural development*", there is a specific requirement that the designation be applied to "*...infill, development or redevelopment of existing commercial, industrial, residential or mixed-use areas...*" Again, the term "existing" is a limiting factor that would have to be overcome in order to apply the existing Rural Commercial designation to the site.

Indirectly, there are external, political factors that could capitalize on these direct factors and further encumber the Port District in attempting to apply the Rural Commercial designation to the Peshastin Mill Site. Chelan County's approach to planning, particularly for the rural areas of the County, has recently generated scrutiny by environmental groups as well as the State's Growth Management Program. In early 2004, 1000 Friends of Washington appealed the re-designation of a pear orchard in the Leavenworth/Peshastin area from an agricultural to a rural designation. Although the particular challenge was not successful, the Eastern Washington Growth Management Hearings Board did express concern related to the consistency of that particular rural designation with the requirements of the GMA.

Secondly, during the most recent comprehensive plan amendment process, 1000 Friends of Washington submitted a letter to the County Planning Commission again expressing concern with a re-designation of an area of the Lower Chumstick from a 5-acre density rural designation to a 2.5-acre density rural designation. There has not been an appeal of that action, however, viewed together, these actions on the part of 1000 Friends indicates their increased scrutiny of the County's processes. Similarly, during this same process, staff of the Growth Management Program submitted a letter expressing concern with the way Chelan County was designating rural areas, particularly for residential development. The bottom line is that the Chelan County planning process, particularly related to rural area issues, will be done under a stronger microscope than in past years.

An alternative, more long-term approach to accomplishing the Port District's vision for the Peshastin Mill Site is to move away from the limitations associated with "rural" designations, and

work in partnership with the County and the larger Peshastin community to develop a sub area plan for the larger Peshastin community that includes establishing an unincorporated urban growth area designation. The advantage of this approach is that there is greater flexibility for implementing higher density commercial, industrial and residential uses typical in a mixed use development area. There are more and greater opportunities to plan for and implement innovative, unique developments with this approach that will benefit the Port of Chelan County, the greater Peshastin community and the region as a whole.

Recent actions on the part of Chelan County work in favor of this approach. First, in allocating future population growth out to the year 2025, Chelan County and the cities agreed to a certain percentage of urban and rural growth within eight different "County Census Divisions" or CCD's. The Peshastin area is located within the Cashmere CCD, which is identified as having a 60% urban/40% rural split. Of that 60% urban population projection, a certain amount of population is designated to a "Future UGA".

Further support for approaching an urban area designation in the Peshastin area can be found in the ongoing Wenatchee Watershed Planning Unit process. Draft problem statements contained in the watershed plan outline are related directly to impacts of future growth and development in rural areas on both water quality (septic systems) and water quantity (exempt wells, small systems). One way to resolve these concerns is to encourage development to occur where there are public water and sewer systems available, as is the case in the Peshastin area. Within the definitions of the GMA, water systems are recognized as possible in rural areas, however sanitary sewers are generally not considered as appropriate in rural areas. Because the Peshastin area has both types of facilities, as well as existing densities of residential, commercial and industrial development, it is appropriate to consider an urban area designation.

It will be important to understand that there may be challenges and/or barriers associated with this approach. First and foremost is that some residents in the immediate area may equate an urban area designation with higher taxes, increased growth and "change". Many people in rural areas live there because of lifestyle choices that are perceived as being uniquely "rural" such as being able to keep farm animals, reduced crime rates, less traffic, etc. Inevitably, there will be people in Peshastin that don't want to have any more growth and development in their community. Recognizing this possible challenge and dealing with it in a proactive way should help in reducing this friction at the end of the process. To that end, involving the larger Peshastin community in this process is vital to its successful implementation.

## **STRATEGY...**

Important factors to consider in taking this approach should include the following:

- How much time, money and/or other resources does the Port District have to dedicate to this process?
- Are there grant funds available to assist with the effort? (Because the County is required to review and update their comprehensive plan and development regulations by December of 2006, there will likely be money available from the CTED Growth

Management Services, to Chelan County, mid-year 2005, to complete planning processes such as this.)

- What are the advantages and disadvantages of tying this proposed sub area (with an urban area) planning process either more closely or less closely to the overall Chelan County planning process?
- What are the potential partnerships (either monetarily or otherwise) within the Peshastin community to support the Port District in encouraging the County to allow this urban area planning process to move forward?
- What is the best way to accomplish the GMA-required “early and continuous public participation” for a sub area planning process in the Peshastin area?
- What are the potential advantages and disadvantages, from Chelan County’s perspective, of a sub area planning process in the Peshastin area?

The following tasks are initial suggestions for how to begin to answer these important questions and for how to approach the County about moving forward with the alternative of working to create a sub area plan with an urban area designation in the Peshastin area.

**Task 1:** Approach other Peshastin area stakeholders to describe this proposed approach, hear their concerns and, ultimately, get a handle on their support for and/or opposition to the approach.

**Task 2:** Discuss the option of a sub area planning process, to include an urban area designation, with the County Planning Director, covering topics/issues related to financial resources, process and procedure, lead entity, etc. (e.g. do we have to submit applications and follow the precise timelines for comp plan amendments or can we approach it more in the way the Cities do with their Urban Area plans?)

**Task 3:** Approach the Board of County Commissioners to first approve of this process and then to determine how to move forward with accomplishing this. It will be easier and more likely for the Board of Commissioners to agree to this process if there is visible and vocal support from as many stakeholders within the community as possible.

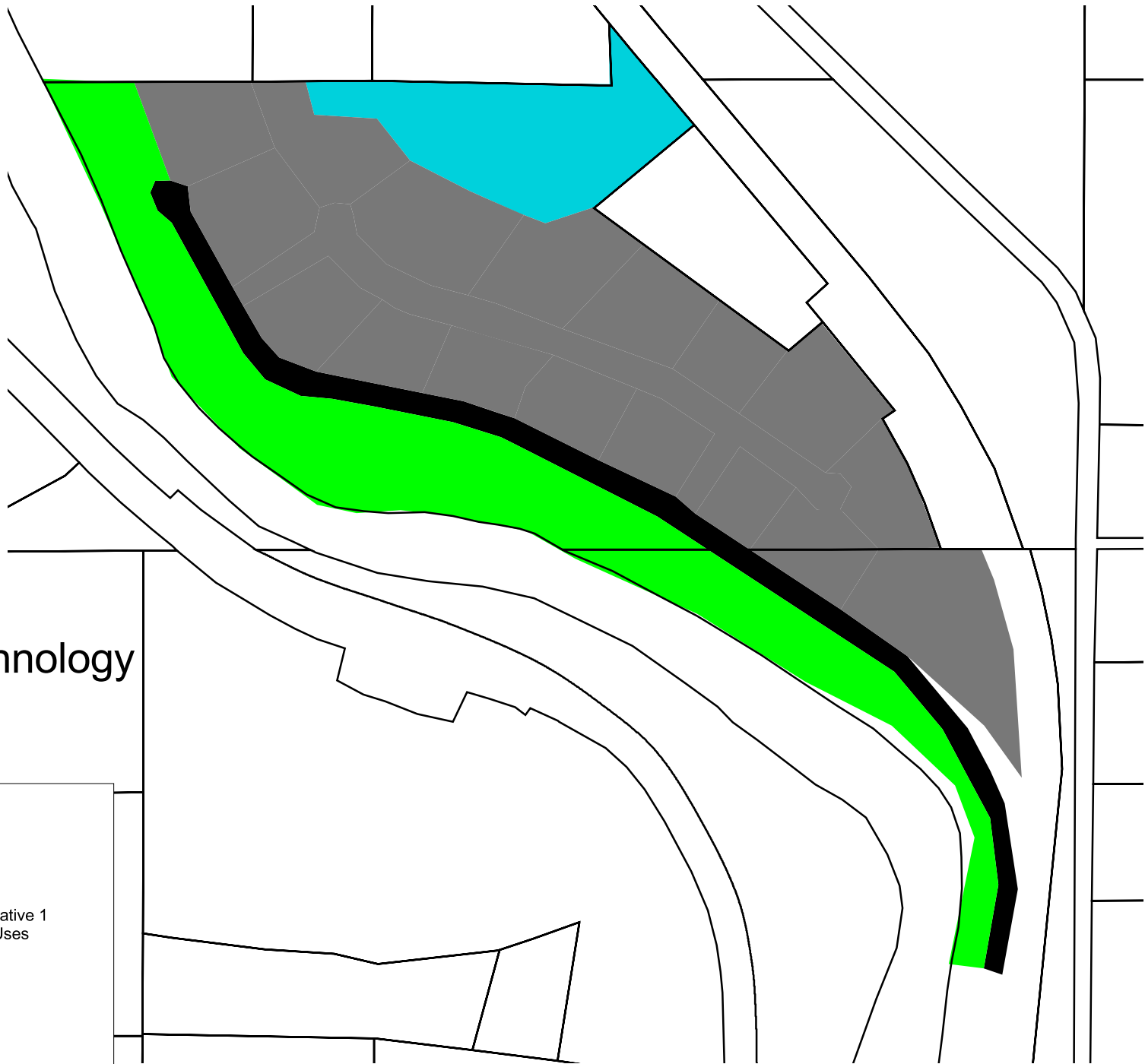
**Task 4:** Work with County Planning Staff to resolve funding and work program issues and timelines to implement an urban area planning process for the Peshastin area.

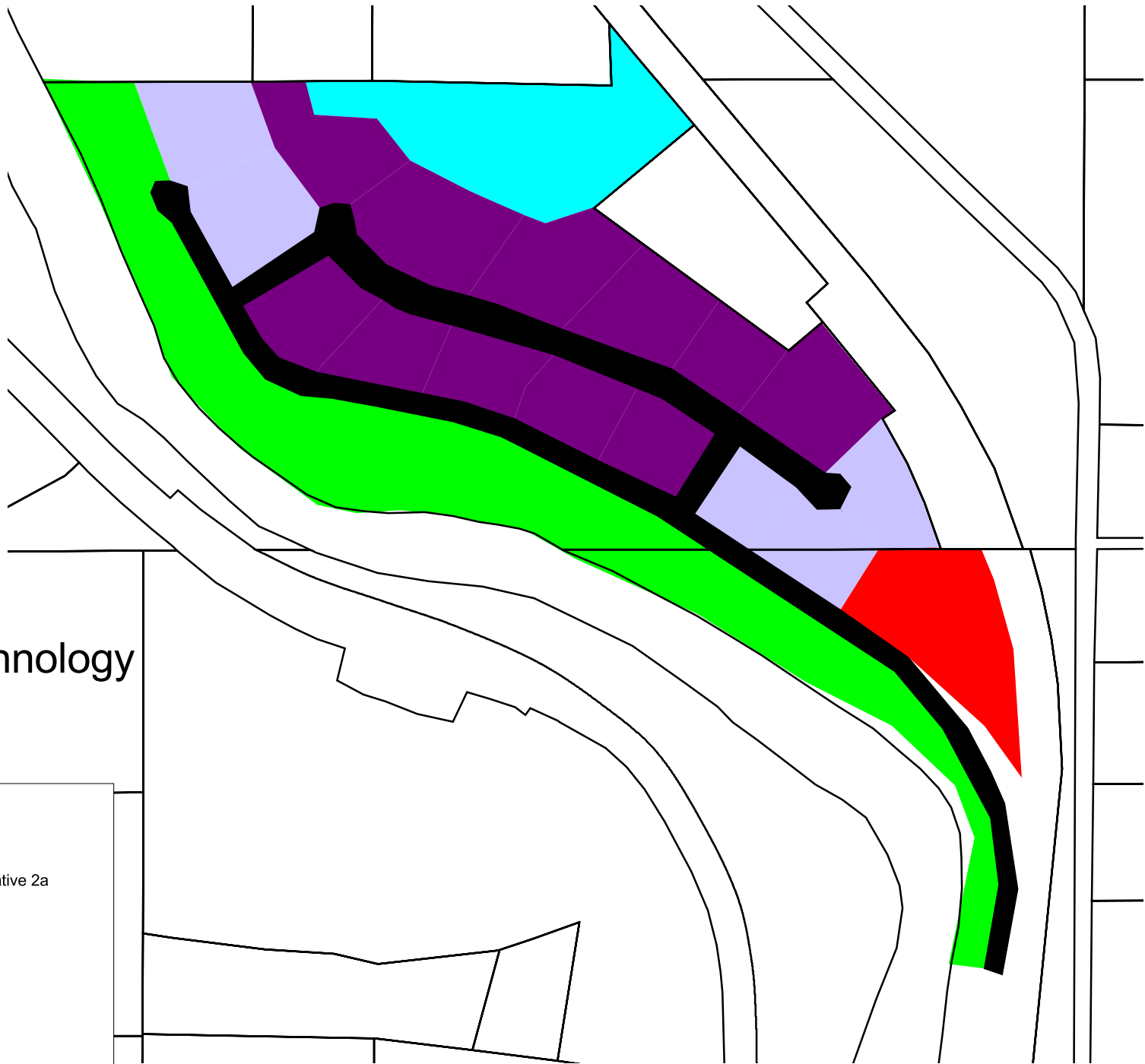


# Peshastin Technology Park

- Chelan County Parcels
- Peshastin Technology Park- Alternative 1
  - Light Industrial, Agricultural Uses
  - River Corridor
  - Road
  - Wetland

0 0.1 0.2 Miles



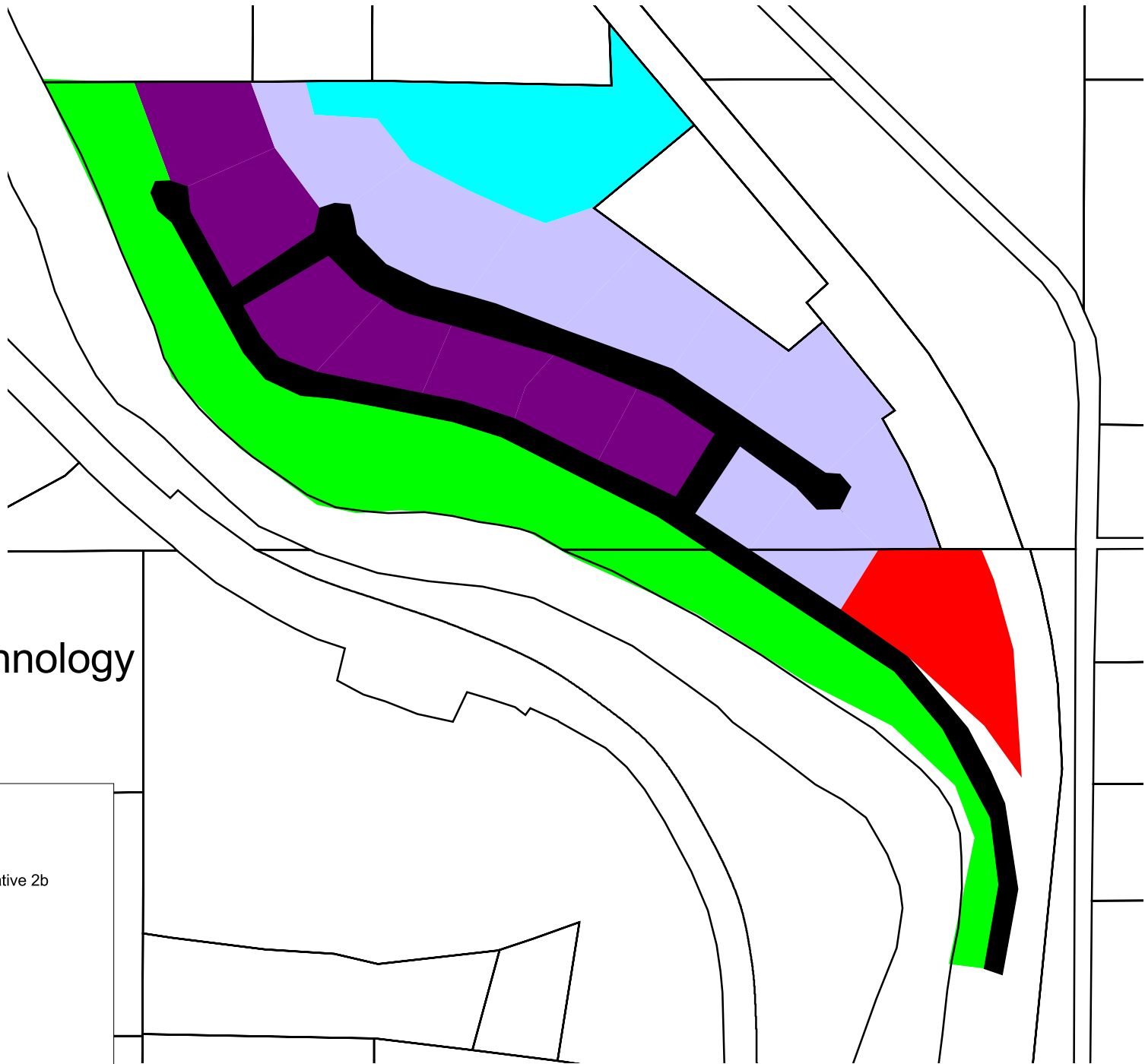


# Peshastin Technology Park

Chelan County Parcels  
Peshastin Technology Park- Alternative 2a

- Commercial
- Mixed Use
- River Corridor
- Road
- Tourist Commercial
- Wetland



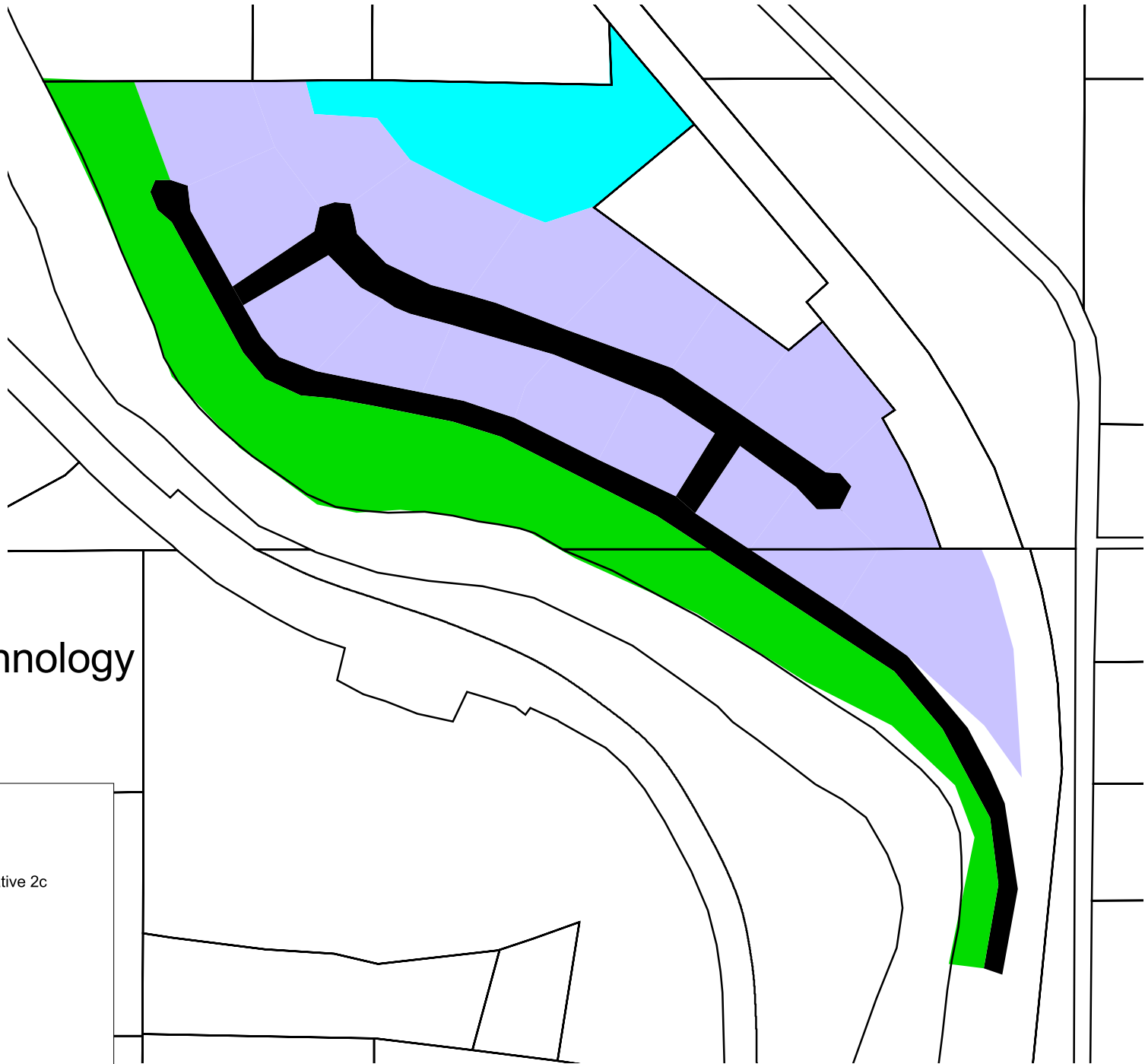


# Peshastin Technology Park

Chelan County Parcels  
Peshastin Technology Park- Alternative 2b

- Commercial
- Mixed Use
- River Corridor
- Road
- Tourist Commercial
- Wetland

0 0.1 0.2 Miles

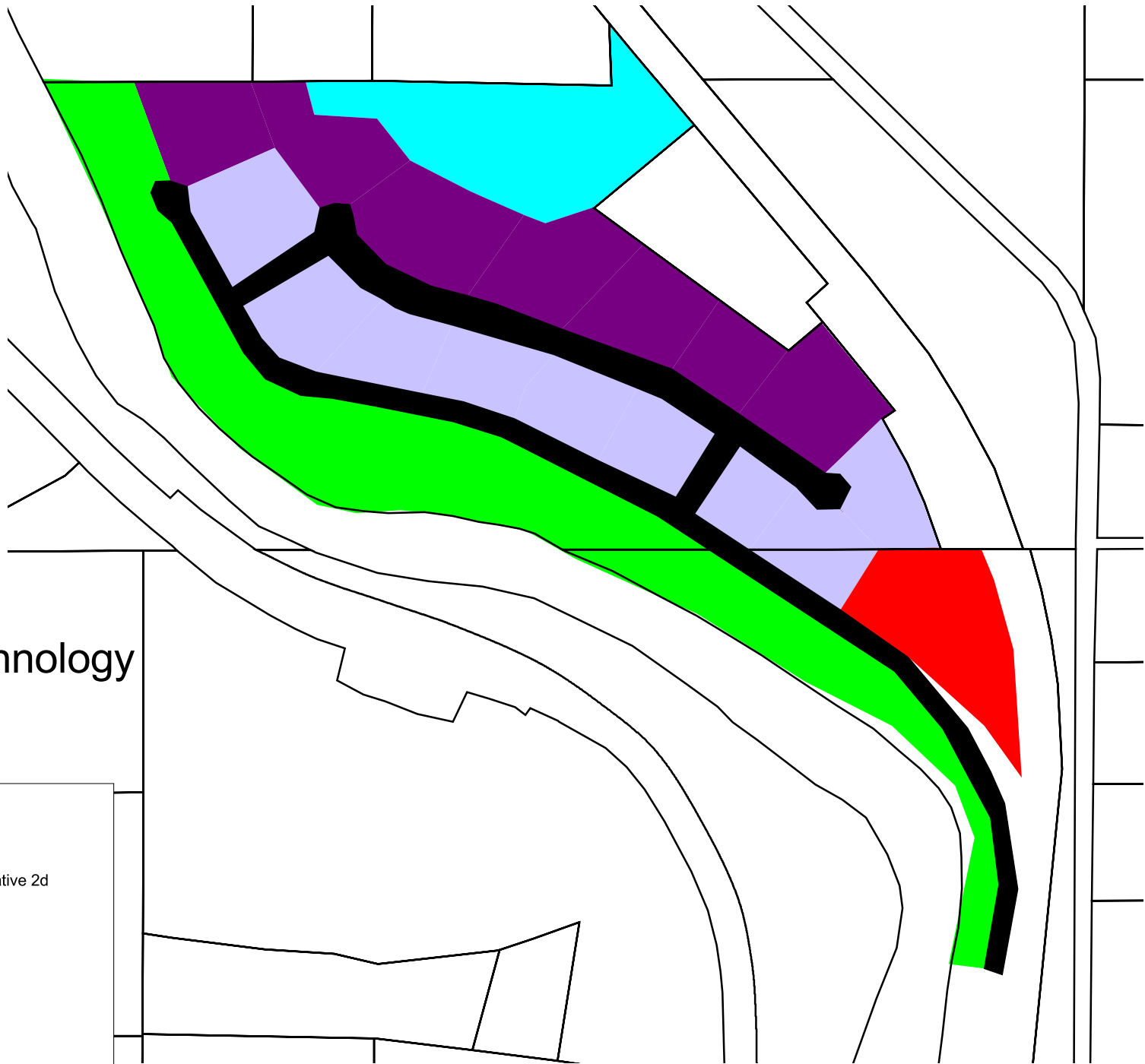


# Peshastin Technology Park

Legend:

- Chelan County Parcels
- Peshastin Technology Park- Alternative 2c
  - Commercial
  - Mixed Use
  - River Corridor
  - Road
  - Tourist Commercial
  - Wetland



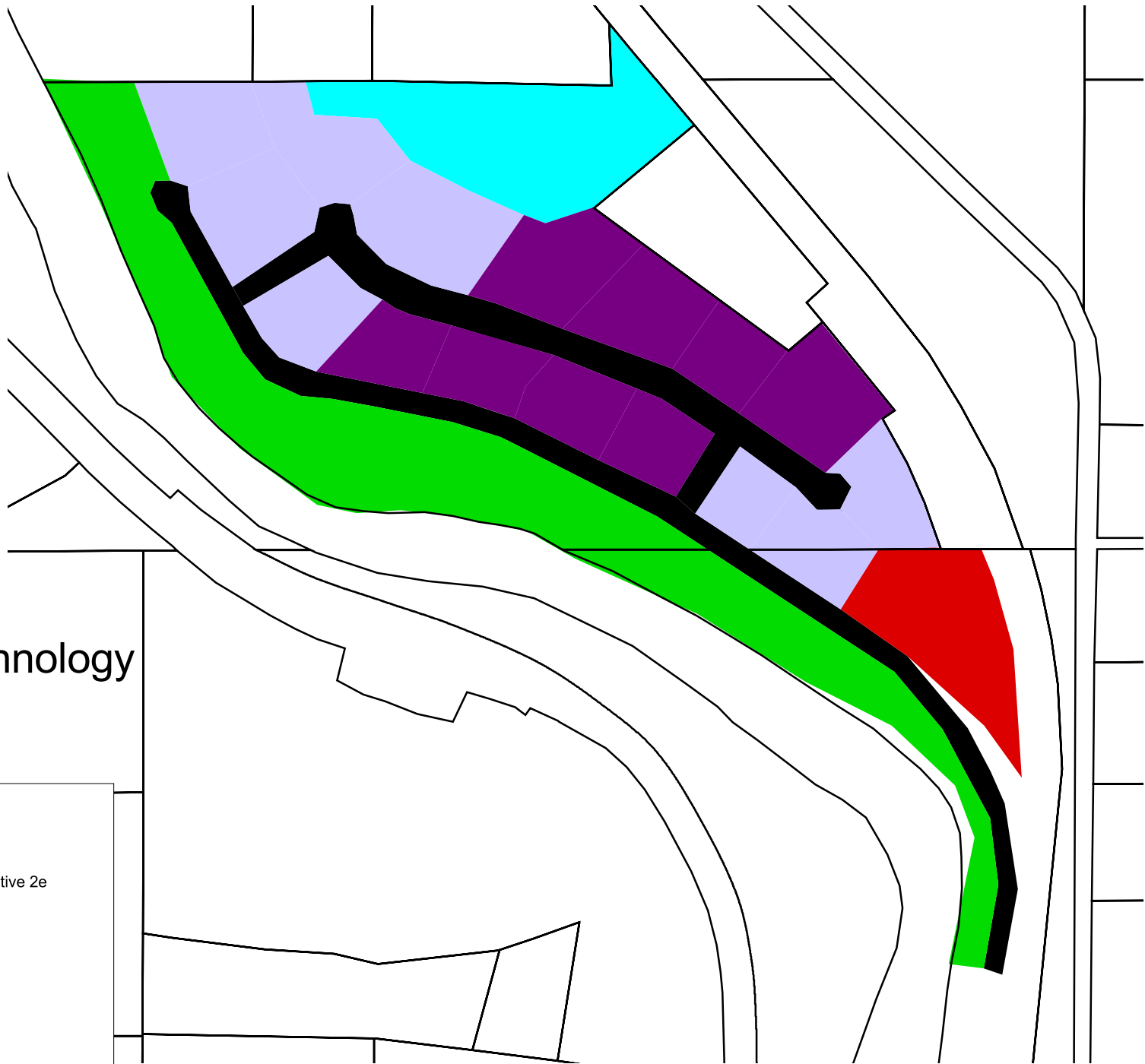


# Peshastin Technology Park

Chelan County Parcels  
Peshastin Technology Park- Alternative 2d

- Commercial
- Mixed Use
- River Corridor
- Road
- Tourist Commercial
- Wetland



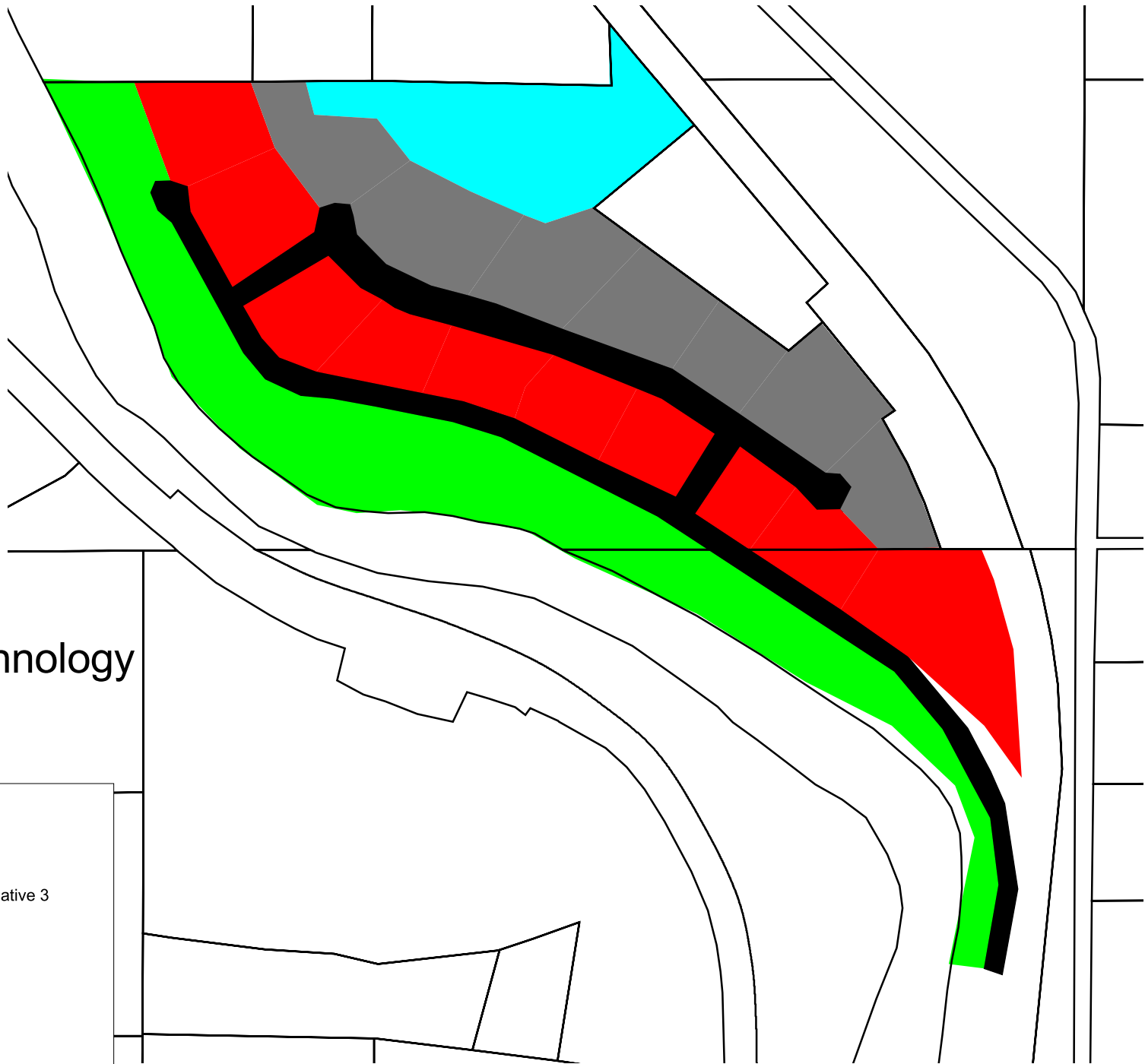


# Peshastin Technology Park

Legend:

- Chelan County Parcels
- Peshastin Technology Park- Alternative 2e
- River Corridor
- Road
- Tourist Commercial
- Wetland
- Mixed Use
- Commercial





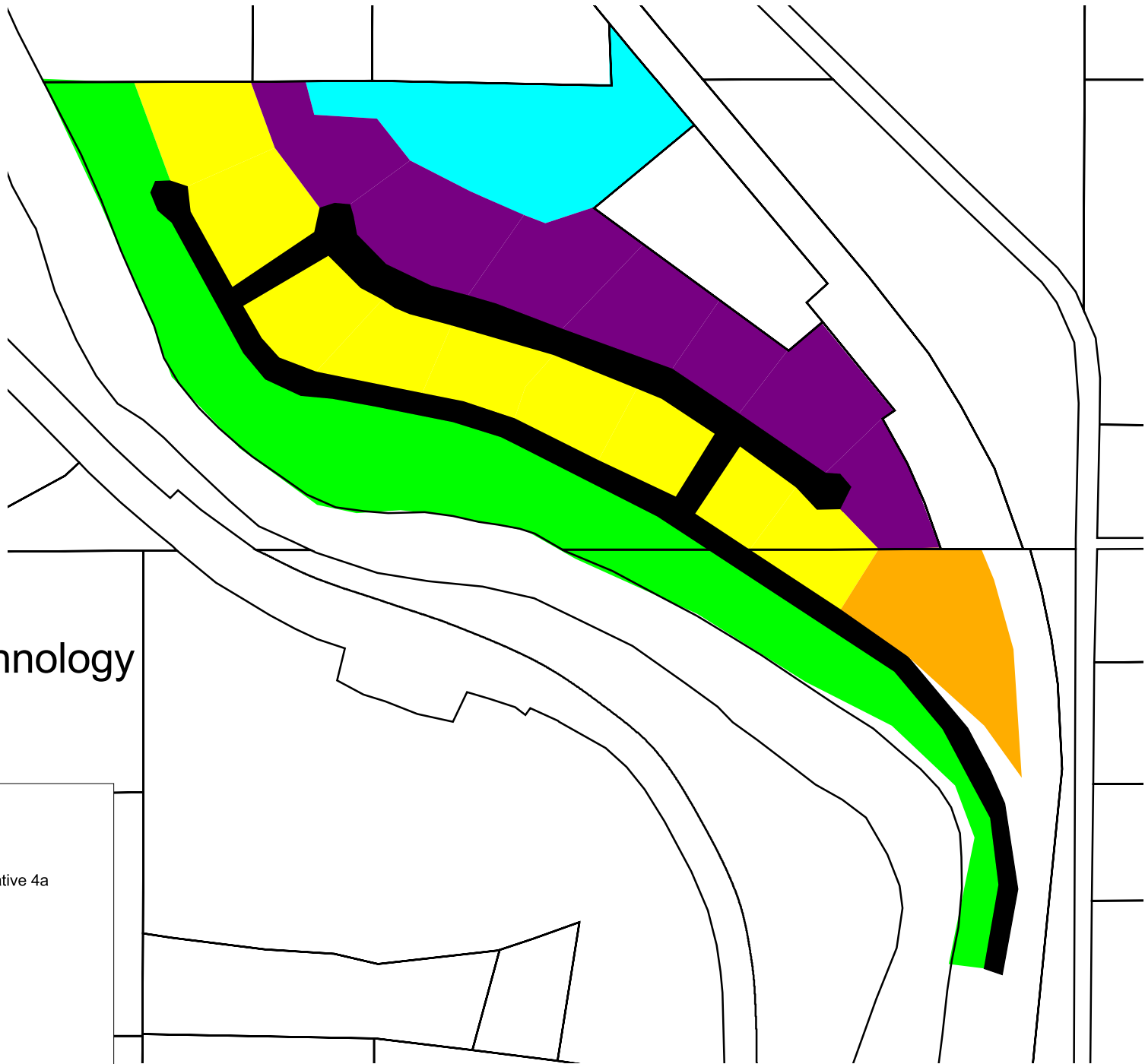
# Peshastin Technology Park

Chelan County Parcels

Peshastin Technology Park- Alternative 3

- Commercial
- River Corridor
- Road
- Light Industrial
- Wetland



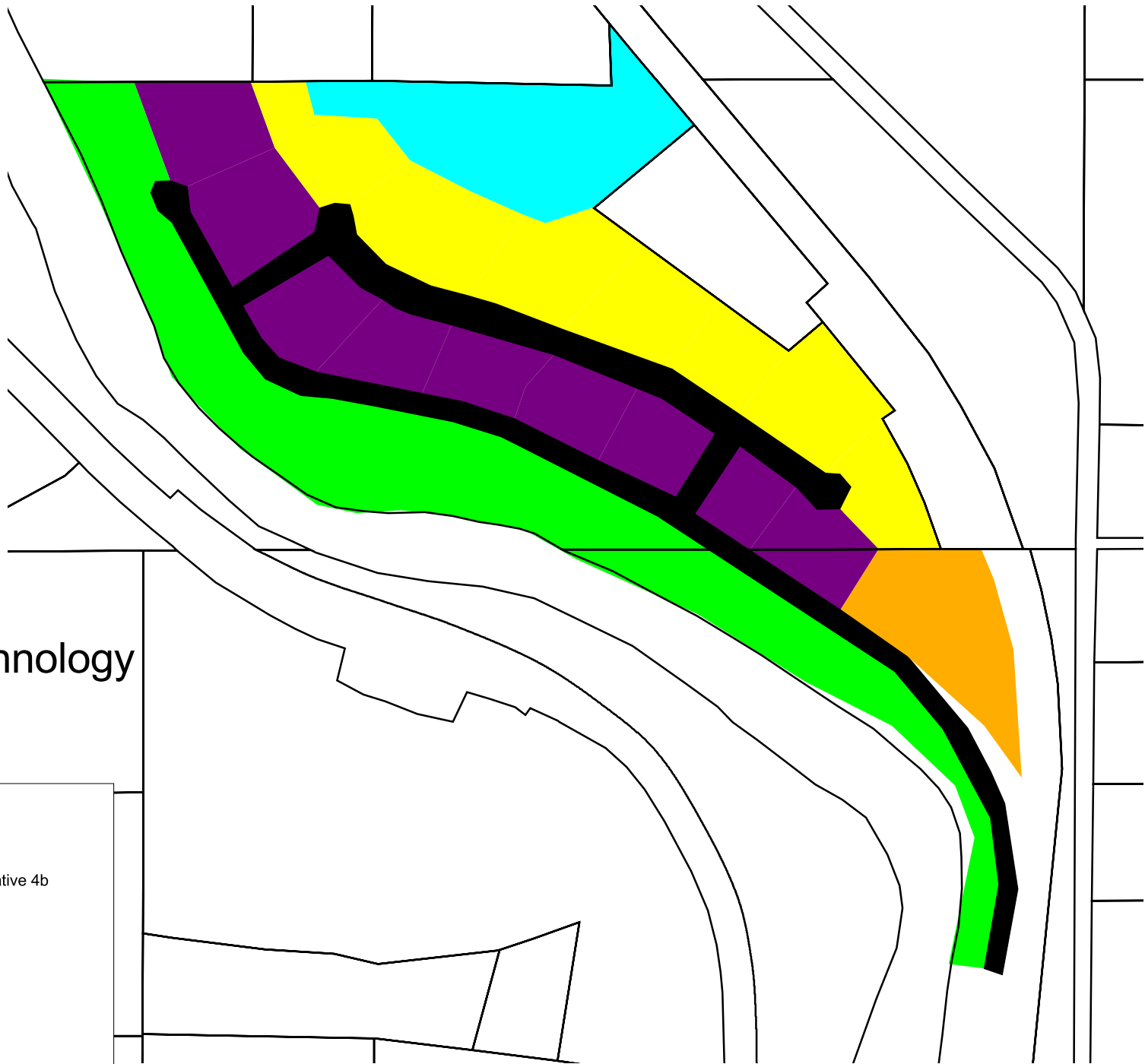


# Peshastin Technology Park

Chelan County Parcels  
Peshastin Technology Park- Alternative 4a

- Mixed Use
- Residential
- Residential High
- River Corridor
- Road
- Wetland



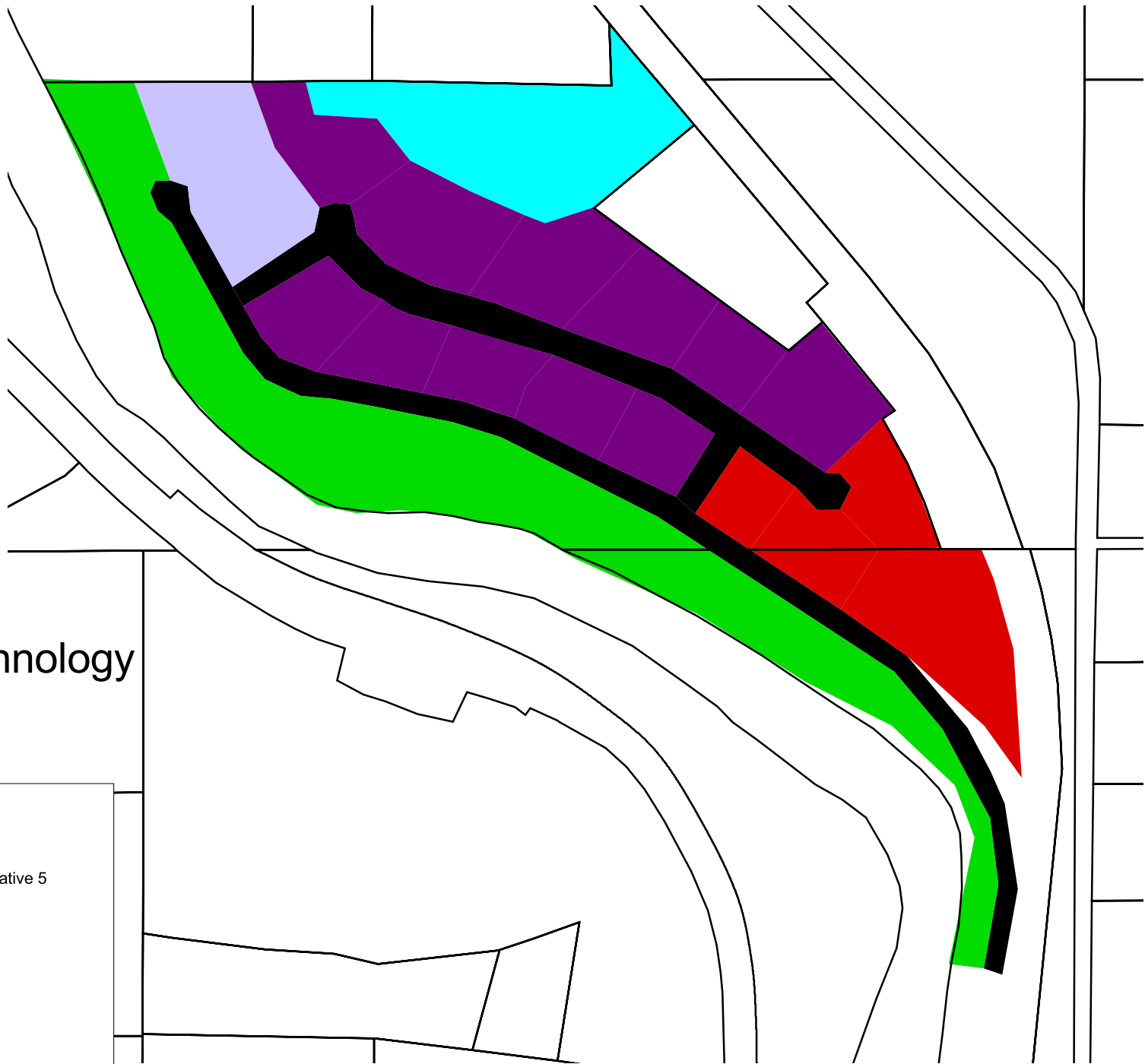


# Peshastin Technology Park

Chelan County Parcels  
Peshastin Technology Park- Alternative 4b

- Mixed Use
- Residential
- Residential High
- River Corridor
- Road
- Wetland





# Peshastin Technology Park

Chelan County Parcels  
Peshastin Technology Park- Alternative 5

- Commercial
- Mixed Use
- River Corridor
- Road
- Tourist Commercial
- Wetland

