

Chelan Due Diligence Meeting Notes Garden City Planning and Zoning October 3rd, 2024

Bob Smith met via zoom with Garden City Planning and Zoning staff to review requirements for possible development of Chelan property.

The current lot could be developed to include 5 single family homes. This would require the property to be subdivided. The property is currently “unplatted”. We need to confirm if it is a legal parcel. If it was created prior to 1988 then it would be “grandfathered” as a lot. It is possible that as part of the subdivision process we could adjust the lot line between Garrett Street property and the Chelan property approximately 4’-5’ to give Chelan one full acre and then 6 homes could be built there.

Any new development on the property would be required to connect to the Garden City water system. There is currently a 6” water main serving the lot to the east. For one single family home that line would need to be extended to the property a distance of about 100 feet. With 5 or 6 homes or a non residential building we would likely need a bigger water line and a new fire hydrant. This would entail connecting the water main on Garret Street to the water main east of the Chelan property which is about 700 feet.

Chelan is currently connected to Garden City Sewer via an 8” sewer main going west to Garrett Street. That sewer line ends in an 8” cleanout at the Chelan property. The properties to the east are served by a separate sewer line that runs to the east. Any new development will likely require a new sewer manhole in Chelan which is typical.

The most likely way to develop the Chelan property with a non-residential building such as a church related building or multi-purpose building would be to combine the Chelan parcel (or portion thereof) with the Garrett Street property into one bigger lot. In that way, anything we build on the current Chelan property could be considered an expansion of our current conditional use and the two buildings could share parking and access.

There has been discussion by members of the congregation who have investigated this previously that Garden City would require Chelan to be widened if we were to develop the property. Planning and zoning said they would not require a private lane to be widened but the Fire Department may require that. I am still trying to set up a meeting with the Fire Marshal. He will also determine if we need to add a fire hydrant (which I'm pretty sure the answer is yes).

It has also been pointed out that widening Chelan will affect the north side of our property. This is true. We are currently encroaching beyond our property line all along the north side adjacent to Chelan. BUUF does not own that property. The property along Chelan is owned in common by the neighbors who get access via Chelan from Garrett. BUUF doesn't really have the right to be doing this and in my opinion, this shouldn't be a factor in our decision making process. Others may feel differently.

My next steps are to meet with a surveyor to discuss the ins and outs of subdividing etc. I will then meet with the Fire Marshal and based on what he says I may try to meet with the Garden City public works to talk about water and sewer.