

**WENATCHEE PLANNING COMMISSION  
SCHEDULED MEETING  
February 15, 2017  
WENATCHEE CITY HALL COUNCIL CHAMBERS  
129 S. Chelan Avenue  
Wenatchee, WA 98801**

<b>AGENDA</b>
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- I.     **OPEN HOUSE, 4:00 – 6:00 P.M.**
  
- II.    **CALL TO ORDER AND WELCOME: (6:00 P.M.)**
  
- III.   **ADMINISTRATIVE AFFAIRS:**
  - A.    Approval of minutes from the regular meeting on January 18, 2017.
  
- IV.    **PUBLIC COMMENT:** 10 Minutes are set aside for public comment on the 2017 comprehensive plan update workshop process.
  
- V.     **OLD BUSINESS**
  - A.    None
  
- V.     **NEW BUSINESS**
  - A.    Work session: Review of draft 2017 limited code changes
  
- VI.    **OTHER**
  - A.    None
  
- VII.   **ADJOURNMENT**

***In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Mayor's office at (509) 888-6204 (TTY 711). Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28 CFR 35.102-35.104 ADA Title 1.)***

MINUTES

**I. CALL TO ORDER**

Chair Scott Griffith called the meeting to order at 5:30 p.m. with the following members in attendance: Ace Bollinger, Joe Gamboni, Courtney Tiffany and Susan Albert. Absent were commissioners Randy Asplund and Tony Freytag.

City Planning staff was represented by: Steve King, Director of Community and Economic Development; Glen DeVries, Planning Manager; John Ajax, Senior Planner; Matt Parsons, Associate Planner; and Kim Schooley, Administrative Assistant.

**II. ADMINISTRATIVE AFFAIRS**

Chair Griffith advised that the agenda would be changed to address item D. first, as Glen DeVries, Planning Manager, needed to leave early for another obligation.

A. Approval of the minutes of the regular meeting of December 13, 2016.

Commissioner Griffith noted that a reference to "Mission Street shopping mall area" on page 2 should actually read "Valley North" shopping mall area.

The minutes will be amended with the correction.

**Commissioner Albert moved to approve the amended minutes of December 13, 2016.**

**Commissioner Gamboni seconded the motion. The motion carried.**

**III. PUBLIC COMMENT PERIOD**

10 minutes is set aside for public comment on the 2017 comprehensive plan update workshop process.

There was no public comment.

**IV. OLD BUSINESS**

None

**IV. NEW BUSINESS**

D. Discussion of February 15, 2017 Open House and work session; and remaining work schedule for the comprehensive plan update

Glen Devries, Planning Manager, presented the staff report.

Devries advised the Open House for the Comprehensive Plan amendments had been scheduled for February 15, 2017 from 4:00 – 6:00 p.m. He advised that it would just be a drop-in open house, with the Commission's regular meeting to follow from 6:00 - 7:30 p.m. DeVries advised that staff could incorporate any ideas that the Commission had, but that currently plans were to have poster boards set-up identifying the different elements, changes, etc. He advised that there would be several different stations set up, so if Commissioners could come for part or all of the event that would be great. DeVries advised that prepped and formatted comment sheets would be available for the public to submit ideas and feedback, but that the event would be very informal.

After the open house, DeVries advised that staff would have dinner served for Commissioners prior to the start of the regular meeting. He asked that Commissioners advise staff if they would be available to attend, so that a head count for dinner could be planned for. Commissioners Griffith, Bollinger, Gamboni and Tiffany advised that they would attend. Commissioner Albert advised that she was unavailable that evening. Staff will follow-up with Commissioners prior to the meeting.

DeVries explained to Commissioners that, after the workshop and open house on February 15<sup>th</sup>, March's regular meeting would be the last workshop to informally go through comments, etc. The Comprehensive Plan document can then be re-formatted for a final document to be presented in April. DeVries advised that in March, April and May, staff would also be having workshops with the City Council. The final hearing for City Council will then be held on June 8<sup>th</sup> and 22<sup>nd</sup>.

Commissioners were in agreement with the proposed plan for the open house and schedule for the next few meetings.

Chair Griffith resumed the agenda with Item A.

A. Work session: Transportation Element - review of parking summary and draft policies

John Ajax, Senior Planner, presented the staff report.

Commissioner Bollinger asked with regard to goal 5, why the City establish yet another group (DPAC) to assist in review and implementation of parking strategies? He wondered if that could simply be a function of the Planning Commission if needed. In addition, Bollinger asked where the monies received for parking tickets went. Do they go back to the Police department or someplace else?

Ajax advised that the goals were established from recommendations of the recent Downtown Parking Study that the City had hired a consultant to perform. He explained that there were a number of people and stakeholders involved in the process and that the study was quite extensive. Ajax advised that in order to ensure that the goals and strategies identified were implemented, it was felt that an official group would be the best way to ensure that the work was continued.

Steve King, Director of Community and Economic Development, responded to Bollinger regarding parking ticket revenues. King explained that the Police Department was a general fund expense and that all revenues from parking tickets went back into the general fund. King pointed out that parking ticket fines do not really make money for the City, as the expense related to issuing them is greater than revenue received.

Commissioner Gamboni asked, with regard to Goal 5 - Policy 2, why standalone parking would be discouraged.

King advised that the goal was to discourage old buildings from being demolished for the purpose of creating parking. He explained that the goal would be to ensure that the space was utilized for new construction which might include or incorporate parking on site as needed.

B. Work session: Economic Element – review of draft changes based upon discussions with the Planning Commission and feedback from the Community and Economic Development Director

John Ajax, Senior Planner, and King presented the staff report.

Commissioner Bollinger stated that he thought that “recreation” should be included in the key strategies. He advised that it was a key component and major draw to our area and that it deserved to be recognized as its own standalone element, rather than just as an aspect of tourism.

King spoke about key strategy number 9 and the connection between Wenatchee, Seattle and San Francisco.

Chair Griffith advised that train station could benefit from updating and would be of significant value to the area. In addition, the availability of services, a kiosk, and transportation availability to and from the train would all benefit commuters, as well as bring awareness to visitors about our community.

Commissioner Albert pointed out a grammatical concern with regard to key strategies 1 and 2. She advised that it might be more appropriate if the term “kids” could be changed to children, students, or youth.

There were approximately 25 high school students in the audience observing the meeting for school credit. Ajax asked the group if there was anything that they would like to see in the area.

One young man replied that an indoor soccer field would be beneficial as one that previously served the area had closed.

Commissioners asked the students if it was true that many of them hung out at Wal-Mart in the evenings as it was open all night.

Students present confirmed that was true.

Commissioner Bollinger asked of those present, how many intended to go to school locally. There was only one. The majority planned to attend college elsewhere. However, they also advised that they enjoyed Wenatchee and thought they would return someday.

At 6:25 p.m., Commissioner Griffith called for a five minute break so that homework papers could be signed-off for the students present.

The meeting resumed at 6:32 p.m.

C. Work session: Draft land use designation amendments

Matt Parsons, Associate Planner, presented the staff report.

Parsons explained changes to the Columbia Street Overlay and the addition of a new overlay, the North Wenatchee Development Overlay.

Commissioners thought that there might be a better name for the overlay and it was suggested to possibly change the name to the Miller Overlay.

Parsons also briefly discussed some changes to the Healthy Communities Element.

Commissioner Bollinger suggested the addition of a goal or policy to support efforts to further recreation in the valley. Perhaps an addition to “support a regional recreation planning efforts”.

**V. OTHER**

Commissioners had a brief round table discussion regarding:

- Topic items for Commissioner Griffith’s report to Council on 2016 work efforts
- Parking counts and report for the Riverside 9 complex
- Wenatchee’s ranking in Sunset Magazine as one of the best places to live

**VII. ADJOURNMENT**

With no further business to come before the Planning Commission, Chair Scott Griffith adjourned the meeting at 7:05 p.m.

Respectfully submitted,

CITY OF WENATCHEE  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
*Kim Schooley, Administrative Assistant*



**City of  
Wenatchee**

**DEPARTMENT OF COMMUNITY AND ECONOMIC  
DEVELOPMENT**  
Public Services Center

1350 McKittrick Street, Suite A  
Wenatchee, WA 98801

(509) 888-3200  
Fax (509) 888-3201

**Date:** February 8, 2017

**To:** City of Wenatchee Planning Commission

**From:** City of Wenatchee Community and Economic Development Staff

**RE:** Workshop packet for February 15, 2017

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Planning Commissioners, enclosed is your packet for the February 15, 2017 meeting.

As a reminder, staff will have Garlini's pasta and salad available for the Planning Commissioners at the latter part of the Open House, scheduled between 4:00 – 6:00 P.M. Please let us know if you are able to attend for dinner so that we order sufficient food! At the open house staff will be manning multiple stations with poster boards and presentation materials to answer questions for the public and identifying opportunities to participate and provide comments. We encourage any Planning Commissioners who would like to participate in this event to attend for some or all of the open house. Planning Commissioners can choose to assist with one or multiple tables for the comprehensive plan elements, or visit in general with the public answering questions and encouraging their participation. However you would like to participate, it would be great to have anyone who can attend to do so.

After the open house, we would like to have a workshop at 6:00 P.M. on some limited code amendments which we briefly touched on in December of last year for your feedback and direction before we begin a comment period. If you cannot attend both components, we understand and appreciate your help in these processes.

What is in my packet?

1. January 18, 2017 summary minutes, and February 15, 2017 Planning Commission Agenda.
2. Draft code amendments include some tools which can help implement some of the policy direction which the Planning Commission has been discussing including:
  - Administrative Planned Developments- The concept here is to decrease the cost and timeframes for small scale planned developments. Most small scale developments are unwilling to go through the cost and timeframes for a public hearing. The proposal would still provide an opportunity for public notice and comment.

- Access Easements- There are many lots within the urban growth area that due to historical development patterns or natural features cannot meet standards for a private tract to accommodate a private road but can provide for an access easement. Two tiers are proposed, a driveway easement standard and a private lane easement standard. Consideration of the ability to accommodate better subdivision design, minimizing the use of flag lots is also considered.
- Townhome and Cottage Subdivisions- Currently the Subdivision code does not have a specific tool to address these unique forms of development. The standard short plat or platting process does not fit well with these development patterns which are oriented typically to an overall master residential site plan approved through a building permit or planned development.
- Proposed comprehensive plan amendments in Sunnyslope include an extension of the Waterfront Mixed Use District, with the intention of implementing the Sunnyslope Sub-Area Plan, encouraging higher residential densities and mixed uses. Proposed amendments to the use table for Waterfront Mixed Use designations north of the Wenatchee River would help orient the extension of the District to implement the direction of the Sunnyslope Sub-Area Plan.

Staff will cover the draft components of code at the workshop. Please come prepared with questions, suggested corrections, additions or deletions to these draft amendments after/during staff discussion.

Staff looks forward to your feedback and direction on these issues. If you have any questions at any time, please do not hesitate to give Glen DeVries or Kirsten Larsen a call at 509-888-3256.

#### **10.42.010 Purpose and description.**

(1) It is the purpose of this chapter to implement the goals and policies of the Wenatchee urban area comprehensive plan by allowing flexibility in the application of standards for development in order to protect and enhance environmental features, encourage the development of affordable and diverse housing, and provide other public benefits, including the siting of hospitals. More specifically, it is the purpose of this chapter to:

(a) Encourage imaginative design and the creation of permanent open space by permitting flexibility in zoning requirements;

(b) Permit flexibility of design, placement of buildings, use of required open spaces, circulation facilities, off-street parking areas, and otherwise to better utilize the potential of the site characterized by special features such as geography, topography, size, or shape;

(c) Provide for maximum efficiency in layout of streets, utility works, and other public improvements;

(d) Produce an integrated or balanced development of mutually supportive uses that might otherwise be inharmonious or incongruous;

(e) Provide a guide for developers and city officials who review and approve developments meeting the standards and purpose of this chapter;

(f) Permit the use of innovative development methods and approaches not available under conventional zoning to facilitate the construction of public facilities or a variety of housing types and densities serving the diverse needs of the community and to promote affordable housing goals and policies of the comprehensive plan;

(g) Encourage infill within areas of the city which are characterized by existing development.

(2) Designation of a property as a planned development (PD) binds the property owners and their successors to the development described and depicted in the application and approval of the PD. The PD designation confirms that the PD is consistent with the purpose of and provisions for planned developments and the comprehensive plan and provides the standards by which subsequent development permits, including building permits, shall be reviewed. All provisions, conditions and requirements of the PD approval shall be legally enforceable on the purchaser or any other person acquiring a lease or other ownership interest of any lot, parcel or tract re-created pursuant to the approved plan that depicts the PD.

(3) A PD shall be reviewed according to the provisions for a Type III application process as described in WCC Title [13](#), Development Code Administration, except as otherwise provided for in this chapter.

(a) A PD which creates nine or less lots, tracts, parcels, or residential dwelling units shall be processed in accordance with WCC 13.090.040, Type II administrative review.



(4) This chapter establishes two types of planned developments, as identified below. Unless otherwise specifically stated, all provisions of this chapter shall apply to both types of planned developments.

(a) Residential Planned Development (RPD). This is a PD devoted to residential and supportive accessory uses. It is intended to promote more economical and efficient use of land, while providing a harmonious variety of housing choices and/or accessory uses within a single project. Mobile/manufactured home parks are considered an RPD.

(b) Hospital Planned Development (HPD). The HPD provides for the location of hospital medical services, health care, and ancillary uses. The purpose of the HPD is to encourage comprehensive long-term master planning, to allow flexible dimensional standards that accommodate dynamic health care facility requirements, to ensure the viability of a site for hospital/medical facilities that provide high-quality, efficient health care and services, to promote good urban design in a campus setting that is pedestrian- and transit-friendly, and to establish use and design standards that are compatible with adjacent neighborhoods. (Ord. 2010-03 § 1 (Exh. A); Ord. 2007-34 § 2 (Exh. A))

**1.99.010 Community and economic development department planning division fees.**

The department of community and economic development shall charge, and there shall be remitted to the department to help defray the expenses incurred in the processing of applications required by various city ordinances, the fees as set forth below. All application fees shall be submitted as part of the required application materials. Said application shall not be considered as complete and eligible for review until said fee has been received. All fees collected are nonrefundable except in instances where an application has been officially withdrawn in writing by the proponent or applicant prior to the act of providing public notice.

<b>Application</b>	<b>Fee</b>
(1) Application for a variance from WCC Title <a href="#">10</a> , Zoning:	\$800.00
(2) Application for a conditional use permit from WCC Title <a href="#">10</a> , Zoning:	\$950.00
(3) Application for a home occupation or	\$800.00

Application	Fee
<p>temporary parking facility conditional use permit from WCC Title <a href="#">10</a>, Zoning:</p>	
<p>(4) Application for a boundary line adjustment pursuant to WCC Title <a href="#">11</a>, Subdivisions:</p>	\$200.00
<p>(5) Application for a planned development from WCC Title <a href="#">10</a>, Zoning; provided, however, that the planned development application fee is waived in the event that the application is concurrent with a subdivision plan application:</p>	<p><u>\$450 for nine or less lots, tracts, parcels or residential units</u> \$1,450.00 <u>for 10 or more lots, tracts, parcels, or residential units.</u></p>
<p>(6) Application for an amendment to the official zoning map (rezone) of WCC Title <a href="#">10</a>, Zoning. (Where a site-specific comprehensive plan map amendment and a rezone are processed concurrently, the</p>	\$1,000.00

Application	Fee
rezone fee shall be waived):	
(7) Application for an amendment to the official zoning text of WCC Title <a href="#">10</a> , Zoning:	\$1,000.00
(8) Application for an amendment to the official text of the Wenatchee urban area comprehensive plan:*	\$1,000.00
(9) Application for an amendment to the official land use map of the Wenatchee urban area comprehensive plan:*	\$1,000.00
(10) Application for a short subdivision pursuant to WCC Title <a href="#">11</a> , Subdivisions:	\$450.00, plus \$45.00 per lot
(11) Application for a subdivision plat pursuant to WCC Title <a href="#">11</a> , Subdivisions:	\$1,550.00 plus \$45.00 per lot
(12) Appeal of administrative, historic preservation	\$500.00

Application	Fee
<p>board, or concurrency test decision, or any other appeal pursuant to WCC, to the hearing examiner:</p>	
<p>(13) Review of a SEPA environmental checklist required pursuant to Chapter <a href="#">12.04</a> WCC; provided, however, that the SEPA environmental checklist fee is waived in the event that the checklist is concurrent with a zoning or subdivision application of any type:</p>	<p>\$300.00</p>
<p>(14) Review and preparation of a SEPA mitigated environmental determination or environmental impact statement required pursuant to Chapter <a href="#">12.04</a> WCC:</p>	<p>\$150.00 minimum for three hours' review, plus \$40.00 per hour for each subsequent hour of review. Developer must provide payment based on hourly estimate at time of application; balance due at completion,</p>

Application	Fee
	including any refund, if necessary
(15) Application for a shoreline substantial development permit subject to administrative approval pursuant to the city of Wenatchee shoreline master program:	\$500.00
(16) Application for a binding site plan pursuant to WCC Title <a href="#">11</a> , Subdivisions:	\$450.00 up to nine lots, plus \$45.00 per lot; \$1,550.00 for 10 lots or more, plus \$45.00 per lot
(17) Application for a plat, short plat or binding site plan alteration pursuant to WCC Title <a href="#">11</a> , Subdivisions:	\$950.00
(18) Application for a planned development amendment pursuant to WCC Title <a href="#">10</a> , Zoning:	\$950.00
(19) Review of final plat, short plat, binding	\$200.00, plus \$25.00 per lot

Application	Fee
site plan, or alteration pursuant to WCC Title <a href="#">11</a> , Subdivisions:	
(20) Building permit – Review of residential applications:	\$50.00
(21) Building permit – Review of commercial or industrial applications:	\$150.00
(22) Annexation – Petition to annex review:	\$250.00
(23) Landscape plan review:	\$50.00
(24) Landscape inspection:	\$50.00
(25) Application for a plat, short plat, or binding site plan vacation:	\$500.00
(26) Application for an amendment to conditions of approval – Short plats or binding site plans issued under administrative	\$450.00

Application	Fee
review, prior to final approval:	
(27) Application for an amendment to conditions of approval – Plats, binding site plans, or plat alterations prior to final approval, subject to hearing examiner review:	\$800.00
(28) Alternative parking analysis, planning commission review:	\$500.00
(29) Shoreline substantial development permit – Hearing examiner review:	\$950.00
(30) Shoreline conditional use permit (shoreline substantial development fees are waived where a shoreline conditional use permit is required):	\$950.00
(31) Shoreline variance:	\$800.00
(32) Shoreline exemption (written):	\$300.00

<b>Application</b>	<b>Fee</b>
(33) Shoreline revisions (requiring no public hearing):	\$150.00
(34) Shoreline time extension (requiring no public hearing):	\$150.00

\*The comprehensive plan shall not be amended more than once in any calendar year except in cases of emergency, and as otherwise established by Chapter [36.70A](#) RCW.



#### 11.20.050 Lot design.

(1) Access. Every lot shall be provided with satisfactory access by a public street connecting to an existing public street, except as provided in WCC 11.16.190, ~~and 11.20.020(10-12), and 11.20.020(11).~~

#### **11.20.020 Streets.**

(1) Locations. The street layout of every subdivision shall be in conformance with any adopted comprehensive plan or circulation element thereof, and shall provide for the continuation of major streets which serve property contiguous to the subdivision. Street networks shall provide ready access for fire and other emergency vehicles. The hearing examiner, upon recommendation of city staff, may require additional access points if such are found to be necessary to protect the public safety.

(2) Intersections. Street intersections shall be as nearly at right angles as is practicable. Street jogs with off-sets of less than 125 feet between centerlines should be avoided in residential subdivisions where possible. The streets should be designed so as to not intersect with arterial streets at intersections any closer than 1,000 feet.

(3) Grades. Grades shall be not less than five-tenths percent on any street, and not more than 10 percent for local streets, or more than eight percent for collector or arterial streets.

(4) Alignment. Connecting street centerlines deflecting from each other at any one point more than 10 degrees shall be connected by a curve of at least a 100-foot radius for collector and local streets, and at least a 300-foot radius for arterial streets. A tangent at least 100 feet long shall be introduced between curves on arterial streets.

(5) Subdivision Boundary Streets. A street lying along the boundary of a subdivision may be dedicated less than the required width if it is practical to require the dedication of the remaining portion when the adjoining property is subdivided. Whenever there exists a dedicated portion of a street on a subdivision adjoining a proposed subdivision, the other portion shall be dedicated on the proposed subdivision to make the street complete. To ensure that this occurs, a one-foot reserve block shall be required on the subdivision boundary along the street for the purpose of withholding access from the unsubdivided property to said street until such time as a complete street is constructed. This same procedure will also be required when a street deadends at the boundary of any subdivision.

(6) Dead End Streets. Streets designed to have one end permanently closed or in the form of a cul-de-sac shall be provided at the closed end with a turnaround compliant with currently adopted International Fire Code (IFC) types of turnarounds as determined by the following table permitting comparable ease of turning. Such streets in excess of 600 feet shall be avoided. Larger than the minimum land set aside to encompass the curbs or curb-to-curb distances may be specified by the city upon the recommendation of the city engineer for including public sidewalk, planters, medians, islands or utility infrastructure.

Type of IFC Turnaround	Min. R/W <sup>1</sup> (feet)	Min. curb to curb (feet)	Min. R/W radius to connecting street (feet)	Min. curb radius to connecting street (feet)	Max. Grade (%)
Cul-de-sac (radius)	50	48	26	28	5
IFC 'Y' (leg length each)	62	60	24	26	5
IFC 'T' Hammerhead (top length)	124	120	26	28	5
IFC Alternate to 120-ft. Hammerhead (leg length each)	72	70	26	28	5

Notes:

1. Additional utility easements may be required on a case-by-case basis; sidewalks around the turnaround will increase the min. R/W required.

(7) City Streets, State Highway Connections. Where city streets connect to state highways, design standards of the State Department of Transportation shall apply.

(8) Minimum Standards for Streets and Sidewalks. The minimum standards for streets and sidewalks shall be determined by the following table or as authorized under Chapter [11.28](#) WCC. Larger than minimum may be specified by the city upon the recommendation of the city engineer for unusual situations such as bike lanes, left turn storage lanes, etc.

Class	Min. R/W <sup>1</sup> (feet)	Min. Curb-to-Curb (feet)	Drive Lane (feet)	Parking Lane (feet)	Planter <sup>2</sup> (feet)	Min. Side-walk <sup>3</sup> (feet)	Max. Grade (%)
Principal Arterial	60-80	56				2 @ 10	8

Minor Arterial	60-70	44				2 @ 5	8
Collector	50	32	12	1 @ 8	2 @ 5	2 @ 5	10
Collector	60	38	11	2 @ 8	2 @ 5	2 @ 5	10
Res. Parking 2	60 <sup>4</sup>	34	10	2 @ 7 <sup>5</sup>	2 @ 5	2 @ 5	10
Res. Lane <sup>6</sup>	40	24	12	0	1 @ 5	1 @ 5	10
Cul-de-sac	100	96		0	1 @ 5	1 @ 5	5
Private Lane <sup>7</sup>	25	20	10	0	0	0	10
Private Lane > 500 ft. <sup>8</sup>	32	27	10	7	0	0	10

Notes:

1. Additional utility easements may be required on a case-by-case basis.
2. Planter strip may be substituted or eliminated by the city, at the recommendation of the city engineer, when circumstances warrant, such as drainage swales, continuation of existing street patterns, etc.
3. Irrigation carrier pipes shall be installed to serve the planter strip, capped and marked, prior to the installation of the sidewalk.
4. Right-of-way dedication may be reduced, at the recommendation of the city engineer, with adequate easements.
5. Parking may be eliminated, at the recommendation of the city engineer, with the use of the pull-out concept as demonstrated in Exhibit A<sup>1</sup> of the ordinance codified in this section, or where on-street parking is impracticable, such as on steep lots, but will require wider drive lanes.
6. Residential lanes serve a maximum of 12 residential units.

7. Private lanes serve a maximum of four residential units and right-of-way is not dedicated to the public but rather to a homeowners' association or other organization as provided in WCC [11.16.180](#) and [11.16.190](#).

8. Private lanes within planned developments or binding site plans that are longer than 500 feet and right-of-way is not dedicated to the public but rather to a homeowners' association or other organization as provided in WCC [11.16.180](#) and [11.16.190](#).

(9) Landscape Improvement. Required planting strips adjacent to collector and local access streets will be required to be improved with suitable landscape materials and irrigation systems in a manner, and to the specifications of, the city engineer.

(10) Private Lanes.

(a) Private lanes are allowed when it is determined by the subdivision administrator that, pursuant to the Wenatchee urban area comprehensive plan, it is not necessary to dedicate the access in order to facilitate future subdivision of surrounding property. In no circumstance shall a private lane be permitted where the city engineer determines that future right-of-way dedication is necessary to facilitate future access to adjoining properties or where it is determined that a public road will more effectively implement the transportation goals and policies of the comprehensive plan.

(b) Private lanes are allowed within any subdivision for efficient use for land development where the private lane tract of land connects to a public road and is adjacent to the properties of a maximum of four residential units based on maximum allowable units per lot according to the underlying zoning. All properties that touch the private lane will be restricted to access through that lane to the public road. The following minimum standards apply to private lanes within a subdivision that connects to an existing or new public road:

(i) Land set aside for the private lane shall be 25 feet in width. Any land set aside for required turnaround is according to subsection (6) of this section, Dead End Streets.

(ii) Length and Turnaround Criteria for Private Lanes. The length of a private lane shall not exceed 400 feet. A turnaround shall be provided at the end of a private lane exceeding 150 feet in length and improved with curbs. Options of turnaround curb shapes to adequately accommodate emergency vehicles are according to subsection (6) of this section, Dead End Streets.

(iii) Pavement Width for Private Lanes. Private lanes shall be improved with 20 feet of pavement with curbs (no parking either side) constructed to a standard consistent with a public local access street.

(c) Private Lanes – Permitted within Planned Developments or Binding Site Plans. The following minimum standards apply to private lanes within planned developments or binding site plans:

(i) Land Set Aside for the Private Lane.

(A) Private lane lengths of 150 feet or less shall be a minimum 25-foot right-of-way width with no required turnaround; or

(B) Private lane lengths of between 151 feet and 501 feet shall be minimum 25-foot right-of-way width. Any land set aside for required turnaround is according to subsection (6) of this section, Dead End Streets; or

(C) Private lane lengths of 501 feet or longer shall be a minimum 32-foot right-of-way width. Any land set aside for required turnaround is according to subsection (6) of this section, Dead End Streets.

(ii) Length and Turnaround Criteria for Private Lanes. The length of a private lane within a planned development or binding site plan is not limited. A private lane that loops from a public road back to a public road is preferred. A turnaround shall be provided, improved with curbs, at the end of a private lane exceeding 150 feet in length. Options of turnaround curb shapes to adequately accommodate emergency vehicles are according to subsection (6) of this section, Dead End Streets.

(iii) Pavement Width for Private Lanes. Private lane lengths of 500 feet or less shall be improved with a minimum of 20 feet of pavement between curbs (no parking either side) constructed to a standard consistent with a public local access street; or

Private lane lengths of 501 feet or less shall be improved with a minimum 27 feet of pavement between curbs (parallel parking allowed one side only) constructed to a standard consistent with a public local access street.

(d) Private Lanes – Minimum Standards for All Private Lanes. The following minimum standards apply to private lanes within a subdivision, planned development or binding site plan that connects to an existing or new public road:

(i) Storm drainage may be required, in a manner acceptable to the city engineer.

(ii) Private lanes shall be named with a name acceptable to the city, not duplicating any street name.

(iii) A utility easement shall be dedicated to the city for the total width of the lane unless easements are provided in other locations acceptable to the utility purveyors.

(iv) A recorded binding covenant shall be prepared providing for maintenance of the lane and its associated improvements.

(v) An approved driveway approach from the street to the lane shall be provided meeting the standards of the department of public works. (Ord. 2013-41 § 1 (Exh. B); Ord. 2010-24 § 1; Ord. 99-38 §§ 1, 2; Ord. 3080 § 502, 1994)

#### (11) Shared Driveway Easement.

(a) Many constrained and underutilized lots exist in the City of Wenatchee, which due to historic development patterns, or the built or natural environment cannot accommodate the requirements for a private tract necessary for access for a two lot short plat under Section 11.20.020(10) Private Lane. Additionally, in limited circumstances where an access easement could provide for improved building envelopes or lot design, such as limiting the proliferation of flag lots, the use of an easement for access may be appropriate. When an applicant demonstrates these circumstances to the satisfaction of the City Engineer, a shared driveway easement may be authorized for a two lot short plat subject to meeting the following criteria and standards:

- i. At least one of the two lots abut a public right-of-way or private lane tract with at least forty five linear feet of property;
- ii. A public street is not anticipated by the City of Wenatchee to be necessary for existing or future traffic and/or pedestrian circulation through the short subdivision or to serve adjacent property;

- iii. (iii) The shared driveway would not adversely affect future circulation to neighboring properties;
- iv. The shared driveway poses no safety risk and provides sufficient access for emergency vehicles and personnel;
- v. (vi) The applicant shall ensure the shared driveway can be continually maintained to minimum standards listed in this section by the owners of the lots served by the driveway to the satisfaction of the City of Wenatchee, prior to recording of the short plat. An operation and maintenance agreement approved by the Administrator shall be recorded with the Chelan County Auditor's Office concurrent with the final short plat;
- vi. (vii) The area of the shared driveway must be identified in an access easement to be recorded with the Chelan County Auditor's Office and be shown on the face of the final short plat. The easement shall prohibit any temporary or permanent physical obstructions within the easement including, but not limited to, the parking of non-emergency vehicles;
- vii. (viii) The minimum width of the shared driveway easement shall be 20 feet;
- viii. The driveway shall be a minimum width of 12 feet wide and have a minimum base of six inches of compacted gravel base, crushed surfacing base course or crushed surfacing top course. The surfacing shall be concrete, asphalt, or other approved surfacing capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds;
- ix. All dead end access easements greater than 150 feet in length shall be improved with an approved turnaround for emergency vehicles in accordance with the International Fire Code. The length of the access easement shall not exceed 450 feet, excluding the turnaround unless otherwise approved by the city fire code official. Access easements exceeding 150 feet in length will require that new structures install fire sprinkler systems in accordance with NFPA 13D.
- x. The maximum clear vertical distance shall not be less than 13 feet six inches;
- xi. Appurtenant traffic control devices including installation of "No Parking" signs, as required by the Department of Public Works, shall be provided by the subdivider. Lots served by the shared driveway shall be addressed to the public street to which the shared driveway connects;
- xii. The front yard of the proposed lot with no street frontage shall be determined by the primary point of access;
- xiii. The applicant shall demonstrate that the proposed short plat can accommodate front and rear yard open space areas, outside of necessary parking and building envelopes; and;
- xiv. The inability to meet the requirements of under Section 11.20.020(10) as a private lane cannot be a result of the owners own actions.

#### (12) Private Lanes Established by Easement.

(a) Many constrained and underutilized lots exist in the City of Wenatchee, which due to historic development patterns, or the built or natural environment cannot accommodate the requirements for a private tract necessary to meet for access requirements for a short plat, binding site plan or major subdivision under Section 11.20.020(10) Private Lane. Additionally, in limited circumstances where an access easement could provide for improved building envelopes or lot design, such as limiting the proliferation of flag lots, the use of an easement for access may be appropriate. When an applicant demonstrates these circumstances to the satisfaction of the City Engineer, a private lane established as a permanent easement to provide legal access to each lot or dwelling unit of a planned residential

development, under Chapter 10.42 Planned Developments, may be authorized subject to meeting the following criteria and standards:

- I. The private lane easement is developed in conformance with the criteria and requirements of Section 11.20.020(10), with the sole exception that the private lane is established as a permanent easement providing legal access instead of a private tract;
- II. The private lane easement is accessible at all times for emergency and public service vehicle use;
- III. The proposed private lane easement does not obstruct the present or future circulation identified in the Wenatchee Urban Area Motorized Transportation Circulation Map and is consistent with the goals, policies and adopted provisions of the Transportation Element of the Wenatchee Urban Area Comprehensive Plan;
- IV. A public street is not anticipated by the City of Wenatchee to be necessary for existing or future traffic and/or pedestrian circulation through the development or to serve adjacent property;
- V. The inability to meet the requirements under Section 11.20.020(10) as a private lane cannot be a result of the owners own actions; and
- VI. A finding can be made in the preliminary approval that the proposal will further the goals and policies of the Wenatchee Urban Area Plan for residential infill compatible with the surrounding residential neighborhoods.

Chapter 11.32  
CLUSTER SUBDIVISIONS, ~~AND~~  
BINDING SITE PLANS AND UNIT LOT SUBDIVISIONS

Sections:

[11.32.010 Application and fees.](#)

[11.32.020 Applicability of zoning regulations.](#)

[11.32.030 Districts permitted.](#)

[11.32.040 Minimum size of cluster subdivisions.](#)

[11.32.050 Open space restricted.](#)

[11.32.060 Open space use and access.](#)

[11.32.070 Binding site plans.](#)

[11.32.080 Unit lot subdivisions.](#)

11.32.010 Application and fees.

Applications for cluster subdivision, ~~and~~ binding site plans and unit lot subdivisions shall be made on the appropriate forms and shall follow the procedures set forth for short plats, Chapter [11.12](#) WCC, or major subdivision, Chapter [11.16](#) WCC. Filing fees, required improvements and all other requirements, except as specifically modified in this chapter, shall comply with either Chapter [11.12](#) or [11.16](#) WCC, depending on the number of lots in the cluster subdivision proposal. (Ord. 2010-24 § 1; Ord. 98-40 § 4; Ord. 3080 § 800, 1994)

11.32.020 Applicability of zoning regulations.

Cluster subdivision shall meet the overall density requirements as set forth in the Wenatchee zoning ordinance. For the purposes of this chapter, the minimum lot size for the zoning district shall be divided into the gross area of land being subdivided to ascertain the total number of lots that will be allowed by this procedure. Individual lot sizes may be reduced by no more than 25 percent of the minimum lot size of the district. All such lot reductions shall be compensated for by an equivalent amount of land area in open space to be preserved and maintained for its scenic value, for recreation, or conservation purposes. Individual lot depth and width requirements may be reduced by not more than 20 percent. All other zoning ordinance regulations and use limitations remain in full force and effect. (Ord. 2010-24 § 1; Ord. 3080 § 802, 1994)

11.32.030 Districts permitted.

Cluster subdivisions may only be allowed in the R-S and RL zoning districts as the same are depicted on the official zoning map for the city of Wenatchee. (Ord. 2010-24 § 1; Ord. 3080 § 804, 1994)

11.32.040 Minimum size of cluster subdivisions.

Cluster subdivision shall not be allowed in subdivisions containing less than five acres. (Ord. 2010-24 § 1; Ord. 3080 § 806, 1994)



#### 11.32.050 Open space restricted.

The open space accumulated as a result of the application of WCC [11.32.020](#) shall be clearly labeled and numbered as a tract with the following language inserted on any and all plats filed for record:

This tract is held in reserve as a permanent open space and shall not be considered as a building lot, or encroached upon in any manner.

(Ord. 2010-24 § 1; Ord. 3080 § 808, 1994)

#### 11.32.060 Open space use and access.

The open space created and set aside pursuant to WCC [11.32.020](#) shall remain unimproved for preservation, recreation and conservation purposes, and shall be accessible without trespassing on private property, to all residents of the subdivision or, where the land has been deeded to the city of Wenatchee, to the public. (Ord. 2010-24 § 1; Ord. 3080 § 810, 1994)

#### 11.32.070 Binding site plans.

The purpose of this section is to clearly delineate the criteria used by the city of Wenatchee to review and approve binding site plans. A binding site plan is intended to provide an alternative means of dividing land.

##### (1) Applicability.

(a) Any division of land for the purpose of lease when no residential structures other than manufactured homes or travel trailers are permitted to be placed upon the land.

(b) A division of land occurring in the commercial, including mixed use commercial zoning districts, or industrial zoning districts.

(c) A division made pursuant to Chapter [64.32](#) RCW (Horizontal Regimes Act) or Chapter [64.34](#) RCW (Condominium Act).

(2) Administrative Duties. The administrator of this title is authorized and directed to administer the provisions of this section. The authority to approve, approve with conditions, or deny a binding site plan processed in accordance with subsection (3)(a) of this section, Administrative Classification, is granted to the administrator. The authority to approve, approve with conditions, or deny a binding site plan processed in accordance with subsection (3)(b) of this section, Quasi-Judicial Classification, is granted to the city of Wenatchee hearing examiner after a public hearing.

(3) Procedure. The processing of a binding site plan shall be in conformance with the requirements associated with the classifications of binding site plans identified below:

(a) Administrative Classification. Except as provided in this section, the following categories of binding site plans shall be processed in accordance with the requirements of Chapter [11.12](#) WCC, Short Subdivisions, and WCC [13.09.040](#), Type II administrative review of applications:

(i) Applications for binding site plans which would result in nine or less lots, tracts or parcels.

(ii) Applications for divisions made pursuant to Chapter [64.34](#) RCW (Horizontal Regimes Act) and/or Chapter [64.32](#) RCW (Condominium Act), which either contain no division of land or include divisions of land into nine or less lots, tracts or parcels.

(b) Quasi-Judicial Classification. Except as provided in this section, the following categories of binding site plans shall be processed in accordance with the requirements of Chapter [11.16](#) WCC, Major Subdivisions, and WCC [13.09.050](#), Type III quasi-judicial review of applications.

(i) Applications for binding site plans which would result in greater than nine lots, tracts or parcels.

(ii) Applications for divisions made pursuant to Chapter [64.34](#) RCW (Horizontal Regimes Act) and/or Chapter [64.32](#) RCW (Condominium Act), which include divisions of land into greater than nine lots, tracts or parcels.

(4) Requirements for a Complete Application. The following materials shall be submitted to the city for a complete application. Any person desiring approval of a binding site plan shall file with the administrator a complete application for a binding site plan including a SEPA checklist, if applicable, a filing fee in an amount as required by Chapter [1.99](#) WCC, Fee Schedules, and the following additional information:

(a) A binding site plan under the administrative classification, subsection (3)(a) of this section, shall submit the materials identified within WCC [11.12.030](#), Application – Contents.

(b) A binding site plan under the quasi-judicial classification, subsection (3)(b) of this section, shall submit the materials identified within WCC [11.16.040](#), Complete application designated.

(5) Approval. Prior to approving any preliminary binding site plan, either the administrator or the hearing examiner, depending upon the classification of binding site plan identified under subsection (3) of this section, shall determine and make written findings of fact that appropriate provisions are in accordance with either WCC [11.12.060](#) or [11.16.110](#), as provided by subsection (3) of this section.

(6) Development Standards. Binding site plans shall conform to the dimensional standards of WCC Title [10](#), Zoning, any conditions of an approved planned development for the subject property and the design standards of Chapter [11.20](#) WCC.

(7) Final Binding Site Plan Review and Approval Process. All final binding site plan reviews shall be administrative. Each binding site plan shall have a perimeter survey completed by a registered land surveyor, together with written data and materials in such form that when read together provides:

(a) The information required by WCC [11.12.090](#) or Chapter [11.16](#) WCC, Article III, depending upon the applicable classification of binding site plan identified in subsection (3) of this section and all applicable review fees identified by Chapter [1.99](#) WCC, Fee Schedules, and the appropriate application form;

(b) Documents sufficient to provide for the perpetual maintenance of all common areas; and

(c) Clear indication of all covenants, conditions and restrictions applicable to the property subject to the binding site plan.

Once the administrator has determined that the requirements identified under subsection (3) of this section and this section have been met, the final binding site plan and any associated or required

documents shall be recorded with the Chelan County auditor's office. The binding site plan approval shall become effective upon that recording.

Lots, parcels or tracts created pursuant to the binding site plan procedure shall be legal lots of record. All provisions, conditions and requirements of the binding site plan shall be legally enforceable on the owner or any other person acquiring a lease or other ownership interest in any lot, parcel, or tract created pursuant to the binding site plan. (Ord. 2014-10 § 1 (Exh. B); Ord. 2010-24 § 1; Ord. 98-40 § 5; Ord. 3080 § 812, 1994)

### 11.32.080 Unit lot subdivisions

(1) Applicability and purpose. This section is to apply exclusively to the subdivision of land for attached single-family dwelling units authorized under City Code and cottage housing development processed as a residential planned development under WCC 10.42. in zones which these types of residential developments are a permitted use, and that have either received or have applied for approval of a residential planned development pursuant to WCC 10.42. The purpose is to allow for the creation of lots for townhouse dwellings and cottage developments, while applying only those site development standards applicable to the parent site as a whole.

(2) Administrative Duties. The administrator of this title is authorized and directed to administer the provisions of this section. The authority to approve, approve with conditions, or deny a unit lot subdivision processed in accordance with subsection (3)(a) of this section, Administrative Classification, is granted to the administrator. The authority to approve, approve with conditions, or deny a unit lot subdivision processed in accordance with subsection (3)(b) of this section, Quasi-Judicial Classification, is granted to the eCity of Wenatchee hHearing eExaminer after a public hearing.

(3) Procedure. The processing of a unit lot subdivision shall be in conformance with the requirements associated with the classifications of unit lot subdivision identified below:

(a) Administrative Classification. Except as provided in this section, a unit lot subdivision creating nine or less lots, tracts, or parcels shall be processed in accordance with the requirements of Chapter 11.12 WCC, Short Subdivisions, and WCC 13.09.040, Type II administrative review of applications.

(b) Quasi-Judicial Classification. Except as provided in this section, a unit lot subdivision creating 10 or more lots, tracts, or parcels shall be processed in accordance with the requirements of Chapter 11.16 WCC, Major Subdivisions, and WCC 13.09.050, Type III quasi-judicial review of applications.

(4) Requirements for a Complete Application. The following materials shall be submitted to the city for a complete application. Any person desiring approval of a unit lot subdivision binding site plan shall file with the administrator a complete application for a unit lot subdivision binding site plan including a SEPA checklist, if applicable, a filing fee in an amount as required by Chapter 1.99 WCC, Fee Schedules, and the following additional information:

(a) A unit lot subdivision under the administrative classification, subsection (3)(a) of this section, shall submit the materials identified within WCC 11.12.030, Application – Contents.

(b) A unit lot subdivision under the quasi-judicial classification, subsection (3)(b) of this section, shall submit the materials identified within WCC 11.16.040, Complete application designated.

(5) Approval. Prior to approving any preliminary unit lot subdivision, either the administrator or the hearing examiner, depending upon the classification of the unit lot subdivision identified under subsection (3) of this section, shall determine and make written findings of fact that appropriate provisions are in accordance with either WCC 11.12.060 or 11.16.110, as provided by subsection (3) of this section.

(6) General Regulations.

(a) The unit lot subdivision as a whole shall meet development standards applicable to the underlying residential site development approval associated with a commercial or residential building permit or residential planned development as applicable, and the provisions of this section. As a result of the unit lot subdivision, development on individual unit lots may be nonconforming as to some or all of the development standards based on analysis of the individual unit lot. So long as the parent site meets the criteria of the underlying residential site development plan or the dwelling units are already in existence, each unit lot will be deemed to be in conformance. If the units are already legally in existence and do not comply with the development standards, a unit lot may be created for each existing dwelling unit. Subsequent platting actions, additions, or modifications to the structure(s) may not create or increase any nonconformity of the parent lot;

(b) Unit lot subdivisions shall be subject to all applicable requirements of Title 11 WCC, except as otherwise modified by this section;

(c) Portions of the parent site not subdivided for individual unit lots shall be owned in common by the owners of the individual unit lots, or by a homeowners association comprised of the owners of the individual unit lots located within the parent site;

(d) Maximum lot coverage of the aggregate buildings located upon the parent site shall not exceed the maximum lot coverage permitted by the underlying zone or planned residential development;

(e) Except for existing nonconforming development or as approved pursuant to WCC 10.42, , building setbacks shall be as required for the zone as applied to the underlying parent site as a whole. There shall be no setback required from individual unit lot lines which are interior to the perimeter of the parent site; provided however, that any structure located upon a unit lot created hereunder shall comply with the setbacks applicable to the underlying residential site development plan;

(f) Internal drive aisles providing vehicular access to unit lots shall not be considered public or private streets when utilizing the provisions of this section. However, in no instance can an internal drive aisle conflict with or preclude necessary circulation system improvements established by the Transportation Element of the Wenatchee Urban Area Comprehensive Plans;

(g) Within the parent lot, required parking for a dwelling unit may be provided on a different unit lot than the lot with dwelling unit, as long as the right to use the parking is formalized by an easement record with the Chelan County Auditor's Office.

(g) Access easements, joint use and maintenance agreements, and covenants, conditions and restrictions identifying the rights and responsibilities of property owners and/or the homeowners association shall be executed for use and maintenance of common garage, parking, and vehicle access

areas; on-site recreation; landscaping; underground utilities; common open space; exterior building facades and roofs; and other similar features, and shall be recorded with the Chelan County Auditor's Office. Each unit lot subdivision shall make adequate provisions for ingress, egress and utilities access to and from each unit lot created by reserving such common areas or other easements over and across the parent site as deemed necessary to comply with all other design and development standards generally applicable to the underlying residential site development plan;

(7) Final Unit Lot Subdivision Review and Approval Process. Unit lot subdivisions receiving preliminary approval under the Administrative Classification under Section 11.32.080(3)a shall have a final administrative review process. Unit lot subdivisions receiving preliminary approval under the Quasi-Judicial Classification by the City of Wenatchee Hearing Examiner under Section 11.32.080(3)b shall have a final review process which includes final legislative approval by the Wenatchee City Council under Section 11.16.250 WCC. All final unit lot subdivision reviews shall be administrative. Each unit lot subdivision shall have a perimeter survey completed by a registered land surveyor, together with written data and materials in such form that when read together provides:

(a) The information required by WCC 11.12.090 or Chapter 11.16 WCC, Article III, depending upon the applicable classification of unit lot subdivision identified in subsection (3) of this section and all applicable review fees identified by Chapter 1.99 WCC, Fee Schedules, and the appropriate application form;

(b) Documents sufficient to provide for the perpetual maintenance of all common areas; and

(c) Clear indication of all covenants, conditions and restrictions applicable to the property subject to the binding site plan.

Once the administrator or City Council, as applicable, has determined that the requirements identified under subsection (3) of this section and this section have been met, the final unit lot subdivision and any associated or required documents shall be recorded with the Chelan County Auditor's Office. The unit lot subdivision approval shall become effective upon that recording.

Lots, parcels or tracts created pursuant to the unit lot subdivision procedure shall be legal lots of record. All provisions, conditions and requirements of the unit lot subdivision shall be legally enforceable on the owner or any other person acquiring a lease or other ownership interest in any lot, parcel, or tract created pursuant to the unit lot subdivision.

(8) Notes shall be placed on the plat recorded with the Chelan County Auditor's Office to acknowledge the following:

(a) Subsequent platting actions, additions, or modifications to the structures may not create or increase any nonconformity of the parent site as a whole, and shall conform to the approved residential site development plan;

(b) The individual unit lots are not separate building sites and additional development of the individual unit lots may be limited as a result of the application of development standards to the parent site.

(9) Conflicts. Any conflicts between the provisions of this section and the text of other sections of the Wenatchee City Code shall be resolved in favor of the text of this section.

**1.99.010 Community and economic development department planning division fees.** 

The department of community and economic development shall charge, and there shall be remitted to the department to help defray the expenses incurred in the processing of applications required by various city ordinances, the fees as set forth below. All application fees shall be submitted as part of the required application materials. Said application shall not be considered as complete and eligible for review until said fee has been received. All fees collected are nonrefundable except in instances where an application has been officially withdrawn in writing by the proponent or applicant prior to the act of providing public notice.

<b>Application</b>	<b>Fee</b>
(1) Application for a variance from WCC Title <a href="#">10</a> , Zoning:	\$800.00
(2) Application for a conditional use permit from WCC Title <a href="#">10</a> , Zoning:	\$950.00
(3) Application for a home occupation or temporary parking facility conditional use permit from WCC Title <a href="#">10</a> , Zoning:	\$800.00
(4) Application for a boundary line adjustment pursuant to WCC Title <a href="#">11</a> , Subdivisions:	\$200.00
(5) Application for a planned development from WCC Title <a href="#">10</a> , Zoning; provided, however, that the planned development application fee is waived in the event	\$1,450.00

Application	Fee
that the application is concurrent with a subdivision plan application:	
(6) Application for an amendment to the official zoning map (rezone) of WCC Title <a href="#">10</a> , Zoning. (Where a site-specific comprehensive plan map amendment and a rezone are processed concurrently, the rezone fee shall be waived):	\$1,000.00
(7) Application for an amendment to the official zoning text of WCC Title <a href="#">10</a> , Zoning:	\$1,000.00
(8) Application for an amendment to the official text of the Wenatchee urban area comprehensive plan:*	\$1,000.00
(9) Application for an amendment to the official land use map of the Wenatchee urban area comprehensive plan:*	\$1,000.00
(10) Application for a short subdivision pursuant to WCC Title <a href="#">11</a> , Subdivisions:	\$450.00, plus \$45.00 per lot

Application	Fee
(11) Application for a subdivision plat pursuant to WCC Title <a href="#">11</a> , Subdivisions:	\$1,550.00 plus \$45.00 per lot
(12) Appeal of administrative, historic preservation board, or concurrency test decision, or any other appeal pursuant to WCC, to the hearing examiner:	\$500.00
(13) Review of a SEPA environmental checklist required pursuant to Chapter <a href="#">12.04</a> WCC; provided, however, that the SEPA environmental checklist fee is waived in the event that the checklist is concurrent with a zoning or subdivision application of any type:	\$300.00
(14) Review and preparation of a SEPA mitigated environmental determination or environmental impact statement required pursuant to Chapter <a href="#">12.04</a> WCC:	\$150.00 minimum for three hours' review, plus \$40.00 per hour for each subsequent hour of review. Developer must provide payment based on hourly estimate at time of application; balance due at completion,



Application	Fee
	including any refund, if necessary
(15) Application for a shoreline substantial development permit subject to administrative approval pursuant to the city of Wenatchee shoreline master program:	\$500.00
(16) Application for a binding site plan <u>or unit lot subdivision</u> pursuant to WCC Title <a href="#">11</a> , Subdivisions:	\$450.00 up to nine lots, plus \$45.00 per lot; \$1,550.00 for 10 lots or more, plus \$45.00 per lot
(17) Application for a plat, short plat, <del>or</del> binding site plan, <u>or unit lot subdivision</u> alteration pursuant to WCC Title <a href="#">11</a> , Subdivisions:	\$950.00
(18) Application for a planned development amendment pursuant to WCC Title <a href="#">10</a> , Zoning:	\$950.00
(19) Review of final plat, short plat, binding site plan, <u>unit lot subdivision</u> or alteration pursuant to WCC Title <a href="#">11</a> , Subdivisions:	\$200.00, plus \$25.00 per lot

Application	Fee
(20) Building permit – Review of residential applications:	\$50.00
(21) Building permit – Review of commercial or industrial applications:	\$150.00
(22) Annexation – Petition to annex review:	\$250.00
(23) Landscape plan review:	\$50.00
(24) Landscape inspection:	\$50.00
(25) Application for a plat, short plat, <a href="#">unit subdivision</a> , or binding site plan vacation:	\$500.00
(26) Application for an amendment to conditions of approval – Short plats or binding site plans issued under administrative review, prior to final approval:	\$450.00
(27) Application for an amendment to conditions of approval – Plats, binding site plans, <a href="#">unit lot subdivision</a> , or plat alterations prior to final approval, subject to hearing examiner review:	\$800.00

<b>Application</b>	<b>Fee</b>
(28) Alternative parking analysis, planning commission review:	\$500.00
(29) Shoreline substantial development permit – Hearing examiner review:	\$950.00
(30) Shoreline conditional use permit (shoreline substantial development fees are waived where a shoreline conditional use permit is required):	\$950.00
(31) Shoreline variance:	\$800.00
(32) Shoreline exemption (written):	\$300.00
(33) Shoreline revisions (requiring no public hearing):	\$150.00
(34) Shoreline time extension (requiring no public hearing):	\$150.00

\*The comprehensive plan shall not be amended more than once in any calendar year except in cases of emergency, and as otherwise established by Chapter [36.70A](#) RCW.

(Ord. 2014-16 § 1; Ord. 2011-12 § 1; Ord. 2011-03 § 1; Ord. 2009-36 § 1; Ord. 2007-31 § 1; Ord. 2004-24 § 1; Ord. 99-1 § 1; Ord. 98-11 § 1)

10.10.020 District use chart.

The use chart located on the following pages is made a part of this section. The following acronyms have the following meanings, as used in the use chart that is part of this section:

- P = Permitted use
- P1 = Permitted use, not to occupy grade level commercial street frontage
- AU = Accessory use
- C = Conditional use
- ~ = Prohibited use
- M = Permitted use in a corridor mixed use (CMU) project located within the MRC
- C/M = Permitted conditional use in a corridor mixed use (CMU) project located within the MRC

Districts

- RS = Residential Single-Family District
- RL = Residential Low District
- RM = Residential Moderate District
- RH = Residential High District
- RF = Residential Foothills Low District
- CBD = Central Business District
- NWBD = North Wenatchee Business District
- SWBD = South Wenatchee Business District
- CN = Neighborhood Commercial District

Districts

OMU = Office Mixed Use District

RMU = Residential Mixed Use District

WMU = Waterfront Mixed Use District

I = Industrial District

Overlays

MRC = Mixed Residential Corridor  
=

CSO = Columbia Street Overlay

HEO = Historic/Entertainment Overlay

PO = Waterfront Pedestrian Overlay

RRO = Waterfront Recreational/Residential  
Overlay

IO = Waterfront Industrial Overlay

GHD = Grandview Historic District (not included  
in district use chart)

CNO = Neighborhood Commercial Overlay (not  
included in district use chart)

District Use Chart

<p>P = Permitted use                  P1 = Permitted, not to occupy grade level commercial street frontage                  AU = Accessory use                  C = Conditional use                  C1 = Permitted, not to occupy grade level commercial street frontage                  ~ = Prohibited use                  M = Permitted use in a corridor mixed use project within the MRC overlay</p>																		
Uses	Commercial Districts				Mixed Use Districts			Residential Districts					Overlay Zones					
	CBD	NWBD/SWBD	CN	I	WMU	OMU	RMU	RF	RS	RL	RM	RH	HEO	CSO	MRC	IO	PO	RRO
Commercial, Retail																		
Adult entertainment businesses	~	P	~	P	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Adult oriented retail	~	P	~	P	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Auto rental agencies	P	P	~	P	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Banks without drive-through	P	P	P	~	P	P	C	~	~	~	~	~	P	P	M	~	P	~
Banks with drive-through	P	P	P	~	P	P	~	~	~	~	~	~	P	P	~	~	~	~
Boat sales and rentals	~	P	~	P	P	~	~	~	~	~	~	~	~	~	~	~	P	P1
Building materials, garden and farm supplies	P	P	P	P	~	~	~	~	~	~	~	~	~	P	~	P	~	~
Equipment rental services, commercial	~	P	~	P	~	C	~	~	~	~	~	~	~	P	~	P	~	~
Exercise facilities	P	P	P	P	P	P	P	~	~	~	~	~	P	P	P	P	P	P

District Use Chart

<p>P = Permitted use  P1 = Permitted, not to occupy grade level commercial street frontage  AU = Accessory use  C = Conditional use  C1 = Permitted, not to occupy grade level commercial street frontage  ~ = Prohibited use  M = Permitted use in a corridor mixed use project within the MRC overlay</p>																		
Uses	Commercial Districts				Mixed Use Districts			Residential Districts					Overlay Zones					
	CBD	NWBD/SWBD	CN	I	WMU	OMU	RMU	RF	RS	RL	RM	RH	HEO	CSO	MRC	IO	PO	RRO
Farmers market	P	P	P	~	P	P	P	~	~	~	~	~	P	P	P	~	P	P
Furniture, home furnishings, and appliances	P	P	P	P	P	~	~	~	~	~	~	~	P	P	~	P	P	P1
General retail	P	P	P	~	P	~	~	~	~	~	~	~	P	P	~	~	P	P1
Liquor stores	P	P	~	~	P	~	~	~	~	~	~	~	P	P	~	~	P	~
Marijuana retailer	~	P	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Mobile, manufactured, and modular housing sales	~	~	~	P	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Motor vehicle sales	P	P	~	P	~	~	~	~	~	~	~	~	~	AU	~	~	~	~
Motor vehicle supply stores	P	P	~	P	~	~	~	~	~	~	~	~	~	P	~	~	~	~
Neighborhood grocery	P	P	P	P	P	~	P	~	~	~	~	~	P	P	M	~	P	P1

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Uses	Commercial Districts				Mixed Use Districts			Residential Districts					Overlay Zones					
	CBD	NWBD/SWBD	CN	I	WMU	OMU	RMU	RF	RS	RL	RM	RH	HEO	CSO	MRC	IO	PO	RRO
Office supplies and equipment	P	P	P	P	P	P	~	~	~	~	~	~	P	P	~	~	P	~
Outdoor mobile vendors	AU	AU	AU	AU	AU	~	~	~	~	~	~	~	AU	AU	~	~	AU	AU
Printing, commercial	P	P	~	~	P	P	~	~	~	~	~	~	P	P	~	~	P1	~
Service stations (car wash, fuel, lube)	C	P	P	P	C <sup>2</sup>	~	~	~	~	~	~	~	~	~	~	~	~	~
Supermarket	P	P	~	~	P	~	~	~	~	~	~	~	~	~	~	~	P	~
Commercial, Service																		
Delivery services, local	P	P	~	P	C	P	~	~	~	~	~	~	~	P	~	P	~	~
Drinking establishments	P	P	~	~	P	~	~	~	~	~	~	~	P	P	~	~	P	P1
Hotels/motels	P	P	~	~	P	~	~	~	~	~	~	~	P	P	~	~	P	P
Kennels	~	C	~	P	~	C	~	~	~	~	~	~	~	~	~	~	~	~
Laundromats	P	P	P	~	P	P	C	~	~	~	~	~	P	P	M	~	~	P1

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	CBD	NWBD/SWBD	CN	I	WMU	OMU	RMU	RF	RS	RL	RM	RH	HEO	CSO	MRC	IO	PO	RRO
Lodging	P	P	P	~	P	~	~	~	~	~	~	~	P	P	~	~	P	P
Micro brewery, distillery, or winery	P	P	~	P	P	P	~	~	~	~	~	~	P	P	~	P	P	P
Public utilities and services	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Radio/TV studios	P	P	~	P	P	P	~	~	~	~	~	~	P	P	~	~	P1	~
Restaurants, with drive-in or drive-through	P	P	P	~	C	~	~	~	~	~	~	~	~	~	~	~	~	~
Restaurants, without drive-in or drive-through	P	P	P	~	P	P	C	~	~	~	~	~	P	P	M	~	P	P1
Service and repair, motorized	~	P	~	P	~	P	~	~	~	~	~	~	~	P	~	P	~	~
Service and repair, nonmotorized	P	P	P	P	P	P	C	~	~	~	~	~	P	P	~	P	P1	P1
Industrial																		

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Boating storage facilities	~	P	~	P	C <sup>z</sup>	P	~	~	~	~	~	~	~	P	~	~	~	~
Industry, heavy	~	~	~	P	~	~	~	~	~	~	~	~	~	~	~	P	~	~
Industry, light	C	C	~	P	C <sup>z</sup>	C	~	~	~	~	~	~	~	P	~	P	~	~
Junkyard/wrecking yard	~	~	~	P	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Marijuana processor	~	~	~	P	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Mini-storage	P1	P	P1	P	AU	P	~	~	~	~	~	~	~	P	~	~	~	~
Off-site treatment and storage facilities for hazardous waste	~	~	~	P	~	~	~	~	~	~	~	~	~	~	~	P	~	~
On-site treatment and storage facilities for hazardous waste	AU	AU	AU	P	AU <sup>z</sup>	AU	AU	~	~	~	~	~	AU	AU	~	P	AU	AU
Printing, industrial	~	~	~	P	~	C	~	~	~	~	~	~	~	P	~	~	~	~
Recycling facilities	AU	AU	AU	P	AU <sup>z</sup>	AU	AU	~	~	~	~	~	AU	AU	~	~	AU	AU

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	CBD	NWBD/SWBD	CN	I	WMU	OMU	RMU	RF	RS	RL	RM	RH	HEO	CSO	MRC	IO	PO	RRO
Solid waste transfer station	~	~	~	P	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Warehousing and storage	AU	AU	~	P	~	C	~	~	~	~	~	~	~	P	~	P	~	~
Welding and fabrication	~	C	~	P	~	C	~	~	~	~	~	~	~	P	~	P	~	~
Wholesale products incidental to retail business	P	P	~	P	P <sup>Z</sup>	~	~	~	~	~	~	~	P	P	~	P	P1	~
Wholesale sales	~	~	~	P	~	C	~	~	~	~	~	~	~	P	~	P	~	~
Medical																		
Clinic	P	P	P	~	P	C	C	~	~	~	~	~	P	P	C	~	P1	~
Hospital planned development	~	P	~	~	~	P	P	~	P	P	P	P	~	~	P	~	~	~
Medical office	P	P	P	~	P	P	P	~	~	~	~	~	P	P	M	~	P1	~
Supervised living facilities	~	~	~	~	C	C	C	~	C	C	C	C	~	~	C	~	C1	C

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	CBD	NWBD/SWBD	CN	I	WMU	OMU	RMU	RF	RS	RL	RM	RH	HEO	CSO	MRC	IO	PO	RRO	
Recreation, indoor commercial	P	P	P	~	P	~	C	~	~	~	~	~	P	P	~	~	P	P	
Recreation, outdoor commercial	~	C	~	P	C	~	~	~	~	~	~	~	~	~	~	~	~	~	C
Recreation, neighborhood	~	~	P	~	~	C	C	C	C	C	C	C	~	~	M	~	~	~	
Recreational vehicle parks	~	~	~	~	C	~	~	~	~	~	~	~	~	~	~	~	C	C	
Residential																			
Single-family dwelling	~	~	~	~	~	P	P	P	P	P	P	P	~	~	P	~	~	~	
Duplex	~	~	~	~	~	P	P	~	~	~	P	P	~	~	P	~	~	~	
One- to two-unit dwellings	P1	P1	P1	~	~	P	P	~	~	~	~	P	P1	P1	P	~	P1	P1	
Multifamily dwellings	P1	P1	P1	~	P	P	P	~	~	~	~	P	P1	P1	P	~	P	P	
Accessory building, residential	~	~	~	~	P	P	P	P	P	P	P	P	~	~	P	~	P	P	

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Accessory dwelling unit (ADU)	~	~	~	~	~	P	P	P	P	P	P	<del>P</del>	~	~	P	~	~	~
Adult family home	AU	AU	AU	~	AU	P	P	P	P	P	P	P	~	~	P	~	~	~
Bed and breakfast	P	~	~	~	P	P	P	C	P	P	P	P	P	~	P	~	P	P
Transient rental <sup>5</sup>	P	~	~	~	P	P	P	~	~	~	~	~	P	~	P	~	P	P
Family day care (12 or fewer children)	AU	AU	AU	~	AU	P	P	P	P	P	P	P	~	~	P	~	~	P
Cottage housing	~	~	~	~	~	P	P	~	P	P	P	P	~	~	P	~	~	~
Group home (six or less)	~	~	~	~	~	P	P	C	P	P	P	P	~	~	P	~	~	P
Group home (seven or more)	P1	P1	P1	~	C	C	C	C	C	C	C	P	P1	P1	C	C	C	C
Home occupation	~	~	~	~	~	P	P	C	C	C	P	P	~	~	P	~	~	P
Home occupation, mailing address only	~	~	~	~	~	P	P	P	P	P	P	P	~	~	P	~	~	P

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Farm animals, large and small	~	~	~	~	~	P	P	P	P	P	P	P	~	~	P	~	~	~
Manufactured home1	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Manufactured home, designated	~	~	~	~	~	P	P	P	P	P	P	P	~	~	P	~	~	~
Manufactured/mobile home park (as a residential planned development)	~	~	~	~	P	P	P	~	P	P	P	P	~	~	P	~	~	~
Mobile home2	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Modular home	~	~	~	~	~	P	P	P	P	P	P	P	~	~	P	~	~	~
Residential planned developments	~	~	~	~	P6	P	P	~	P	P	P	P	~	~	P	~	~	P6
Student housing	~	~	~	~	~	~	~	~	~	~	C	P	~	~	P	~	~	~
Other Uses																		
Accessory building, agricultural	~	~	~	~	~	P	~	P	P	P	P	P	~	~	P	~	~	~







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Storage container <sup>3</sup>	~	AU	~	P	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Swimming pool	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	~	AU	AU
Wireless communication antenna	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU
Wireless communication tower	~	C	~	C	~	C	~	~	~	~	~	~	~	~	~	C	~	~
Yard sale	~	~	~	~	~	~	~	P	P	P	P	P	~	~	~	~	~	~

- 1 Manufactured homes are permitted only within a mobile/manufactured home park.
- 2 Mobile homes are permitted only within a mobile/manufactured home park.
- 3 Storage containers in the NWBD/SWBD must be 100 percent screened from the public right-of-way.
- 4 Marijuana production is permitted indoors only; no outdoor production is allowed.
- 5 Code reviser’s note: Ordinance 2009-08 added transient rentals as a permitted residential use. Ordinance 2014-32 inadvertently omitted transient rentals from the district use chart. The use has been restored here per the city’s intent.
- 6 Minimum 10 dwelling units per acre of attached single-family dwelling units.
- 7 Except North of the Wenatchee River.