

**WENATCHEE PLANNING COMMISSION  
SCHEDULED MEETING  
July 19, 2017  
WENATCHEE CITY HALL COUNCIL CHAMBERS  
129 S. Chelan Avenue  
Wenatchee, WA 98801**

<b>AGENDA</b>
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**I. CALL TO ORDER AND WELCOME**

**II. ADMINISTRATIVE AFFAIRS**

- A. Approval of minutes from the last regular meeting on May 17, 2017

**III. OLD BUSINESS**

None

**IV. NEW BUSINESS**

- A. 2018 – 2023 Transportation Improvement Program (TIP) – Gary Owen, City Engineer
- B. Overview of work plan items for 2017-2018
- C. A presentation on upcoming revisions to Chapter 12.08 Resource Land and Critical Areas Development

**V. OTHER**

None

**VI. 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 5:35 p.m. with the following members in attendance: Ace Bollinger, Joe Gamboni, Tony Freytag, Courtney Tiffany, and Susan Albert.

City Planning staff was represented by: Glen DeVries, Community Development Director; Steve King, Economic Development Director; John Ajax, Senior Planner; Matt Parsons, Associate Planner; and Kim Schooley, Administrative Assistant. Also present were Matt Leonard, Public Works Director, and Mitch Reister, Utilities Manager.

II. ADMINISTRATIVE AFFAIRS

A. Approval of the minutes of the regular meeting of April 19, 2017.

**Commissioner Bollinger moved to approve the minutes of April 19, 2017. Commissioner Freytag seconded the motion. The motion carried.**

B. Election of officers

**Commissioner Bollinger moved to nominate Scott Griffith to remain as Chair for another year. Commissioner Gamboni seconded the motion. The motion carried.**

Regarding the position of Vice Chair, Commissioner Tiffany had served as interim Vice Chair for the last couple of months, but advised that she was not interested in continuing in the position.

**Commissioner Gamboni moved to nominate Ace Bollinger for the position of Vice Chair. Commissioner Albert seconded the nomination. The motion carried.**

C. PC Applicant Interview – John Brown

Commissioners interviewed applicant, John Brown.

Following the interview, Commissioners discussed the application.

**Commissioner Bollinger moved to forward a recommendation to City Council to appoint John Brown to the Planning Commission. Commissioner Gamboni seconded the motion. The motion carried.**

IV. OLD BUSINESS

A. Continued Public Hearing from April 19, 2017 on the following proposed actions: proposed amendments to the Wenatchee Urban Area Plan text, goals, policies, exhibits and studies reflecting the 2016-2017 comprehensive plan update process in compliance with the 8 year cycle update requirements of the Washington State Growth Management Act under RCW 36.70A.130.

Glen DeVries, Community Development Director, addressed the Commission and provided an overview of the proposed amendments.

Matt Leonard, Public Works Director, and Mitch Reister, Utilities Manager, addressed the Commission regarding the Sewer Plan update and future plans implementing service to the Sunnyslope area.

Chair Scott Griffith excused himself from the meeting at 5:57 p.m. to take a phone call. He returned at 5:59 p.m.

Commissioners asked questions of staff.

DeVries continued with the comprehensive plan presentation and outlined public comments received to date.

DeVries discussed staff's recommended policy additions in consideration of public comments received regarding Olds Station Land Use Designations and Zoning Map Amendments.

DeVries advised that staff recommended approval of the proposed amendments based upon the findings of fact and conclusions of law contained in the May 10, 2017 Supplemental Staff Report provided to Commissioners in their agenda packets.

Chair Griffith opened the hearing for public comment.

Rory Turner, 1414 N. Benoy, Wenatchee, WA and Pete Fraley, 1 Fifth Street, Wenatchee, WA addressed the Commission on behalf of the Port of Chelan County. Fraley spoke to the proposed amendments regarding the Olds Station area and provided an overview of the history of zoning and land use designation of the area. Fraley explained the Port's agreement entered into with Chelan County pursuant to Resolution 81-42 and advised that he would submit that document into the record.

Fraley claimed that upon annexation of the Olds Station area, the City was bound by the zoning that the agreement established. He advised that the Port's request and recommendation in order to alleviate future potential litigation would be to leave the existing Port property zoned industrial as such. Fraley asked Commissioners to look at their proposal number one provided to them at the last meeting.

Commissioners asked staff what their position was on the Port's comments.

DeVries advised that the City's legal counsel had advised that the Planned Development rezoning agreement entered into between the Port and County was not vested.

Steve King, Economic Development Director, advised that the City's goal was to keep regulations consistent or it would be difficult to issue building permits that were not in agreement with our code.

Commissioners asked Fraley what the concern was for including the property when most uses would be allowed.

Fraley advised that the main concern would be the additional requirement and need for Conditional Use permits. He explained that the process would make development of the property for industrial uses a hardship.

Turner added and spoke to the concerns and hardships that the zoning change and requirement for conditional use permits would create for potential economic development. He advised that there were currently a couple of different very successful businesses that were interested and in need of additional industrial space. However, these type of businesses often are hesitant to operate under a three-year conditional use permit.

DeVries spoke to details of the conditional use permit process. He said that he understood that many firms would be wary of a conditional use permit process. However, he advised that there are ways to do the permits administratively and/or ways to perhaps streamline the process to make it easier.

Fraley presented the following documents for submittal into the record:

- Chelan County Resolution 81-42 (*marked Exhibit A*)
- Administrative interpretation dated April 7, 2016 to Steve Smith from Glen DeVries regarding the Port property (*marked Exhibit B*)
- Port district property valuation—Exhibit “A” Table of District Facilities (*marked Exhibit C*)

Fraley and Turner thanked Commissioners for their work to date and asked for their consideration in leaving the industrial zoning designation on Port properties as discussed and outlined in their proposal number 1.

Commissioners asked staff if it was their option to consider the Port’s request and remove the properties from the proposed amendments.

Staff advised that the Planning Commission could make the recommendation to Council as they saw fit.

Dan Frazier, Chelan County PUD, 327 N. Wenatchee Avenue, Wenatchee, WA – spoke briefly about additional written public comment submitted to Commissioners, dated May 17, 2017 (*marked Exhibit D*) and expressed support for the Port’s request.

Chair Griffith closed the public hearing and opened deliberations of the Commission.

**Commissioner Bollinger moved to recommended approval of the proposed amendments as outlined in the supplemental staff report dated May 10, 2017, with the exclusion of the properties identified in Proposal 1 provided by the Port of Chelan County which should be removed from the North Wenatchee Business District and retain their Industrial zoning designation. Commissioner Gamboni seconded the motion. Motion carried.**

**V. NEW BUSINESS**

- A. A public hearing to consider the following proposed amendments:  
Proposed amendments to Wenatchee City Code (WCC) Chapter 10.42 to allow residential planned developments which create nine or less lots, tracts, parcels, or residential dwelling units to be processed as a Type II administrative review application. WCC Chapter 1.99 is proposed to be amended to establish related application fees.
- B. Amendments to WCC Chapter 11.20 to accommodate provisions for shared driveway easements and private lane established by access easements when consistent with review criteria to facilitate infill development.
- C. Amendments for WCC Chapter 11.32 to add provisions for unit lot subdivisions applying exclusively to divisions of land for attached single-family dwelling units and cottage housing developments. WCC Chapter 1.99 is proposed to be amended for associated application fees.

Chair Griffith opened the public hearing on the proposed amendment.

DeVries and Matt Parsons, Associate Planner, provided an overview of the proposed amendments contained in Items A., B., and C.

Commissioners asked questions of staff.

Chair Griffith opened the public hearing for comment.

There was no public comment.

Chair Griffith closed the public hearing and opened deliberations of the Commission.

**Commissioner Griffith moved to approve the proposed amendments to WCC11.32 Cluster Subdivisions and Binding Site Plans to include section WCC11.32.080 Unit Lot Subdivisions, and a corresponding amendment to WCC1.99.010 Community and Economic Development Department Planning Division Fees, based upon the suggested findings of fact and conclusions of law enclosed at the conclusion of the staff report dated May 17, 2017. Commissioner Bollinger seconded by Bollinger. Motion carried.**

- D. A public workshop to discuss draft amendments for wireless communication facilities.

John Ajax, Senior Planner, presented the staff report.

Commissioners asked questions of staff.

Ajax advised that additional information and code would come before the Planning Commission for review at a later date.

**VI. OTHER**

None

**VI. ADJOURNMENT**

With no further business to come before the Planning Commission, Chair Scott Griffith adjourned the meeting at 8:00 p.m.

Respectfully submitted,

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

DRAFT



### **Changes and deletions from 2017 TIP (ID #'s from 2017 TIP):**

- ID #1 RW, 2, 5, 6, 7 PE, and 8, : These annual projects were removed from the TIP as they have either started construction this year or the construction funding has been approved for construction this year or next.
- ID # 7: Modified from funded PE project to planned CN project.
- ID #11: Modified as the allocated partial project funding was moved to another active project.
- ID #12: Modified funding to reflect the CDBG program paying back funds borrowed ahead for this year's project.
- ID #13: Modified annual program to reflect available funding levels assumed by the pavement committee in 2016.
- Priority #18: Modified to reflect partial secured funding from STP program.
- Priority #19: Modified by eliminating the project and replacing it with two projects from the approved complete streets work plan. The two new projects are identified as ID #'s 9 and 10 in the draft 2018 TIP.
- ID #21: Modified to reflect the project was funded with a grant secured in June this year. Project is currently in early design phase.
- ID #25: Modified to reflect desired funding levels documented by the pavement committee in 2016.
- ID #28: Project removed from TIP and replaced with three projects designed to realize transportation improvements identified in the North Wenatchee Redevelopment Plan. The three new projects in the draft 2018 TIP include: #29 McKittrick Street/BNSF Grade Separation, #31 Miller Street Realignment and Storm Repairs, and #32 McKittrick Street Extension.
- ID #42: Modified to reflect new scope and cost estimate utilized in a recent grant application. Project is another improvement identified in the North Wenatchee Redevelopment Plan.
- ID #45: Removed as it conflicts now with the non-motorized pathway planned for that block of unopened right-of-way.
- ID #48: Modified project to reflect transit improvements identified in the draft North Wenatchee Avenue Concept plan.

### **New projects on the 2018 TIP (ID #'s from draft 2018 TIP):**

- ID #8: Added SR285 Side Street Preservation w/WSDOT. Construction is scheduled for 2018. WSDOT is the lead on the project.
- ID #33: Added Tacoma Street Urban Upgrades as a future TIB funded project.
- Five new projects are included in the "Changes and Deletions" section above.



**II. ACTION REQUESTED OF COMMISSION/STAFF RECOMMENDATIONS:**

**No action requested. Staff recommends that the City Planning Commission review the draft 2018 – 2023 Transportation Improvement Program as presented and provide feedback to staff, with respect to consistency with and implementation of the comprehensive plan prior to SEPA advertisement, a Public Hearing, and future staff recommendation for City Council adoption.**

**V. ADMINISTRATIVE ROUTING:**

Matt Leonard, Public Works Director  
Jennifer Saugen, Assistant City Engineer  
Rachael Evans, Contracts Coordinator  
Steve King, Economic Development Director  
Glen DeVries, Community Development Director



**CITY OF WENATCHEE**  
**SIX YEAR TRANSPORTATION IMPROVEMENT PROGRAM**  
**FROM 2017 TO 2022**

Hearing Date: August 11, 2016

Ordinance No. 2016-21

ID	Project Title	Project Description	Road Name	Begin	End	Length	Total Cost	2017	2018	2019	2020	2021	2022	Phase	Start	Status	Fund Code	Fed Fund	State Code	State Funds	Local Code	Local Funds
1	McKittrick St. - Wenatchee Ave. Signal Project #0623	Install Traffic Signal, provide for U-turns, median barrier, east leg frontage connections. Consistent with NW 21 and NW9 of North Wenatchee Transportation Master Plan	Wenatchee Avenue	McKittrick Street	Wenatchee Avenue	0.16	\$700,000	\$700,000						RW	2014	S	STP(R)	\$605,500			109 Fund	\$94,500
1	McKittrick St. - Wenatchee Ave. Signal Project #0623	Install Traffic Signal, provide for U-turns, median barrier, east leg frontage connections. Consistent with NW 21 and NW9 of North Wenatchee Transportation Master Plan	Wenatchee Avenue	McKittrick Street	Wenatchee Avenue	0.16	\$643,000		\$643,000					CN	2016	S	STP(R)	\$556,195			109 Fund	\$86,805
2	Wenatchee Signage Safety Improvements	Assess approx. 735 traffic signs on collector roadways for compliance and replace, relocate, remove or install new. Update Freight Route Signing.	9th, 5th, 2nd, Orondo, Kittitas, and others	Various	Various		\$153,000	\$153,000						PE, CN	2015	S	HSIP	\$150,000			111 Fund	\$3,000
3	McKittrick Street Improvements	Reconstruct roadway. Construct new storm sewer, sidewalks, and illumination. ROW acquisition	McKittrick St	Pine St.	Wenatchee Avenue	0.21	\$1,443,000	\$1,001,500						CN	2015	S			TIB	\$1,100,000	109 Fund	\$200,000
4	Red Apple Road Phase 1	Arterial street reconstruction	Red Apple Road	Okanogan Ave	Miller Street	0.5	\$1,273,000	\$1,273,000						ALL	2017	S			TIB	\$800,000	109 Fund	\$200,000
5	Lewis and Clark Elementary Sidewalk Improvements	Install curb, gutter, and sidewalk on East side of Princeton across from school. Update radar feedback signs, extend sanitary sewer and storm drain in Princeton.	Princeton	Springwater	600 Feet North of Springwater	0.11	\$594,500	\$500,000						PE, RW, CN	2016	S			SRTS	\$373,000	109 Fund, 410 Fund	\$222,000
6	SR285/South Wenatchee Pedestrian Crossing Improvements	Install RRFB's at Chehalis/Mission/Chehalis vicinity and upgrade pedestrian facilities consistent with the subarea plan.	Mission St., Chelan Ave.	Spokane vic.	Chehalis vic.		\$500,000	\$400,000						PE, RW, CN	2016	S	STP/TAP	\$432,000			109 Fund	\$68,000
7	First Street Bikeway	Construct Type 1 bikeway on First Street Corridor between Columbia and Miller	First St., Orondo Ave.	Miller St.	Columbia St		\$30,000	\$10,000						PE	2016	S	BIKE/PED	\$25,000			109 Fund	\$5,000
8	South Wenatchee Pedestrian Safety Improvements, Phase 2	Sidewalk improvements on Mission Street and Terminal Avenue. Chelan County is lead	Mission St., Chelan Ave.	Terminal	Crawford		\$456,238	\$40,000	\$376,238					PE, RW, CN	2015	S			SRTS, TIB	\$422,238	VIF, Chelan County	\$52,000
9	North Wenatchee Ave. Pedestrian and Median Improvements	Improvements identified in master plan (NW-1, NW-20) including wider sidewalks, streetscape, access consolidation, and median safety	N. Wenatchee Avenue	MP 3.33	MP 3.59	0.26	\$861,000	\$200,000	\$661,000					PE, RW, CN	2016	S	STP	\$745,000			109 Fund	\$116,000
10	Western Ave./ Springwater Ave. Intersection Control	Construct Mini-Roundabout	Western Avenue	Springwater Vicinity			\$266,000	\$246,000						PE, CN	2016	S	STP	\$230,000			109 Fund	\$36,000
11	North Wenatchee Ave. Frontage Road: Horselake Rd. to Maiden Lane	Construct frontage road from South of Maiden Lane to Horselake Road Intersection. Consolidate access, enhance capacity. Modify Maiden Lane/Wenatchee Ave intersection. Identified as NW-7 and NW-8 in North Wenatchee Transportation Master Plan	New	Duncan St.	Maiden Ln.	0.27	\$2,300,000	\$200,000	\$500,000	\$1,600,000				ALL	2017	S/P	STP(U)	\$1,000,000	TIB	\$1,000,000	109 Fund	\$300,000
12	South Wenatchee Sidewalk Program	Construct Sidewalk in the Lincoln School and other eligible areas in accordance with City CDBG Funding Program	Varies	Various	Various	varies	\$600,000		\$200,000		\$200,000		\$200,000	ALL	2017	S	CDBG	\$600,000				\$0
13	Street Preservation Program	Street Preservation Activities including: sealing, grinding, paving, ADA upgrades, etc.	Varies				\$4,800,000	\$800,000	\$800,000	\$800,000	\$800,000	\$800,000	\$800,000	ALL	2017	S					111 Fund:300K TBD:500K	\$4,800,000
14	Miscellaneous, Minor, Undefined	Miscellaneous minor/emergent projects including intersections and signals, ADA, sidewalks, and traffic control devices.	Various Streets				\$300,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	ALL	2017	S					109 Fund	\$300,000
15	Storm Drain Improvements	Various projects identified in stormwater comprehensive plan. Upgrades necessary to coincide with street improvement projects.	Varies				\$1,200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	PE	2017	S					401 Fund, 410 Fund	\$1,200,000
16	M&O Pavement Preservation projects	Pavement and traffic control preservation projects and activities including crack sealing and skin patching.	Various City Streets				\$450,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	ALL	2017	S					108 Fund, 111 Fund	\$450,000



**CITY OF WENATCHEE**  
**SIX YEAR TRANSPORTATION IMPROVEMENT PROGRAM**  
**FROM 2017 TO 2022**

Hearing Date: August 11, 2016

Ordinance No. 2016-21

ID	Project Title	Project Description	Road Name	Begin	End	Length	Total Cost	2017	2018	2019	2020	2021	2022	Phase	Start	Status	Fund Code	Fed Fund	State Code	State Funds	Local Code	Local Funds	
17	M&O Sidewalk Improvements	Sidewalk improvements on various streets to reduce tripping hazards, provide improved accessibility, and fill minor gaps.	Various City Streets				\$300,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	ALL	2016	S					108 Fund	\$300,000	
18	Pedestrian Safety Improvements	Construct new and repair damaged sidewalks and/or install other pedestrian facilities including ADA upgrades.	Various City Streets				\$300,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	ALL	2017	S					TBD, other	\$300,000	
19	Complete Streets Program	Fully or partially fund complete street improvement projects consistent with 2016 complete streets policy and work plan	Various City Streets				\$1,500,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	ALL	2017	P			TIB	\$1,500,000			
20	Residential Traffic Calming	Construct traffic calming measures in problem areas with participating neighborhoods	Varies				\$60,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	ALL	2017	P					Unknown	\$60,000	
21	Middle School Crossing Improvements	New and Upgraded Crosswalks, lighting, and warning devices at Foothills and Orchard Middle Schools	Maple St./Miller St.				\$400,000	\$50,000	\$350,000					ALL	2017	P			SRTS	\$400,000			
22	Elliott Street Multi Use Pathway	Construct 300 feet of hard surfaced multi use pathway with illumination and vehicular separation.	Elliott St.	Second St.	Third St.	0.06	\$185,000	\$22,000	\$163,000					ALL	2017	P				Pedestrian & Bicycle Pgm	\$145,000	109 Fund	\$40,000
23	Loop Trail Connection: Confluence State Park to Olds Station Road	Construct 1000 feet of multi use pathway along the State Park Entrance road connecting Olds Station Road to the Apple Capital Loop Trail	State Park Rd.			0.2	\$600,000		\$50,000	\$550,000				ALL	2018	P				Pedestrian & Bicycle Pgm	\$500,000	Port, State Parks, 109 Fund	\$100,000
24	Miscellaneous bicycle system improvements.	Implement various identified projects from the Greater Wenatchee Bicycle Master Plan	Various				\$60,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	ALL	2017	P					TBD, other	\$60,000	
25	Wenatchee Street Pavement Preservation	Beyond the constrained limit of the funded street preservation program. See ID #13	Various arterial and Collector Streets				\$11,100,000	\$3,000,000	\$3,000,000	\$3,000,000	\$700,000	\$700,000	\$700,000	ALL	2017	P					PWTF Loan, 111 Fund, TBD	\$11,100,000	
26	Illumination upgrades	Improve illumination on various arterials and collectors especially at high pedestrian locations.	Various				\$60,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	ALL	2017	P					PUD, CDBG, 109 Fund, Other	\$60,000	
27	Truck Route Improvements	Various improvements on newly established truck routes.	Various City Streets				\$500,000		\$500,000					ALL	2018	P	STP(U)	\$432,500				\$67,500	
28	North Wenatchee Avenue Corridor Improvements - Confluence Parkway EIS	EIS for Confluence Parkway, ITS implementation, and Various NW projects identified in the North Wenatchee Transportation Master Plan	SR285	Wenatchee River/City Limits	Miller Street	2.5	\$28,000,000	\$1,000,000	\$1,500,000	\$1,500,000	\$5,000,000	\$5,000,000	\$14,000,000	ALL	2017	P			OTHER, WSDOT	\$28,000,000			
29	North Wenatchee Ave: Miscellaneous Improvements	Spot Improvements including wider sidewalks, streetscape, access consolidation, and median safety as identified in NW-1 of the North Wenatchee Transportation Master Plan	N. Wenatchee Avenue	Wenatchee River/City Limits	Chelan Street		\$2,000,000				\$2,000,000			ALL	2020	P	STP(U)	\$1,730,000			109 Fund	\$270,000	
30	SR285 Intersection Improvements at Miller and Maple Streets	Connect northbound Miller Street to the intersection of Miller/SR285, remove the easterly leg of Maple/SR285, provide bicycle and pedestrian enhancements per NW-22 and NW-23 in the North Wenatchee Transportation Master Plan.	SR285	Miller St.	Maple St.	0.15	\$2,000,000			\$2,000,000				ALL	2019	P			TPP	\$1,700,000	109 Fund	\$300,000	
31	Hawley St. RXR Grade Separation	Construct underpass at the Hawley Street BNSF RR Xing. Identified as NW-2 in North Wenatchee Transportation Master Plan	Hawley Street			0.1	\$19,500,000					\$19,500,000		ALL	2021	P	5309(Bus)	\$17,500,000	TIB	\$2,000,000			
32	North Miller St./BNSF Pedestrian Overpass	Construct BNSF and Miller Street overpass for pedestrian travel West of Town Toyota Center. Project NW-3 from North Wenatchee Transportation Master Plan					\$11,500,000						\$11,500,000	ALL	2022	P	5309(Bus)	\$11,500,000					
33	Millerdale Improvements	Reconstructs portions of Millerdale. Adds curb, gutter, and sidewalk. Makes safety improvements	Millerdale Avenue	Miller Street	Gellatly	0.58	\$1,836,000			\$1,836,000				ALL	2019	P			TIB	\$1,560,000	109 Fund	\$276,000	
34	Red Apple Road Phase 2	Arterial street reconstruction	Red Apple Road	Miller	Skyline	0.53	\$1,000,000				\$1,000,000			ALL	2020	P			TIB	\$800,000	109 Fund	\$200,000	



**CITY OF WENATCHEE**  
**SIX YEAR TRANSPORTATION IMPROVEMENT PROGRAM**  
**FROM 2017 TO 2022**

Hearing Date: August 11, 2016

Ordinance No. 2016-21

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35	Springwater urban upgrades	Reconstruct roadway. Construct new storm sewer, sanitary sewer, sidewalks, and illumination.	Springwater	Western Avenue	Woodward	0.25	\$1,200,000					\$1,200,000		ALL	2021	P			TIB	\$1,000,000	109 Fund	\$200,000
36	Woodward urban upgrades.	Reconstruct roadway. Construct new storm sewer, sanitary sewer, sidewalks, and illumination. ROW acquisition. Canal bridge?	Woodward	Fifth Street	Springwater	0.5	\$1,500,000						\$1,500,000	ALL	2022	P			TIB	\$1,300,000	109 Fund	\$200,000
37	Railroad Grade Crossing Upgrades	Install median barrier or double signal arms to prevent vehicles from driving around signal gates. Mitigation to continue train whistle ban.	Ninth, Miller, Hawley				\$100,000					\$100,000		ALL	2021	P			OTHER	\$80,000		\$20,000
38	Skyline Drive Widening	Widen roadway to create shared-use shoulder or dedicated pathway for pedestrians and bicycles. Fill ditch section and install closed stormwater collection system. Install barrier and extruded curbs, replace guardrail, construct walls.	Skyline Drive	Skyline Drive	Number 2 Canyon Road	0.72	\$2,150,000						\$2,150,000	ALL	2022	P			OTHER	\$1,720,000	109 Fund	\$430,000
39	North Road Improvements	Reconstruct North Road to Improve Secondary Access to the Broadview Subdivision. Project would mainly improve area West of Canal by widening and flattening grade.	North Road	Western Avenue	Broadhurst	0.25	\$800,000				\$800,000			ALL	2020	P					TIF, 109 Fund	\$800,000
40	McKittrick Street Improvements	Reconstruct roadway. Construct new storm sewer, sidewalks, and illumination. ROW acquisition	McKittrick St	Pine Ave	Pershing	0.36	\$1,300,000					\$1,300,000		ALL	2021	P			TIB	\$1,100,000	109 Fund	\$200,000
41	Wenatchee Avenue and Thurston St. Signal	Construct new traffic signal.	Wenatchee Avenue	Thurston Street	Thurston Street	0.1	\$350,000						\$350,000	ALL	2022	P			TIB	\$280,000	109 Fund	\$70,000
42	Walla Walla to Hawley St. Connection	Acquire ROW. Construct new roadway on new alignment. Identified as CP-2 in North Wenatchee Transportation Master Plan and Wenatchee Waterfront Sub-area Plan.	Walla Walla	Walla Walla curve	Hawley / Miller Intersection	0.27	\$3,500,000					\$3,500,000		ALL	2021	P			TIB	\$640,000	109 Fund	\$160,000
43	Fifth and Western Intersection Capacity Improvements	Improve turning movements by adding right turn lanes on Western Avenue.	Western Avenue	Fifth Street	Fifth Street	0.1	\$400,000			\$400,000				ALL	2019	P						\$400,000
44	Walnut St. Improvements	Reconstruction project to meet urban standards.	Walnut Street	Pine Ave	Rogers	0.1	\$800,000						\$800,000	ALL	2022	P			TIB	\$640,000	109 Fund	\$160,000
45	Elliot Street Connection	Acquire some Right of Way. Construct new roadway and sidewalks, storm drainage, reconstruct portions of existing roadway.	Elliot Street	Fifth Street	Orchard	0.24	\$500,000					\$500,000		ALL	2021	P					Unknown	\$500,000
46	Crawford Ave. Improvements	Construct sidewalk, curb and gutter	Crawford Avenue	Wenatchee Avenue	Mission Street	0.7	\$250,000				\$250,000			ALL	2020	P	STP(U)	\$200,000			109 Fund	\$50,000
47	Traffic Signal Improvements	Upgrade/preserve existing traffic signals at: Miller & First Streets, Benton & Wenatchee Avenue, Mission & Crawford, Miller & Millerdale, Maiden Lane & Wenatchee Avenue, and Mission & Orondo.	Various				\$913,420		\$91,342	\$822,078				ALL	2018	P	STP(U)	\$790,107			109 Fund	\$135,644
48	Bus Rapid Transit Study	Partner with Link to evaluate Bus Rapid Transit		Olds Station	East Wenatchee	0.25	\$50,000						\$50,000	ALL	2021	P	STP(U)	\$50,000				
49	Castlerock to Fifth Street Connector	Extend Castlerock Street and connect to 5th via Redhawk Canyon Drive.				0.27	\$2,000,000						\$2,000,000	ALL	2021	P					Dev. Ext.	\$2,000,000
50	Surry, Broadview, Springwater Circulation	Construct connector roadways consistent with comprehensive plan.				varies	\$2,000,000						\$2,000,000	ALL	2021	P					Dev. Ext.	\$2,000,000
51	Comprehensive Level of Service Study	Study Level of Service and Capacity Issues Citywide for both intersections and arterial corridors.	Various				\$50,000					\$50,000		ALL	2019	P						\$50,000
52	Crawford and Okanogan Intersection Control	Mini Roundabout and Pedestrian Crossing Improvements	Crawford Avenue			0.1	\$400,000				\$400,000			ALL	2020	P			STP	\$320,000	109 Fund	\$80,000
53	Crawford and Methow Intersection Control	Mini Roundabout and Pedestrian Crossing Improvements	Crawford Avenue			0.1	\$400,000				\$400,000			ALL	2020	P			STP	\$320,000	109 Fund	\$80,000



**CITY OF WENATCHEE**  
**SIX YEAR TRANSPORTATION IMPROVEMENT PROGRAM**  
**FROM 2017 TO 2022**

Hearing Date: August 11, 2016

Ordinance No. 2016-21

ID	Project Title	Project Description	Road Name	Begin	End	Length	Total Cost	2017	2018	2019	2020	2021	2022	Phase	Start	Status	Fund Code	Fed Fund	State Code	State Funds	Local Code	Local Funds
54	Easy Street and Penny Rd. Intersection	Capacity and Pedestrian Intersection Improvements	Easy Street			0.1	\$660,000			\$660,000				ALL	2019	P			STP	\$320,000	109 Fund	\$80,000
55	Railroad Grade Pedestrian Crossing	Install Pedestrian Crossing over railroad tracks near Bridge Street and connect to Pipeline Pedestrian Bridge					\$4,000,000					\$4,000,000		ALL	2021	P	OTHER	\$3,000,000				
56	Relocate BNSF Wenatchee Terminal	Relocate Terminal from South of Orondo Street to Appleyard. Reduces blocking of at-grade crossings in the city.					\$32,000,000			\$32,000,000				ALL	2019	P			FMSIB	\$7,500,000	Other	\$7,500,000
57	SR285/Wenatchee Gateway Improvements	Landscaping enhancements along SR285 near North and South entrances to city and SR285 at Miller Street intersection	SR285				\$110,000			\$93,500	\$16,500			ALL	2019	P	TAP	\$110,000				
58	North Wenatchee Avenue Transportation and Economic Development Analysis	Further define elements and recommendations included in the North Wenatchee Transportation Master Plan with respect to both transportation and economic development needs of the community.	SR285				\$50,000	\$50,000						ALL	2016	P	TAP	\$50,000				
59	Waterfront Circulation and Streetscape Improvements	Provide waterfront access and gateway improvements 2004 Waterfront Subarea Plan and recent North Wenatchee Avenue Master Plan and Capital Facilities Plan.	Various			varies	\$1,500,000		\$750,000	\$750,000				ALL	2018	P			TIB, other	\$1,500,000	Unknown	\$150,000



**CITY OF WENATCHEE  
SIX YEAR TRANSPORTATION IMPROVEMENT PROGRAM  
FROM 2018 TO 2023**

*DRAFT*

Hearing Date: July 27, 2017

Ordinance No. 2017-11

ID	Project Title	Project Description	Road Name	Begin	End	Length	Total Cost	2018	2019	2020	2021	2022	2023	Phase	Start	Status	Fund Code	Fed Fund	State Code	State Funds	Local Code	Local Funds
1	McKittrick St. - Wenatchee Ave. Signal Project #0623	Install Traffic Signal, provide for U-turns, median barrier, east leg frontage connections. Consistent with NW 21 and NW9 of North Wenatchee Transportation Master Plan	Wenatchee Avenue	McKittrick Street	Wenatchee Avenue	0.16	\$976,179	\$976,179						CN	2018	S	STP(R)	\$770,706			109 Fund	\$205,473
2	North Wenatchee Ave: Pedestrian and Median Improvements	Improvements identified in master plan (NW-1, NW-20) including wider sidewalks, streetscape, access consolidation, and median safety	N. Wenatchee Avenue	MP 3.33	MP 3.59	0.26	\$168,000	\$168,000						RW	2018	S	STP	\$145,320			109 Fund	\$22,680
3	North Wenatchee Ave: Pedestrian and Median Improvements	Improvements identified in master plan (NW-1, NW-20) including wider sidewalks, streetscape, access consolidation, and median safety	N. Wenatchee Avenue	MP 3.33	MP 3.59	0.26	\$610,064		\$610,064					CN	2019	S	STP	\$527,706			109 Fund	\$82,358
4	McKittrick Street Improvements	Reconstruct roadway. Construct new storm sewer, sidewalks, and illumination. ROW acquisition	McKittrick St	Pine St.	Wenatchee Avenue	0.21	\$1,001,500	\$1,001,500						CN	2017	S			TIB	\$1,100,000	109 Fund	\$200,000
5	Red Apple Road Phase 1	Arterial street reconstruction	Red Apple Road	Okanogan Ave	Miller Street	0.5	\$1,273,000	\$1,273,000						ALL	2018	S			TIB	\$800,000	109 Fund	\$200,000
6	Middle School Crossing Improvements	New and Upgraded Crosswalks, lighting, and warning devices at Foothills and Orchard Middle Schools	Maple St./Miller St.				\$341,000	\$341,000						ALL	2017	S			SRTS	\$341,000		
7	Western Ave./ Springwater Ave. Intersection Control	Construct Mini-Roundabout	Western Avenue	Springwater Vicinity			\$220,910	\$220,910						CN	2018	S	STP	\$191,075			109 Fund	\$29,835
8	SR285 Side Street Preservation w/ WSDOT	Pavement preservation, signal detection, and pavement marking upgrades associated with WSDOT paver on Mission Street through city.	SR285/Mission	Vic MP 0.81	Vic MP 4.89		\$1,900,000	\$1,900,000						CN	2018	S					111 Fund, TBD	\$1,900,000
9	Mission/Stevens Landscaping and Pedestrian Connection	Incorporate landscaping and pedestrian connection in former west leg of intersection	Stevens St.	Mission St.	100' West of Mission St.		\$75,000	\$65,000						CN	2018	S				Other - TIB Complete Streets	\$75,000	
10	Pedestrian and Bicycle Connections	Fill sidewalk system gaps prioritizing school walk routes and other criteria identified as high priority in the master plan. Construct multi-use pathways and connections.	Varies				\$100,000	\$100,000						PE, CN	2018	S				Other - TIB Complete Streets	\$100,000	
11	South Wenatchee Sidewalk Program	Construct Sidewalk in the Lincoln School and other eligible areas in accordance with City CDBG Funding Program	Varies	Various	Various	varies	\$400,000				\$200,000			ALL	2020	S	CDBG	\$400,000				\$0
12	Street Preservation Program	Street Preservation Activities including: sealing, grinding, paving, ADA upgrades, etc.	Varies				\$7,200,000	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000	ALL	2018	S					111 Fund, TBD	\$4,800,000
13	Miscellaneous, Minor, Undefined	Miscellaneous minor/emergent projects including intersections and signals, ADA, sidewalks, and traffic control devices.	Various Streets				\$300,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	ALL	2018	S					109 Fund	\$300,000
14	Storm Drain Improvements	Various projects identified in stormwater comprehensive plan. Upgrades necessary to coincide with street improvement projects.	Varies				\$1,200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	PE	2018	S					401 Fund, 410 Fund,	\$1,200,000
15	M&O Pavement Preservation projects	Pavement and traffic control preservation projects and activities including crack sealing and skin patching.	Various City Streets				\$450,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	ALL	2018	S					108 Fund, 111 Fund	\$450,000
16	M&O Sidewalk Improvements	Sidewalk improvements on various streets to reduce tripping hazards, provide improved accessibility, and fill minor gaps.	Various City Streets				\$300,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	ALL	2018	S					108 Fund	\$300,000
17	M&O Pedestrian Safety Improvements	Construct new and repair damaged sidewalks and/or install other pedestrian facilities including ADA upgrades.	Various City Streets				\$300,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	ALL	2018	S					TBD, other	\$300,000
18	Wenatchee Street Pavement Preservation	Beyond the constrained limit of the funded street preservation program. See ID #11	Various arterial and Collector Streets				\$10,800,000	\$1,800,000	\$1,800,000	\$1,800,000	\$1,800,000	\$1,800,000	\$1,800,000	ALL	2018	P					Add'l TBD, B&O, Util Tax, Prop. Tax	\$10,800,000



**CITY OF WENATCHEE**  
**SIX YEAR TRANSPORTATION IMPROVEMENT PROGRAM**  
**FROM 2018 TO 2023**

*DRAFT*

Hearing Date: July 27, 2017

Ordinance No. 2017-11

ID	Project Title	Project Description	Road Name	Begin	End	Length	Total Cost	2018	2019	2020	2021	2022	2023	Phase	Start	Status	Fund Code	Fed Fund	State Code	State Funds	Local Code	Local Funds	
19	North Wenatchee Ave. Frontage Road: Horselake Rd. to Maiden Lane	Construct frontage road from South of Maiden Lane to Horselake Road Intersection. Consolidate access, enhance capacity. Modify Maiden Lane/Wenatchee Ave intersection. Identified as NW-7 and NW-8 in North Wenatchee Transportation Master Plan	New	Duncan St.	Maiden Ln.	0.27	\$2,300,000			\$200,000	\$500,000	\$1,600,000		ALL	2020	P	STP(U)	\$1,000,000	TIB	\$1,000,000	109 Fund	\$300,000	
20	SR285 Intersection Improvements at Miller and Maple Streets	Connect northbound Miller Street to the intersection of Miller/SR285, remove the easterly leg of Maple/SR285, provide bicycle and pedestrian enhancements per NW-22 and NW-23 in the North Wenatchee Transportation Master Plan.	SR285	Miller St.	Maple St.	0.15	\$2,000,000			\$500,000	\$1,500,000			ALL	2020	P			TPP	\$1,700,000	109 Fund	\$300,000	
21	North Wenatchee Ave: Miscellaneous Improvements	Spot Improvements including wider sidewalks, streetscape, access consolidation, and median safety as identified in NW-1 of the North Wenatchee Transportation Master Plan	N. Wenatchee Avenue	Wenatchee River/City Limits	Chelan Street		\$2,000,000				\$2,000,000			ALL	2021	P	STP(U)	\$1,730,000			109 Fund	\$270,000	
22	Miscellaneous bicycle system improvements.	Implement various identified projects from the Greater Wenatchee Bicycle Master Plan	Various				\$60,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	ALL	2018	P					TBD, other	\$60,000	
23	Residential Traffic Calming	Construct traffic calming measures in problem areas with participating neighborhoods	Varies				\$60,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	ALL	2018	P					Unknown	\$60,000	
24	Illumination upgrades	Improve illumination on various arterials and collectors especially at high pedestrian locations.	Various				\$60,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	ALL	2018	P					PUD, CDBG, 109 Fund, Other	\$60,000	
25	Truck Route Improvements	Various improvements on newly established truck routes.	Various City Streets				\$500,000		\$500,000					ALL	2019	P	STP(U)	\$432,500				\$67,500	
26	Elliott Street Multi Use Pathway	Construct 300 feet of hard surfaced multi use pathway with illumination and vehicular separation.	Elliott St.	Second St.	Third St.	0.06	\$185,000		\$22,000	\$163,000				ALL	2020	P				Pedestrian & Bicycle Pgm	\$145,000	109 Fund	\$40,000
27	Loop Trail Connection: Confluence State Park to Olds Station Road	Construct 1000 feet of multi use pathway along the State Park Entrance road connecting Olds Station Road to the Apple Capital Loop Trail	State Park Rd.			0.2	\$600,000		\$50,000	\$550,000				ALL	2020	P				Pedestrian & Bicycle Pgm	\$500,000	Port, State Parks, 109 Fund	\$100,000
28	Hawley St. RXR Grade Separation	Construct underpass at the Hawley Street BNSF RR Xing. Identified as NW-2 in North Wenatchee Transportation Master Plan	Hawley Street			0.1	\$19,500,000					\$19,500,000		ALL	2022	P	5309(Bus)	\$17,500,000	TIB	\$2,000,000			
29	McKittrick Street/BNSF Grade Separation	Construct Grade Separated crossing consistent with North Wenatchee Redevelopment Plan	McKittrick St	100' E of North Wenatchee Avenue	Walla Walla Street	0.2	\$24,250,000				\$24,250,000			ALL	2023	P	FASTLANE	\$23,750,000			City Utility	\$500,000	
30	Walla Walla to Hawley St. Connection	Acquire ROW. Construct new roadway on new alignment. Similar to CP-2 in North Wenatchee Transportation Master Plan and Wenatchee Waterfront Sub-area Plan.	Walla Walla	Walla Walla curve	Hawley / Miller Intersection	0.27	\$4,540,000	\$100,000	\$1,910,000	\$2,530,000				ALL	2018	P			TIB	\$2,994,000	arterial, sewer, pvt.	\$1,546,000	
31	Miller Street Realignment and Storm Repairs	Acquire ROW. Construct new roadway on new alignment. Similar to CP-2 in North Wenatchee Transportation Master Plan and Wenatchee Waterfront Sub-area Plan.	Walla Walla	Walla Walla curve	Hawley / Miller Intersection	0.15	\$5,770,800	\$820,000	\$4,950,800					ALL	2018	P					Storm, Water/Sewer, General	\$5,770,800	
32	McKittrick Street Extension	Acquire ROW. Construct new roadway on new alignment including an at-grade BNSF Railroad X-ing. Similar to project #29. Includes private investment of \$3.4M. CERB eligible.	McKittrick St	100' E of North Wenatchee Avenue	Walla Walla Street	0.2	\$1,825,000	\$60,000	\$1,100,000	\$665,000				ALL	2018	P			CERB	\$1,460,000	Gen	\$365,000	
33	Tacoma Street Urban Upgrades	Upgrade Street consistent with North Wenatchee Transportation Master plan including curb, gutter, and sidewalk	Tacoma St.	Pine St.	Maple St.	0.25	\$1,000,000			\$1,000,000				ALL	2020	P			TIB	\$850,000	109 Fund	\$150,000	



**CITY OF WENATCHEE  
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ID	Project Title	Project Description	Road Name	Begin	End	Length	Total Cost	2018	2019	2020	2021	2022	2023	Phase	Start	Status	Fund Code	Fed Fund	State Code	State Funds	Local Code	Local Funds
34	Millerdale Improvements	Reconstructs portions of Millerdale. Adds curb, gutter, and sidewalk. Makes safety improvements	Millerdale Avenue	Miller Street	Gellatly	0.58	\$1,836,000			\$1,836,000				ALL	2020	P			TIB	\$1,560,000	109 Fund	\$276,000
35	Red Apple Road Phase 2	Arterial street reconstruction	Red Apple Road	Miller	Skyline	0.53	\$1,000,000				\$1,000,000			ALL	2021	P			TIB	\$800,000	109 Fund	\$200,000
36	Springwater urban upgrades	Reconstruct roadway. Construct new storm sewer, sanitary sewer, sidewalks, and illumination.	Springwater	Western Avenue	Woodward	0.25	\$1,200,000					\$1,200,000		ALL	2022	P			TIB	\$1,000,000	109 Fund	\$200,000
37	Woodward urban upgrades.	Reconstruct roadway. Construct new storm sewer, sanitary sewer, sidewalks, and illumination. ROW acquisition. Canal bridge?	Woodward	Fifth Street	Springwater	0.5	\$1,500,000						\$1,500,000	ALL	2023	P			TIB	\$1,300,000	109 Fund	\$200,000
38	Railroad Grade Crossing Upgrades	Install median barrier or double signal arms to prevent vehicles from driving around signal gates. Mitigation to continue train whistle ban.	Ninth, Miller, Hawley, Orondo				\$100,000					\$100,000		ALL	2022	P			OTHER	\$80,000		\$20,000
39	Skyline Drive Widening	Widen roadway to create shared-use shoulder or dedicated pathway for pedestrians and bicycles. Fill ditch section and install closed stormwater collection system. Install barrier and extruded curbs, replace guardrail, construct walls.	Skyline Drive	Skyline Drive	Number 2 Canyon Road	0.72	\$2,150,000						\$2,150,000	ALL	2023	P			OTHER	\$1,720,000	109 Fund	\$430,000
40	North Road Improvements	Reconstruct North Road to Improve Secondary Access to the Broadview Subdivision. Project would mainly improve area West of Canal by widening and flattening grade.	North Road	Western Avenue	Broadhurst	0.25	\$800,000				\$800,000			ALL	2021	P					TIF, 109 Fund	\$800,000
41	McKittrick Street Improvements	Reconstruct roadway. Construct new storm sewer, sidewalks, and illumination. ROW acquisition	McKittrick St	Pine Ave	Stella	0.18	\$1,190,000			\$1,190,000				ALL	2020	P			TIB	\$1,011,000	109 Fund	\$179,000
42	Wenatchee Avenue and Thurston St. Signal	Construct new traffic signal.	Wenatchee Avenue	Thurston Street	Thurston Street	0.1	\$350,000						\$350,000	ALL	2023	P			TIB	\$280,000	109 Fund	\$70,000
43	Fifth and Western Intersection Capacity Improvements	Improve turning movements by adding right turn lanes on Western Avenue.	Western Avenue	Fifth Street	Fifth Street	0.1	\$400,000			\$400,000				ALL	2020	P						\$400,000
44	Walnut St. Improvements	Reconstruction project to meet urban standards.	Walnut Street	Pine Ave	Stella	0.13	\$1,000,000					\$1,000,000		ALL	2023	P			TIB	\$850,000	109 Fund	\$150,000
45	Crawford Ave. Improvements	Construct sidewalk, curb and gutter	Crawford Avenue	Wenatchee Avenue	Mission Street	0.7	\$250,000				\$250,000			ALL	2021	P	STP(U)	\$200,000			109 Fund	\$50,000
46	Traffic Signal Improvements	Upgrade/preserve existing traffic signals at: Miller & First Streets, Benton & Wenatchee Avenue, Miller & Millerdale, Maiden Lane & Wenatchee Avenue, and Mission & Orondo.	Various				\$913,420		\$91,342	\$822,078				ALL	2019	P	STP(U)	\$790,107			109 Fund	\$135,644
47	North Wenatchee Avenue Bus Rapid Transit	Partner with Link to evaluate Bus Rapid Transit Roadway Configurations on North Wenatchee Avenue	SR285 North Wenatchee Avenue	MP 3.01	MP 4.89	1.88	\$50,000	\$50,000						ALL	2018	P	STP(U)	\$50,000				
48	Castlerock to Fifth Street Connector	Extend Castlerock Street and connect to 5th via Redhawk Canyon Drive.				0.27	\$2,000,000				\$2,000,000			ALL	2021	P					Dev. Ext.	\$2,000,000
49	Surry, Broadview, Springwater Circulation	Construct connector roadways consistent with comprehensive plan.				varies	\$2,000,000						\$2,000,000	ALL	2023	P					Dev. Ext.	\$2,000,000
50	Comprehensive Level of Service Study	Study Level of Service and Capacity Issues Citywide for both intersections and arterial corridors.	Various				\$50,000	\$50,000						ALL	2019	P						\$50,000
51	Crawford and Okanogan Intersection Control	Mini Roundabout and Pedestrian Crossing Improvements	Crawford Avenue			0.1	\$400,000				\$400,000			ALL	2021	P			STP	\$320,000	109 Fund	\$80,000
52	Crawford and Methow Intersection Control	Mini Roundabout and Pedestrian Crossing Improvements	Crawford Avenue			0.1	\$400,000				\$400,000			ALL	2021	P			STP	\$320,000	109 Fund	\$80,000





**CITY OF WENATCHEE  
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53	Easy Street and Penny Rd. Intersection	Capacity and Pedestrian Intersection Improvements	Easy Street			0.1	\$660,000			\$660,000				ALL	2020	P			STP	\$320,000	109 Fund	\$80,000	
54	Railroad Grade Pedestrian Crossing	Install Pedestrian Crossing over railroad tracks near Bridge Street and connect to Pipeline Pedestrian Bridge					\$4,000,000					\$4,000,000		ALL	2022	P	OTHER	\$3,000,000					
55	Relocate BNSF Wenatchee Terminal	Relocate Terminal from South of Orondo Street to Appleyard. Reduces blocking of at-grade crossings in the city.					\$32,000,000				\$32,000,000			ALL	2021	P			FMSIB	\$7,500,000	Other	\$7,500,000	
56	SR285/Wenatchee Gateway Improvements	Landscaping enhancements along SR285 near North and South entrances to city and SR285 at Miller Street intersection	SR285				\$110,000			\$93,500	\$16,500			ALL	2020	P	TAP	\$110,000					
57	North Wenatchee Avenue Transportation and Economic Development Analysis	Further define elements and recommendations included in the North Wenatchee Transportation Master Plan with respect to both transportation and economic development needs of the community.	SR285				\$50,000	\$50,000						ALL	2018	P	TAP	\$50,000					
58	Waterfront Circulation and Streetscape Improvements	Provide waterfront access and gateway improvements 2004 Waterfront Subarea Plan and recent North Wenatchee Avenue Master Plan and Capital Facilities Plan.	Various			varies	\$1,500,000		\$750,000	\$750,000				ALL	2019	P			TIB, other	\$1,500,000	Unknown	\$150,000	



**City of  
Wenatchee**

**DEPARTMENT OF  
COMMUNITY DEVELOPMENT**

Public Services Center  
1350 McKittrick Street, Suite A  
Wenatchee, WA 98801

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

Date: June 12, 2017  
To: City of Wenatchee Planning Commission  
From: Community Development Staff  
RE: Workshop overview of 2017/18 Critical Areas review and revisions

In June, the City Council signed two resolutions and an ordinance completing the 2017 periodic review of the Comprehensive Plan as required by the Growth Management Act (GMA). A part of the periodic update is the requirement to review and update the critical areas regulations. Within the GMA is the ability to extend the timeframe to review and update the critical areas regulations for an additional twelve months. In section 36.70A.130(7)(b) RCW, cities are allowed an additional twelve (12) months to review and amend development regulations that protect critical areas. In this timeframe the city is still considered compliant with the Growth Management Act and is eligible to receive preference for grants or loans subject to RCW 43.17.250.

Each city and county planning under the GMA is required to identify, designate, and protect critical areas. While the City of Wenatchee has completed the this process, it is time to review and make updates as necessary to ensure that the best available science is being used to preserve and protect critical areas.

The critical area update will focus on the focus on geologically hazardous areas and fish and wildlife habitat areas. There will also be some revisions to the sections referencing resource lands. The city will be working with qualified professionals to review the current code, review and develop best available science for these critical areas, and propose revisions to the city code as necessary.

Over the next year, it is anticipated that the planning commission will conduct several workshops leading up to a public hearing to recommend amendments to the City Council. Attached to this memorandum are relevant sections of the Growth Management Act and the minimum guidelines to classify critical areas from WAC 365-190. Please direct any questions or comments to Stephen Neuenschwander, Planning Manager, at 509-888-3285 or via email at [sneuenschwander@wenatcheewa.gov](mailto:sneuenschwander@wenatcheewa.gov).

## RCW 36.70A.172

### **Critical areas—Designation and protection—Best available science to be used.**

(1) In designating and protecting critical areas under this chapter, counties and cities shall include the best available science in developing policies and development regulations to protect the functions and values of critical areas. In addition, counties and cities shall give special consideration to conservation or protection measures necessary to preserve or enhance anadromous fisheries.

(2) If it determines that advice from scientific or other experts is necessary or will be of substantial assistance in reaching its decision, the growth management hearings board may retain scientific or other expert advice to assist in reviewing a petition under RCW [36.70A.290](#) that involves critical areas.

## WAC 365-190-030

### Definitions.

(1) "Agricultural land" is land primarily devoted to the commercial production of horticultural, viticultural, floricultural, dairy, apiary, vegetable, or animal products or of berries, grain, hay, straw, turf, seed, Christmas trees not subject to the excise tax imposed by RCW [84.33.100](#) through [84.33.140](#), finfish in upland hatcheries, or livestock, and that has long-term commercial significance for agricultural production. These lands are referred to in this chapter as agricultural resource lands to distinguish between formally designated lands, and other lands used for agricultural purposes.

(2) "City" means any city or town, including a code city.

**(3) "Critical aquifer recharge areas" are areas with a critical recharging effect on aquifers used for potable water, including areas where an aquifer that is a source of drinking water is vulnerable to contamination that would affect the potability of the water, or is susceptible to reduced recharge.**

**(4) "Critical areas" include the following:**

**(a) Wetlands;**

**(b) Areas with a critical recharging effect on aquifers used for potable water, referred to in this chapter as critical aquifer recharge areas;**

**(c) Fish and wildlife habitat conservation areas;**

**(d) Frequently flooded areas; and**

**(e) Geologically hazardous areas.**

(5) "Erosion hazard areas" are those areas containing soils which, according to the United States Department of Agriculture Natural Resources Conservation Service Soil Survey Program, may experience significant erosion. Erosion hazard areas also include coastal erosion-prone areas and channel migration zones.

**(6)(a) "Fish and wildlife habitat conservation areas" are areas that serve a critical role in sustaining needed habitats and species for the functional integrity of the ecosystem, and which, if altered, may reduce the likelihood that the species will persist over the long term. These areas may include, but are not limited to, rare or vulnerable ecological systems, communities, and habitat or habitat elements including seasonal**

ranges, breeding habitat, winter range, and movement corridors; and areas with high relative population density or species richness. Counties and cities may also designate locally important habitats and species.

**(b) "Habitats of local importance" designated as fish and wildlife habitat conservation areas include those areas found to be locally important by counties and cities.**

**(c) "Fish and wildlife habitat conservation areas" does not include such artificial features or constructs as irrigation delivery systems, irrigation infrastructure, irrigation canals, or drainage ditches that lie within the boundaries of, and are maintained by, a port district or an irrigation district or company.**

(7) "Forest land" is land primarily devoted to growing trees for long-term commercial timber production on land that can be economically and practically managed for such production, including Christmas trees subject to the excise tax imposed under RCW [84.33.100](#) through [84.33.140](#), and that has long-term commercial significance. These lands are referred to in this chapter as forest resource lands to distinguish between formally designated lands, and other lands used for forestry purposes.

(8) "Frequently flooded areas" are lands in the flood plain subject to at least a one percent or greater chance of flooding in any given year, or within areas subject to flooding due to high groundwater. These areas include, but are not limited to, streams, rivers, lakes, coastal areas, wetlands, and areas where high groundwater forms ponds on the ground surface.

**(9) "Geologically hazardous areas" are areas that because of their susceptibility to erosion, sliding, earthquake, or other geological events, are not suited to siting commercial, residential, or industrial development consistent with public health or safety concerns.**

**(10) "Landslide hazard areas" are areas at risk of mass movement due to a combination of geologic, topographic, and hydrologic factors.**

(11) "Long-term commercial significance" includes the growing capacity, productivity, and soil composition of the land for long-term commercial production, in consideration with the land's proximity to population areas, and the possibility of more intense uses of land. Long-term commercial significance means the land is capable of producing the specified natural resources at commercially sustainable levels for at least the twenty-year planning period, if adequately conserved. Designated mineral resource lands of long-term commercial significance may have alternative post-mining land uses, as provided by the Surface Mining Reclamation Act, comprehensive plan and development regulations, or other laws.

(12) "Mine hazard areas" are those areas directly underlain by, adjacent to, or affected by mine workings such as adits, tunnels, drifts, or air shafts.

(13) "Mineral resource lands" means lands primarily devoted to the extraction of minerals or that have known or potential long-term commercial significance for the extraction of minerals.

(14) "Minerals" include gravel, sand, and valuable metallic substances.

**(15) "Natural resource lands" means agricultural, forest and mineral resource lands which have long-term commercial significance.**

(16) "Public facilities" include streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, parks and recreational facilities, and schools.

(17) "Public services" include fire protection and suppression, law enforcement, public health, education, recreation, environmental protection, and other governmental services.

**(18) "Seismic hazard areas" are areas subject to severe risk of damage as a result of earthquake induced ground shaking, slope failure, settlement, soil liquefaction, debris flows, lahars, or tsunamis.**

**(19) "Species of local importance" are those species that are of local concern due to their population status or their sensitivity to habitat alteration or that are game species.**

(20) "Urban growth" refers to growth that makes intensive use of land for the location of buildings, structures, and impermeable surfaces to such a degree as to be incompatible with the primary use of such land for the production of food, other agricultural products, or fiber, or the extraction of mineral resources. Urban growth typically requires urban governmental services. "Characterized by urban growth" refers to land having urban growth located on it, or to land located in relationship to an area with urban growth on it as to be appropriate for urban growth.

**(21) "Volcanic hazard areas" shall include areas subject to pyroclastic flows, lava flows, and inundation by debris flows, lahars, mudflows, or related flooding resulting from volcanic activity.**

(22) "Wetland" or "wetlands" means areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands do not include those artificial wetlands intentionally created from nonwetland sites, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. However, wetlands may include those artificial wetlands intentionally created from nonwetland areas to mitigate conversion of wetlands, if permitted by the county or city.

## **WAC 365-190-080**

### Critical areas.

(1) Counties and cities must protect critical areas. Counties and cities required or opting to plan under the act must consider the definitions and guidelines in this chapter when designating critical areas and when preparing development regulations that protect the function and values of critical areas. The department provides additional recommendations for adopting critical areas regulations in WAC [365-196-485](#).

(2) Counties and cities must include the best available science as described in chapter [365-195](#) WAC, when designating critical areas and when developing policies and regulations that protect critical areas. Counties and cities must give special consideration to conservation or protection measures necessary to preserve or enhance anadromous fisheries. Counties and cities are encouraged to also protect both surface and groundwater resources, because these waters often recharge wetlands, streams and lakes.

(3) Counties and cities are encouraged to develop a coordinated regional critical areas protection program that combines interjurisdictional cooperation, public education, incentives

to promote voluntary protective measures, and regulatory standards that serve to protect these critical areas.

(4) Counties and cities should designate critical areas by using maps and performance standards.

(a) Maps may benefit the public by increasing public awareness of critical areas and their locations. County and city staff may also benefit from maps which provide a useful tool for determining whether a particular land use permit application may affect a critical area. However, because maps may be too inexact for regulatory purposes, counties and cities should rely primarily on performance standards to protect critical areas. Counties and cities should apply performance standards to protect critical areas when a land use permit decision is made.

(b) Counties and cities should clearly state that maps showing known critical areas are only for information or illustrative purposes.

## **WAC 365-190-120**

Geologically hazardous areas.

(1) Geologically hazardous areas. Geologically hazardous areas include areas susceptible to erosion, sliding, earthquake, or other geological events. They pose a threat to the health and safety of citizens when incompatible commercial, residential, or industrial development is sited in areas of significant hazard.

(2) Some geological hazards can be reduced or mitigated by engineering, design, or modified construction or mining practices so that risks to public health and safety are minimized. When technology cannot reduce risks to acceptable levels, building in geologically hazardous areas must be avoided. The distinction between avoidance and compensatory mitigation should be considered by counties and cities that do not currently classify geological hazards, as they develop their classification scheme.

(3) Areas that are susceptible to one or more of the following types of hazards shall be classified as a geologically hazardous area:

- (a) Erosion hazard;
- (b) Landslide hazard;
- (c) Seismic hazard; or

(d) Areas subject to other geological events such as coal mine hazards and volcanic hazards including: Mass wasting, debris flows, rock falls, and differential settlement.

(4) Counties and cities should assess the risks and classify geologically hazardous areas as either:

- (a) Known or suspected risk;
- (b) No known risk; or
- (c) Risk unknown - data are not available to determine the presence or absence of risk.

(5) Erosion hazard areas include areas likely to become unstable, such as bluffs, steep slopes, and areas with unconsolidated soils. Erosion hazard areas may also include coastal erosion areas: This information can be found in the Washington state coastal atlas available from the department of ecology. Counties and cities may consult with the United States

Department of Agriculture Natural Resources Conservation Service for data to help identify erosion hazard areas.

(6) Landslide hazard areas include areas subject to landslides based on a combination of geologic, topographic, and hydrologic factors. They include any areas susceptible to landslide because of any combination of bedrock, soil, slope (gradient), slope aspect, structure, hydrology, or other factors, and include, at a minimum, the following:

(a) Areas of historic failures, such as:

(i) Those areas delineated by the United States Department of Agriculture Natural Resources Conservation Service as having a significant limitation for building site development;

(ii) Those coastal areas mapped as class u (unstable), uos (unstable old slides), and urs (unstable recent slides) in the department of ecology Washington coastal atlas; or

(iii) Areas designated as quaternary slumps, earthflows, mudflows, lahars, or landslides on maps published by the United States Geological Survey or Washington department of natural resources.

(b) Areas with all three of the following characteristics:

(i) Slopes steeper than fifteen percent;

(ii) Hillsides intersecting geologic contacts with a relatively permeable sediment overlying a relatively impermeable sediment or bedrock; and

(iii) Springs or groundwater seepage.

(c) Areas that have shown movement during the holocene epoch (from ten thousand years ago to the present) or which are underlain or covered by mass wastage debris of this epoch;

(d) Slopes that are parallel or subparallel to planes of weakness (such as bedding planes, joint systems, and fault planes) in subsurface materials;

(e) Slopes having gradients steeper than eighty percent subject to rockfall during seismic shaking;

(f) Areas potentially unstable as a result of rapid stream incision, stream bank erosion, and undercutting by wave action, including stream channel migration zones;

(g) Areas that show evidence of, or are at risk from snow avalanches;

(h) Areas located in a canyon or on an active alluvial fan, presently or potentially subject to inundation by debris flows or catastrophic flooding; and

(i) Any area with a slope of forty percent or steeper and with a vertical relief of ten or more feet except areas composed of bedrock. A slope is delineated by establishing its toe and top and measured by averaging the inclination over at least ten feet of vertical relief.

(7) Seismic hazard areas must include areas subject to severe risk of damage as a result of earthquake induced ground shaking, slope failure, settlement or subsidence, soil liquefaction, surface faulting, or tsunamis. Settlement and soil liquefaction conditions occur in areas underlain by cohesionless soils of low density, typically in association with a shallow groundwater table. One indicator of potential for future earthquake damage is a record of earthquake damage in the past. Ground shaking is the primary cause of earthquake damage in Washington, and ground settlement may occur with shaking. The strength of ground shaking is primarily affected by:

(a) The magnitude of an earthquake;

(b) The distance from the source of an earthquake;

(c) The type or thickness of geologic materials at the surface; and

(d) The type of subsurface geologic structure.

(8) Other geological hazard areas:

(a) Volcanic hazard areas must include areas subject to pyroclastic flows, lava flows, debris avalanche, or inundation by debris flows, lahars, mudflows, or related flooding resulting from volcanic activity.

(b) Mine hazard areas are those areas underlain by, adjacent to, or affected by mine workings such as adits, gangways, tunnels, drifts, or air shafts. Factors which should be considered include: Proximity to development, depth from ground surface to the mine working, and geologic material.

### **WAC 365-190-130**

Fish and wildlife habitat conservation areas.

(1) "Fish and wildlife habitat conservation" means land management for maintaining populations of species in suitable habitats within their natural geographic distribution so that the habitat available is sufficient to support viable populations over the long term and isolated subpopulations are not created. This does not mean maintaining all individuals of all species at all times, but it does mean not degrading or reducing populations or habitats so that they are no longer viable over the long term. Counties and cities should engage in cooperative planning and coordination to help assure long term population viability.

Fish and wildlife habitat conservation areas contribute to the state's biodiversity and occur on both publicly and privately owned lands. Designating these areas is an important part of land use planning for appropriate development densities, urban growth area boundaries, open space corridors, and incentive-based land conservation and stewardship programs.

(2) Fish and wildlife habitat conservation areas that must be considered for classification and designation include:

(a) Areas where endangered, threatened, and sensitive species have a primary association;

(b) Habitats and species of local importance, as determined locally;

(c) Commercial and recreational shellfish areas;

(d) Kelp and eelgrass beds; herring, smelt, and other forage fish spawning areas;

(e) Naturally occurring ponds under twenty acres and their submerged aquatic beds that provide fish or wildlife habitat;

(f) Waters of the state;

(g) Lakes, ponds, streams, and rivers planted with game fish by a governmental or tribal entity; and

(h) State natural area preserves, natural resource conservation areas, and state wildlife areas.

(3) When classifying and designating these areas, counties and cities must include the best available science, as described in chapter [365-195 WAC](#).

(a) Counties and cities should consider the following:

(i) Creating a system of fish and wildlife habitat with connections between larger habitat blocks and open spaces, integrating with open space corridor planning where appropriate;



(ii) Level of human activity in such areas including presence of roads and level of recreation type (passive or active recreation may be appropriate for certain areas and habitats);

(iii) Protecting riparian ecosystems including salmonid habitat, which also includes marine nearshore areas;

(iv) Evaluating land uses surrounding ponds and fish and wildlife habitat conservation areas that may negatively impact these areas, or conversely, that may contribute positively to their function;

(v) Establishing buffer zones around these areas to separate incompatible uses from habitat areas;

(b) Counties and cities may also consider the following:

(i) Potential for restoring lost and impaired salmonid habitat;

(ii) Potential for designating areas important for local and ecoregional biodiversity; and

(iii) Establishing or enhancing nonregulatory approaches in addition to regulatory methods to protect fish and wildlife habitat conservation areas.

(4) Sources and methods.

(a) Endangered, threatened and sensitive species. Counties and cities should identify and classify seasonal ranges and habitat elements where federal and state listed endangered, threatened and sensitive species have a primary association and which, if altered, may reduce the likelihood that the species will persist over the long term. Counties and cities should consult current information on priority habitats and species identified by the Washington state department of fish and wildlife. Recovery plans and management recommendations for many of these species are available from the United States Fish and Wildlife Service, the National Marine Fisheries Service and the Washington state department of fish and wildlife. Additional information is also available from the Washington state department of natural resources, natural heritage program, and aquatic resources program.

(b) Habitats and species areas of local importance. Counties and cities should identify, classify and designate locally important habitats and species. Counties and cities should consult current information on priority habitats and species identified by the Washington state department of fish and wildlife. Priority habitat and species information includes endangered, threatened and sensitive species, but also includes candidate species and other vulnerable and unique species and habitats. While these priorities are those of the Washington state department of fish and wildlife, they should be considered by counties and cities as they include the best available science. The Washington state department of fish and wildlife can also provide assistance with identifying and mapping important habitat areas at various landscape scales. Similarly, the Washington state department of natural resources' natural heritage program can provide a list of high quality ecological communities and systems and rare plants.

(c) Shellfish areas. All public and private tidelands or bedlands suitable for shellfish harvest shall be classified as critical areas. Counties and cities should consider both commercial and recreational shellfish areas. Counties and cities should consider the Washington state department of health classification of commercial and recreational shellfish growing areas to determine the existing condition of these areas. Further consideration should be given to the vulnerability of these areas to contamination. Shellfish protection districts established pursuant to chapter [90.72](#) RCW shall be included in the classification of critical shellfish areas.

(d) Kelp and eelgrass beds; herring, smelt and other forage fish spawning areas. Counties and cities must classify kelp and eelgrass beds, identified by the Washington state department of natural resources and the department of ecology. Though not an inclusive inventory, locations of kelp and eelgrass beds are compiled in the Washington coastal atlas published by the department of ecology. Herring, smelt and other forage fish spawning times and locations are outlined in WAC [220-110-240](#) through [220-110-271](#).

(e) Naturally occurring ponds under twenty acres and their submerged aquatic beds that provide fish or wildlife habitat. Naturally occurring ponds do not include ponds deliberately designed and created from dry sites, such as canals, detention facilities, wastewater treatment facilities, farmponds, temporary construction ponds (of less than three years duration) and landscape amenities. However, naturally occurring ponds may include those artificial ponds intentionally created from dry areas in order to mitigate conversion of ponds, if permitted by a regulatory authority.

(f) Waters of the state.

(i) Waters of the state are defined in RCW [90.48.020](#) and include lakes, rivers, ponds, streams, inland waters, underground waters, salt waters, and all other surface waters and water courses in Washington. Stream types are classified in Title 222 WAC, the forest practices regulations. Counties and cities may use the classification system established in WAC [222-16-030](#) to classify waters of the state. Counties and cities using the water types defined in WAC [222-16-030](#) or [222-16-031](#) (interim) should not rely solely on Washington state department of natural resources maps of these stream types for purposes of regulating land uses or establishing stream buffers.

(ii) Counties and cities that use the stream typing system developed by the department of natural resources should develop a process to verify actual stream conditions, identify flow alterations, and locate fish passage barriers by conducting a field visit. Field verification of all intermittent or nonfish bearing streams should occur during the wet season months of October to March or as determined locally.

(iii) Counties and cities may consider the following factors when classifying waters of the state as fish and wildlife habitat conservation areas:

(A) Species present which are endangered, threatened or sensitive, and other species of concern;

(B) Species present which are sensitive to habitat manipulation (e.g., priority habitats and species program);

(C) Historic presence of species of local importance;

(D) Existing surrounding land uses that are incompatible with salmonid habitat;

(E) Presence and size of riparian ecosystems;

(F) Existing water rights; and

(G) The intermittent nature of some waters of the state.

(g) Lakes, ponds, streams, and rivers planted with game fish. This includes game fish planted in these water bodies under the auspices of a federal, state, local, or tribal program or which supports priority fish species as identified by the Washington state department of fish and wildlife.

(h) State natural area preserves, natural resource conservation areas, and state wildlife areas. Natural area preserves and natural resource conservation areas are defined, established, and managed by the department of natural resources. State wildlife areas are

defined, established, and managed by the Washington state department of fish and wildlife, which provides information about state wildlife areas for each county

(i) Salmonid habitat. Counties and cities should consider recommendations found in salmon recovery plans (see the governor's salmon recovery office). Counties and cities may use information prepared by the United States Department of the Interior Fish and Wildlife Service, National Marine Fisheries Service, the Washington state department of fish and wildlife, the state recreation and conservation office, and the Puget Sound partnership to designate, protect and restore salmonid habitat.