

**WENATCHEE PLANNING COMMISSION
SCHEDULED MEETING
January 17, 2018
WENATCHEE CITY HALL COUNCIL CHAMBERS
129 S. Chelan Avenue
Wenatchee, WA 98801**

AGENDA

I. CALL TO ORDER AND WELCOME

II. ADMINISTRATIVE AFFAIRS

- A. Approval of minutes from the last regular meeting on November 15, 2017

III. OLD BUSINESS

- A. None

IV. NEW BUSINESS

- A. Planning Commission applicant interviews
 - 1. Cameron de Mestre
 - 2. Richard Erickson
 - 3. Sarah Shaffer
- B. Continuation of the workshop on the North Wenatchee Business District Moratorium on outdoor storage.
- C. Continuation of the workshop on draft revisions to WCC 10.48.180 Fences.

V. OTHER

- A. Member roundtable
 - 1. Subdivision update

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 Griffith called the meeting to order at 5:30 p.m. with the following members in attendance: Scott Griffith, Ace Bollinger, Joe Gamboni, Courtney Tiffany and John Brown. Absent was Commissioner Susan Albert.

City Planning staff was represented by: Glen DeVries, Community Development Director; Steve King, Economic Development Director; Stephen Neuenschwander, Planning Manager; John Ajax, Senior Planner and Kim Schooley, Administrative Assistant. Gary Owen, City Engineer, was also present.

II. ADMINISTRATIVE AFFAIRS

A. Approval of the minutes of the regular meeting of October 18, 2017.

Commissioner Brown moved to approve the minutes of October 18, 2017. Commissioner Freytag seconded the motion. The motion carried.

B. Term expiration – Commissioner Courtney Tiffany

Commissioner Tiffany advised that she had enjoyed her term to date on the Planning Commission, but advised that she did not wish to seek re-appointment for another term at this time.

III. OLD BUSINESS

None

IV. NEW BUSINESS

A. Public Hearing – Draft revisions 2018-2023 City of Wenatchee Capital Facilities Plan

Stephen Neuenschwander, Planning Manager, presented the staff report.

Commissioners asked questions of staff.

Gary Owen, City Engineer, answered questions of the Commissioners.

Chair Griffith opened the hearing for public testimony. There was none.

Griffith closed the hearing and opened deliberations of the Commission.

Commissioner Bollinger moved to forward to City Council a recommendation for approval of the amendments to the City of Wenatchee Capital Facilities Plan based on the suggested findings of fact and conclusions of law as contained in the November 8, 2017 staff report. Commissioner Tiffany seconded the motion. The motion carried.

B. Public Hearing – Downtown Off-street Parking Requirements

John Ajax, Senior Planner, and Stephen Neuenschwander, Planning Manager, presented the staff report.

Commissioners asked questions of staff.

Chair Griffith opened the hearing for public testimony. There was none.

Griffith closed hearing and opened deliberations.

Commissioner Brown moved to forward a recommendation of approval to the Wenatchee City Council for the proposed code amendments for parking requirements in Wenatchee City Code Sections 10.24 (Central Business District), 10.40.15 (Historic Entertainment Overlay), and 10.40.020 (Columbia Street Overlay) based on the findings of fact and conclusions of law contained in the November 8, 2017 staff report. Commissioner Bollinger seconded the motion. The motion carried.

C. Public Hearing – Small Cell Wireless Facilities Code Update

John Ajax, Senior Planner, presented the staff report.

Ajax provided additional public comments received from AT & T to Commissioners for review.

Commissioners asked questions of staff.

Chair Griffith opened the hearing for public testimony. There was none.

Griffith closed the hearing and opened deliberations of the Commission.

Commissioner Bollinger moved to forward a recommendation of approval to the Wenatchee City Council for the proposed code amendments adding a new subsection for Small Cell Wireless facilities within Wenatchee City Code Section 10.48.230 - Wireless Communication Facilities and the addition to definitions in Wenatchee City Code Section 10.08 based on the findings of fact and conclusions of law contained in the November 8, 2017 staff report. Commissioner Gamboni seconded the motion. The motion carried.

D. Workshop – Moratorium by Ordinance No. 2017-20 regarding uses with outdoor storage in the NWBD in Olds Station

Stephen Neuenschwander, Planning Manager, and Glen DeVries, Community Development Director, presented the staff report.

Staff asked Commissioners for input regarding uses that would be beneficial to the area,

Commissioners provided comment to staff.

Staff advised that they would bring additional options and examples for Commissioners' consideration to the next regular meeting in December.

V. OTHER

A. None

VI. ADJOURNMENT

With no further business to come before the Planning Commission, Chair Scott Griffith adjourned the meeting at 6:52 p.m.

Respectfully submitted,

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

DRAFT



**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: January 10, 2018
To: City of Wenatchee Planning Commission
From: Community Development Staff
RE: Review of uses in the NWBD

This workshop is a continuation of the November meeting regarding appropriate uses in the North Wenatchee Business District. As a reminder, the City Council signed Ordinance 2017-20 on September 14, 2017 initiating a 6-month moratorium on the establishment, siting, location, or permitting of outdoor sales or rentals, or storage of merchandise, inventory or equipment located within the North Wenatchee Business District in the Olds Station area. The purpose of the moratorium is to give the Community Development Department and the Planning Commission an opportunity to further study the Wenatchee Urban Area Comprehensive Plan and the Sunnyslope Subarea Plan to ensure that uses with significant outdoor storage of materials, supplies, or merchandise are consistent with the adopted comprehensive and subarea plans.

In November, the Planning Commission discussed the purpose of the moratorium, reviewed the comprehensive plan policies and the Sunnyslope Subarea Plan, and discussed the uses under review. The discussion by the Planning Commission concluded with the following direction:

- Since automobile sales are allowed in the district, then boat sales and rentals should also be allowed.
- The uses in the North Wenatchee Business District in Olds Station and along North Wenatchee Avenue should be reviewed at the same time. Even though the North Wenatchee Avenue area is not subject to the moratorium, the Planning Commission agreed that since they are the same zoning designation, the uses should be looked at along the Avenue should be reviewed as well.
- The City is looking at the entry corridors (US Highway 2, Ohme Garden Road, Easy Street, E. Penny Road, Euclid Ave., and SR 285) as gateways to the community. A discussion ensued on the concept of identifying the gateway entry corridors and analyzing whether a buffered distance from those streets may be a viable approach rather than a blanket preclusion of uses in the entire district. In response to this topic, staff has prepared two maps, one of the Olds Station area and one for the North Wenatchee Avenue corridor. The maps have concentric buffer distances at 100 foot increments from 200 feet to 800 feet as measured from the centerline of the street.

At the meeting on the 17th, staff will have a presentation with street view photos and analytics on uses within the district. Included with this memorandum are the maps with the buffer rings and a copy of the moratorium ordinance. The moratorium concludes on March 14th. The City Council is expecting a recommendation from the Planning Commission. This will be the last

workshop on this item in preparation for a public hearing in February to formulate the recommendation to the Council. Staff will be looking for specific direction to prepare any final drafts for the hearing. Please direct any questions or comments to Stephen Neuenschwander, Planning Manager, at 509-888-3285 or via email at sneuenschwander@wenatcheewa.gov.

ORDINANCE NO. 2017-20

AN ORDINANCE, adopting a six (6) month moratorium within the City of Wenatchee on the acceptance of applications for establishment, siting, location, permitting, of new outdoor sales or rentals, or new uses involving storage of merchandise, inventory or equipment in the North Wenatchee Business District located in the Olds Station area, to be effective immediately, setting a date for the public hearing on the moratorium, and declaring an emergency necessitating immediate adoption of a moratorium.

WHEREAS, the City of Wenatchee adopted the Sunnyslope Subarea Plan as a component of the Wenatchee Urban Area Comprehensive Plan on October 12, 2007 by Ordinance No. 2007-37; and

WHEREAS, the City of Wenatchee annexed the Olds Station area on March 24, 2016 by Ordinance No. 2016-07; and

WHEREAS, the Sunnyslope Subarea Plan is an implementing component of the Wenatchee Urban Area Comprehensive Plan; and

WHEREAS, the Sunnyslope Subarea Plan identifies the Olds Station area as a Zone of Change where land uses will eventually evolve to provide a mixture of housing densities and new local services; and

WHEREAS, the Wenatchee Urban Area Plan recognizes the need and opportunity to revisit the land uses within the Olds Station area and engage the property owners in a master planning exercise in order to adequately plan for this transition of uses; and

WHEREAS, land uses that include outdoor sales or rentals, or storage of merchandise, inventory or equipment may not be consistent with the envisioned mixture of

residential and office uses in the Olds Station area identified as a Zone of Change; and

WHEREAS, the North Wenatchee Business District in the Olds Station area, as shown in the map attached hereto and incorporated herein as Exhibit A, allows commercial and industrial uses which include outdoor sales or storage of merchandise or equipment as identified in the selection of uses from the District Use Chart in Section 10.10 WCC shown below:

Use	Use District
	NWBD
Boat sales and rentals	Permitted
Building materials, garden and farm supplies	Permitted
Equipment rental services, commercial	Permitted
Boating storage facilities	Permitted
Industry, Light	Conditional
Mini-storage	Permitted
Warehousing and storage	Accessory Use

and

WHEREAS, City staff needs time to study the land use impacts of outdoor sales or rentals, or storage of merchandise, inventory or equipment in the North

Wenatchee Business District, and any desired development standards to appropriately handle those impacts; and

WHEREAS, the Wenatchee City Council hereby finds that a moratorium to preserve the status quo is necessary until the City can study the appropriate land use and/or licensing regulations to address outdoor sales or rentals, or storage of merchandise, inventory or equipment; and

WHEREAS, RCW 36.70A.390 authorizes the City Council to adopt a moratorium for a period of up to six (6) months if a public hearing on the proposal is held within at least 60 days of its adoption providing for the six (6) month moratorium period; and

WHEREAS, the City Council desires to impose a six (6) month moratorium on the establishment, siting, location, permitting, of new uses of outdoor sales or rentals, or new uses involving storage of merchandise, inventory or equipment in the North Wenatchee Business District; and

WHEREAS, moratoriums enacted under RCW 36.70A.390 are methods by which local governments may preserve the status quo so that new regulations will not be rendered moot by intervening development; and

WHEREAS, in conformity with the responsibilities of the City of Wenatchee to meet public safety, property or welfare requirements and provide zoning and land use regulations pursuant to state law, and the City's authority to regulate land use activities within its corporate limits, the City intends to develop appropriate zoning requirements for the establishment of new mini-storage facilities and/or vehicle/trailer rental businesses in the North Wenatchee Business District.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WENATCHEE, WASHINGTON, DO ORDAIN as follows:

SECTION I
Findings

The recitals set forth above are hereby adopted as the City Council's findings in support of the moratorium imposed by this Ordinance.

SECTION II
Moratorium Imposed

Pursuant to Washington State law, an immediate six-month moratorium is hereby enacted prohibiting within the North Wenatchee Business District, in the Olds Station area, of the City of Wenatchee, as such zoning district is shown in Exhibit A, attached hereto, on the acceptance of any applications for the establishment, siting, location, and operation of new uses involving outdoor sales or rentals, or new uses involving storage of merchandise, inventory or equipment on property in Section 10.10 District Use Chart of the Wenatchee City Code as identified herein.

SECTION III
Effective Period for Moratorium

The moratorium set forth in this Ordinance shall be in effect for a period of six (6) months from the date this Ordinance is passed and shall automatically expire at the conclusion of that six (6) month period unless the same is extended by the City as provided in state law or unless terminated sooner by Ordinance.

SECTION IV
Work Program

The Mayor and other responsible staff are hereby authorized to study and address issues related to determining the impacts and necessary controls on outdoor sales or rentals, or storage of merchandise, inventory or equipment in the North Wenatchee Business District.

SECTION V
Public Hearing

Pursuant to RCW 36.70A.390 and RCW 35A.63.220, the City Council shall hold a public hearing on the moratorium imposed on October 12, 2017, at 5:15 p.m., upon notice. Immediately after the public hearing, the City Council shall adopt findings of fact on the subject of this moratorium and either justify its continued imposition or cancel the moratorium.

SECTION VI
Severability

If any section, subsection, paragraph, sentence, clause, or phrase of this Ordinance or its application to any person or situation should be held to be invalid or unconstitutional for any reason by a Court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this Ordinance or its application to any other person or situation.

SECTION VII
Declaration of Emergency

The City Council hereby declares that an emergency exists necessitating that this Ordinance take effect immediately upon passage by a majority plus one of the whole

membership of the Council, and that the same is not subject to a referendum (RCW 35A.11.090). Without an immediate moratorium on the City's acceptance of non-exempt development applications for property within the zoning district shown on Exhibit A, such applications could become vested, leading to development that could be incompatible with the development regulations eventually adopted by the City. Therefore, the moratorium must be imposed as an emergency measure to protect the public health, safety and welfare, and to prevent the submission of a flood of applications to the City (upon knowledge of the City's intent to review the appropriateness of these uses in the subject zoning district) in an attempt to vest rights for an indefinite period of time.

SECTION VIII
Effective Date

This Ordinance, as a public emergency ordinance necessary for the protection of public safety, property or welfare, shall take effect immediately upon passage by a majority plus one vote of the City Council.

PASSED BY THE CITY COUNCIL OF THE CITY WENATCHEE,
at a regular meeting thereof, this 14 day of September, 2017.

CITY OF WENATCHEE,
a Municipal Corporation

By: Frank J. Kuntz
FRANK KUNTZ, Mayor

ATTEST:

By: 
TAMMY L. STANGER, City Clerk

APPROVED:


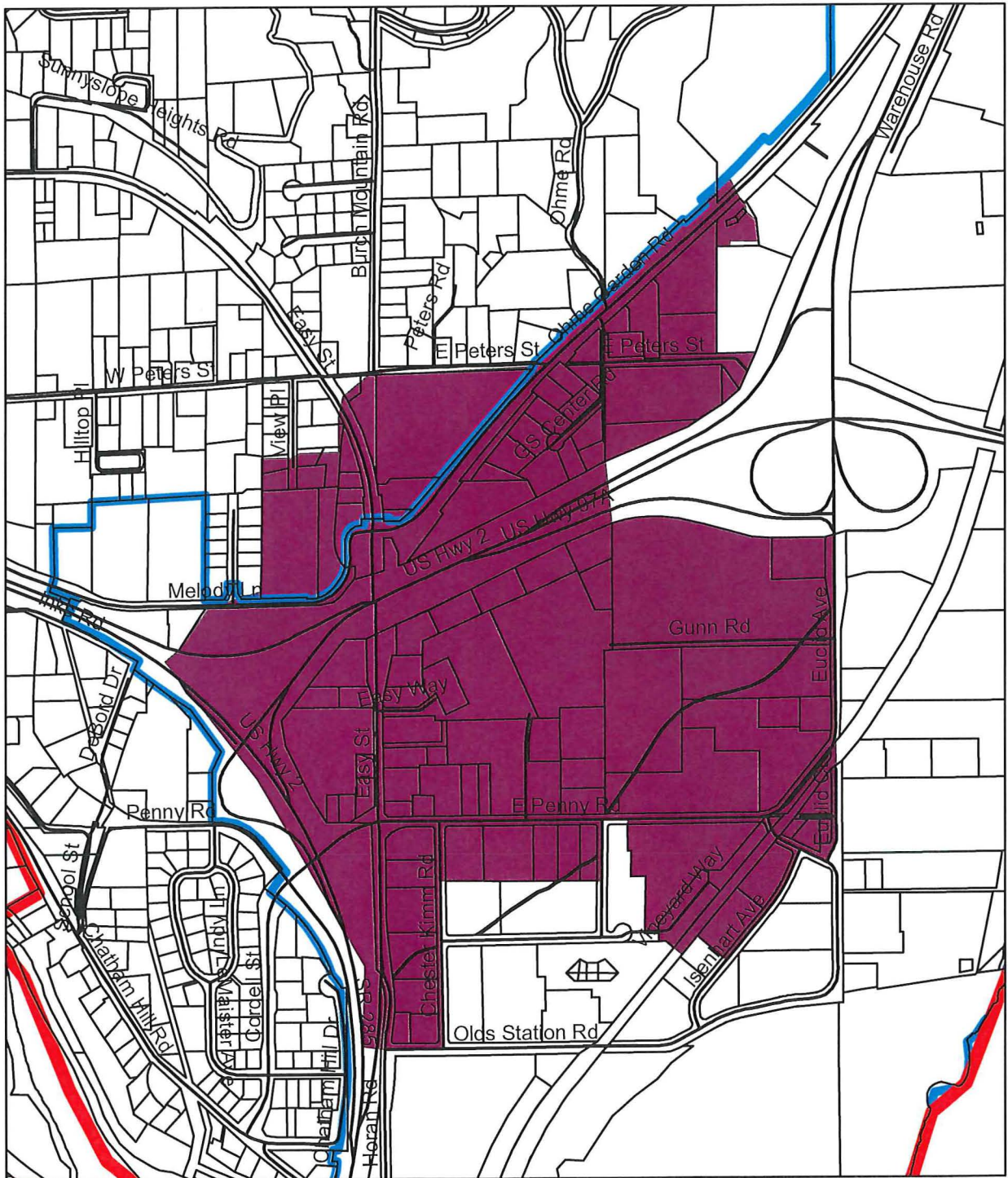
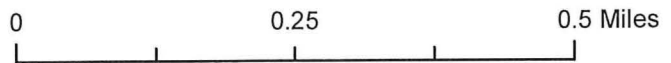
By: 
STEVE D. SMITH, City Attorney

Exhibit A



Legend

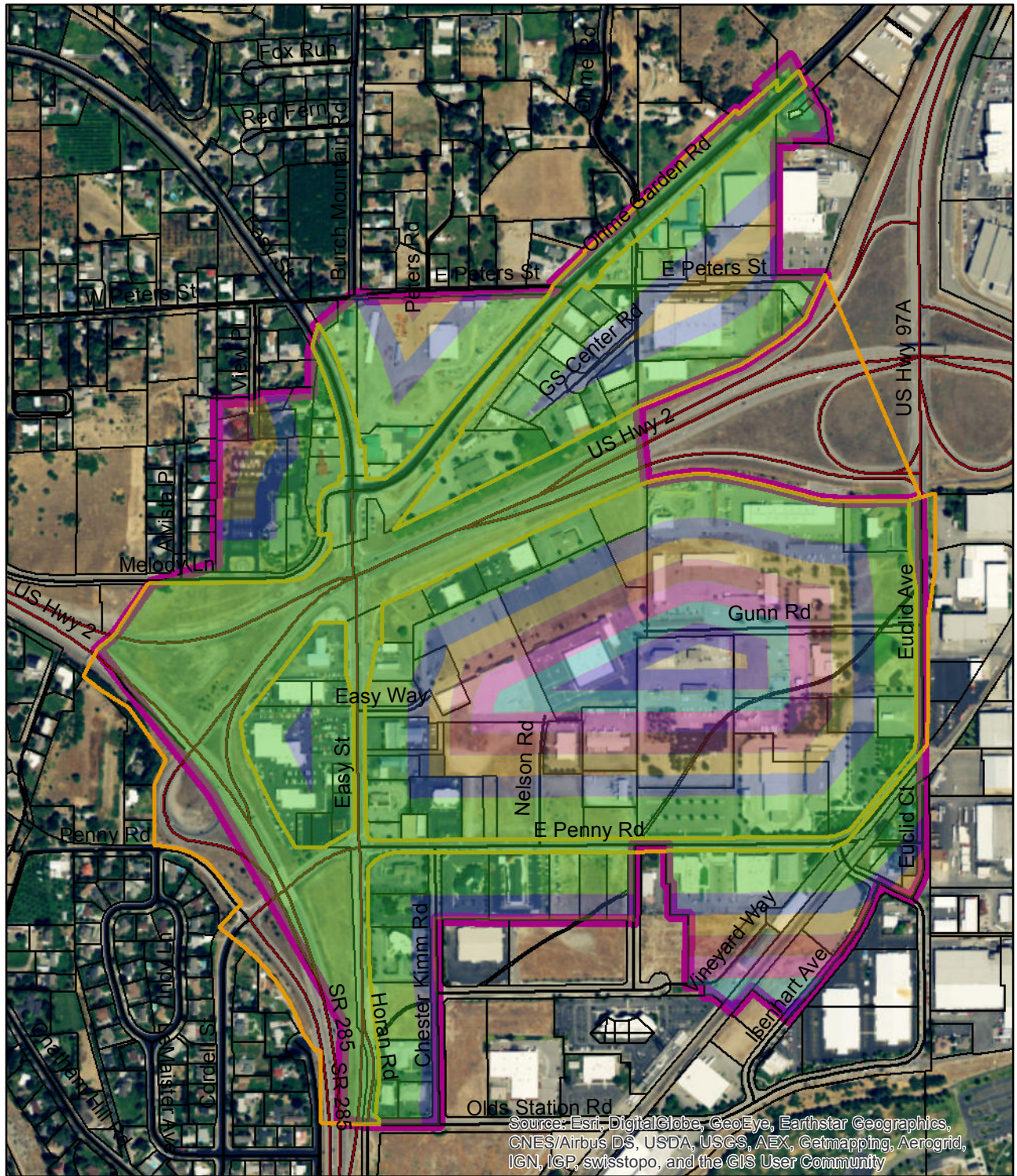
-  Street Centerlines
-  Parcels
-  Urban Growth Area
-  City Limits
-  North Wenatchee Business District



**City of
Wenatchee**



Buffer Analysis from gateway corridors in the North Wenatchee Business District in Olds Station **DRAFT**



Legend

Buffer from edge of ROW of gateway corridor

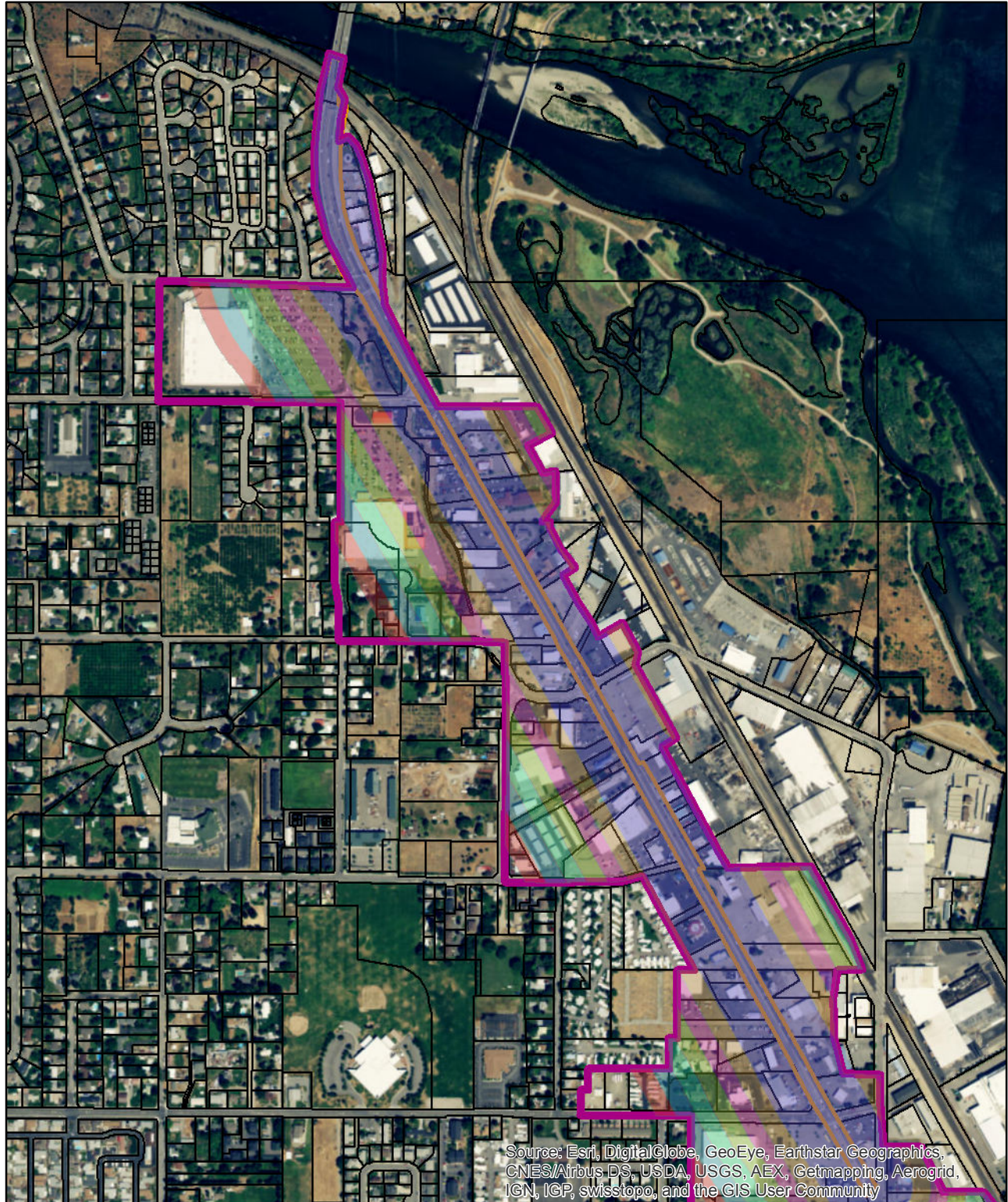
- 200 ft
- 300 ft

- 400 ft
- 500 ft
- 600 ft
- 700 ft
- 800 ft
- Gateway Corridor ROW
- Street Centerlines
- Parcels
- Urban Growth Area
- North Wenatchee Business District



Buffer Analysis from North Wenatchee Ave north of intersection with Miller Ave









DRAFT

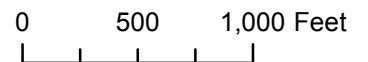


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the CIS User Community

Legend

Distance from edge of ROW

- | | | | |
|---|--------|---|---------------------|
|  | 500 ft |  | NWBD south of river |
|  | 600 ft |  | N Wenatchee Ave ROW |
|  | 700 ft |  | Parcels |
|  | 800 ft | | |
|  | 400 ft | | |





**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: January 10, 2018
To: City of Wenatchee Planning Commission
From: Community Development Staff
RE: Revisions to WCC 10.48.180 Fences

At the October 2017 meeting, the Planning Commission discussed draft revisions to the fence standards for commercial districts, in particular on North Wenatchee Avenue. At the meeting, the Planning Commission asked staff to use the draft revision from then option 2 as the basis and include additional revisions to restrict chain-link fencing in the front and encourage neutral colors. See the draft revisions below. In the draft below, the most recent revisions are in strike-through/underline format. The Planning Commission also asked for visual examples. We will have a slide show at the meeting.

Staff has some concerns that the proposed standards are not appropriate in the Industrial district. Industrial properties are generally larger in size with wider street frontage and involve uses that require site security. Requiring industrial properties to include architectural features and restricting chain-link in the front could create an increased financial hardship and security challenge for industrial properties. Staff is recommending to separate the standards for commercial and industrial districts.

Draft Code:

10.48.180 Fences and clear view triangle.

All fences where allowed by this title shall meet the following standards unless otherwise regulated within this code:

(New Section)

(2) Commercial ~~and industrial~~ zoning district fences shall meet the following standards:

- (a) Solid fencing or walls, ~~including slated chain-link~~, greater than 4 feet in height within 20 feet of street frontages or right-of-ways shall not extend more than one-third of the lineal distance of the property frontage, including corner lots;
- (b) Fencing less than 50 percent view-obstructing, ~~such as non-slated chain-link or wrought iron~~ are allowed up a maximum 8 feet, within 20 feet of a front property line or right of ways, provided; that for every 25 linear feet of fence or wall, architectural features, such as masonry, brick or wood-framed columns shall be provided. The minimum width and depth of architectural features shall be no less than 12 inches for the full height;
- (c) Solid fencing or wall sections, ~~including slated chain-link~~, more than 20 feet from a front property line, shall be allowed up to a maximum height of 8 feet provided; that for

every 50 linear feet of fence or wall, architectural features, such as masonry, brick or wood-framed columns shall be provided . The minimum width and depth of architectural features shall be no less than 12 inches for the full height;

- (d) Side and rear yard fencing is exempt from providing architectural features and are allowed up to a maximum height of 8 feet, except when abutting a residential or mixed use zone, in which case the maximum height shall be 6 feet.
- (e) The use of high intensity, primary, metallic, or fluorescent colors is prohibited on any fence surface. Colors should be neutral and similar to the exterior of the primary structure.
- (f) Chain link fencing shall not be permitted on the front of properties adjacent to a public street.

(Existing industrial district standards)

(3) Industrial zoning district fences shall meet the following standards:

- (a) That a maximum height limitation of six feet be observed within any required setback area;
- (b) That a maximum height limitation of eight feet be observed when constructed outside of any required setback area.

This will be the last workshop on this item in preparation for a public hearing in February. Staff will be looking for specific direction to prepare any final drafts for the hearing. Please direct any questions or comments to Stephen Neuenschwander, Planning Manager, at 509-888-3285 or via email at sneuenschwander@wenatchewa.gov.