

**WENATCHEE PLANNING COMMISSION
SCHEDULED MEETING
July 18, 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 the minutes from the last regular meeting on June 20, 2018

III. PUBLIC COMMENT PERIOD

Comments for any matters not included on the agenda.

IV. OLD BUSINESS

None

V. NEW BUSINESS

- A. Workshop on the Transportation Improvement Plan (TIP)
- B. Workshop to present a status update on the cryptocurrency moratorium
- C. Workshop on Critical Areas regulation exemptions

VI. OTHER

- A. None

VII. ADJOURNMENT

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

MINUTES

I. CALL TO ORDER

Chair Scott Griffith called the meeting to order at 5:30 p.m. with the following members in attendance: Ace Bollinger, Susan Albert, Joe Gamboni, John Brown, and Richard Erickson.

City Planning staff was represented by: Glen DeVries, Community Development Director; Stephen Neuenschwander, Planning Manager; John Ajax, Senior Planner; and Matt Parsons, Associate Planner.

II. ADMINISTRATIVE AFFAIRS

A. Approval of the minutes from the regular meeting on May 16, 2018.

Commissioner Ace Bollinger moved to approve the minutes from the May 16, 2018 regular meeting. Commissioner Richard Erickson seconded the motion. The motion carried.

III. PUBLIC COMMENT PERIOD

Comments for any matters not included on the agenda.

There was no public comment.

IV. OLD BUSINESS

None

V. NEW BUSINESS

A. Public hearing: CDBG Annual Action Plan and Consolidated Plan for the 2018 program

Brooklyn Holton, Housing and Community Planner, presented the staff report.

Commissioners asked questions of staff and provided comment.

Chair Griffith asked for public comment on the matter.

There was no public comment.

B. Work session: Parklets and streateries code update

John Ajax, Senior Planner, presented the staff report.

Commissioners asked questions of staff and provided comment.

- C. Work session: 2018 housing code update – review comprehensive plan policies and project status

Stephen Neuenschwander, Planning Manager, presented the staff report and provided comment.

Commissioners asked questions of staff and provided comment.

VI. OTHER

None

VII. ADJOURNMENT

With no further business to come before the Planning Commission, Chair Scott Griffith adjourned the meeting at 6:30 p.m.

Respectfully submitted,

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

DRAFT

Changes and deletions from 2018 Amended TIP (ID #'s from 2018 Amended TIP):

- ID #1: Modified construction phase of project by changing construction year from 2018 to 2019. The McKittrick/North Wenatchee Avenue signal project has been pushed forward for years most recently to accommodate property acquisition adjacent to the project limits and to accommodate corridor design decisions associated with the pre-design work for the connecting Washington funding coming to the corridor through the WSDOT.
- ID #2: Modified right-of-way phase of project from 2018 to 2019 to coincide with the construction year for the above project. Staff plans to obligate this funding yet it 2018 but the phase will remain in the TIP in case the right-of-way funding is not obligated by the end of 2018.
- ID #'s 3,4: Deleted from TIP as construction is underway.
- ID #5,6,7,8: Deleted from TIP as projects are awarded for construction or being advertised for construction completion this year.
- ID #9: Modified to show a start date of 2019 and changed status to planned rather than selected. The South Wenatchee SR285 Pedestrian Crossing Improvements project incorporated these complete streets TIB funds for construction work this year. The general project line remains as planned to accommodate anticipated future complete streets TIB funding.
- ID #'s 10, 12, 13, 14, 15, 16: Continued these M&O, Pavement, Sidewalk, and Stormwater projects at the same funding levels included in the 108 fund.
- ID #11: Modified annual street preservation program to reflect available funding levels included in the 2018 budget for the 108, 111, and 119 funds.
- Priority #17: Modified to reflect modified desired funding levels documented by the pavement committee in 2016 totaling a \$2.8 Million annual program for 10 years.
- ID #18: Modified to reflect the acquisition of the right of way in 2018 leaving the design and construction phases estimated to be funded by development in 2021.
- ID #'s 19, 20, 21: Modified projects by increasing overall estimated costs, showing utilization of connecting Washington funds, and anticipated schedules. These projects are currently in the definition/scoping phase and are expected to be developed by WSDOT in close cooperation with the city. These three projects are intended to summarize all the corridor projects that will be developed with connecting Washington funds.
- ID# 28: Removed Hawley St. Hawley RXR grade separation as the North Wenatchee Redevelopment plan includes a new grade separated crossing on the future extended McKittrick St.
- ID #29: Modified the McKittrick Street/BNSF Grade Separation by adding other potential federal fund programs. Also increased the cost estimate to account for the Street work necessary to connect the underpass to near the signal project to the west and near North Miller Street to the east. Project could also be eligible for State FMSIB funds.
- ID #32: Deleted the McKittrick Street Extension project as ROW has been or will be acquired through other means and the significant grading/wall construction work has been added to the previous project.
- ID #33: Increased project cost estimate to reflect additional estimation work in 2017.

- ID #46: Deleted project as the BRT analysis is currently funded and in development in the North Wenatchee Avenue Pre-design project funded by the city and WSDOT.
- ID # 52: Modified project to show increased cost and changed planned funding source to SRTS to align with 2018 grant application.
- ID #57: Deleted project as work is currently underway to define the future of the corridor.
- ID # 58: Moved project up in the list, modified cost estimate, and changed status to reflect dedicated LRF funding.

New projects on the 2019 TIP (ID #'s from draft 2019 TIP):

- ID #1: Existing federally funded project added back into TIP. Was removed as CN funding was obligated previously, but CN will not take place until 2019 due to ROW and bidding complexities.
- ID #5 and 6: New Connecting Washington funded projects to be developed by WSDOT.
- ID #14: New funded project to complete the Environmental Document for Confluence Parkway.
- ID #15: New funded federal rail section 130 project on 9th Street. \$1.3 Million project makes significant upgrades to traffic and adds pedestrian gates. Will try to deliver in 2019 but construction may be in 2020.
- ID #18: New planned project to capture potential future undefined projects eligible for the Highway Safety Improvement Program (HSIP) program.
- ID #22: New planned project to fund the necessary feasibility analysis to determine if a non-motorized pathway can be constructed on the SR285 Wenatchee River Bridge.
- ID #23: New planned project to fund the implementation of the First Street Bikeway Study completed in 2017.
- ID #24: New planned project to fund the implementation of the Pedestrian Corridor along Stevens street consistent with the South Wenatchee Action Plan.
- ID #50: New planned project to implement the Mission Street to Mission Ridge Gateway project consistent with the South Wenatchee Action Plan
- ID #51: New planned project to construct complete street improvements to Wenatchee Avenue between Second and Fifth Streets.
- ID #29: New planned project to construct the first phase of Confluence Parkway
- ID #30: New planned project to construct the second phase of Confluence Parkway

II. ACTION REQUESTED OF COMMISSION/STAFF RECOMMENDATIONS:

No action requested. Staff recommends that the City Planning Commission review the draft 2019 – 2024 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 staff recommendation for City Council adoption.

V. ADMINISTRATIVE ROUTING:

Rob Jammerman, Public Works Director
 Jacob Huylar, Engineering Services Manager
 Rachael Evans, Business Manager
 Glen DeVries, Community Development Director
 Steve King, Economic Development Director



**CITY OF WENATCHEE
SIX YEAR TRANSPORTATION IMPROVEMENT PROGRAM
FROM 2019 TO 2024**

DRAFT

Hearing Date:
Ordinance No.

ID	Project Title	Project Description	Road Name	Begin	End	Length	Total Cost	2019	2020	2021	2022	2023	2024	Phase	Start	Status	Fund Code	Fed Fund	State Code	State Funds	Local Code	Local Funds
1	SR285/South Wenatchee Pedestrian Crossing Improvements	Install RRFB's at Spokane and SR285 and upgrade pedestrian facilities consistent with the subarea plan.	SR285 Mission St., Chelan Ave.	Spokane vic.	Chehalis vic.		\$568,000	\$568,000						CN	2016	S	STP/TAP	\$500,000			109 Fund	\$68,000
2	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	2019	S	STP(R)	\$770,706			109 Fund	\$205,473
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	\$168,000	\$168,000						RW	2019	S	STP	\$145,320			109 Fund	\$22,680
4	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
5	US2/Easy Street Roundabout	Remove Existing Signal at US2/Easy Street and construct a round-a-bout with pedestrian and bicycle facilities.	US2/Easy Street				\$5,000,000	\$200,000	\$800,000	\$2,000,000	\$2,000,000			ALL	2019	S			Connecting Washington	\$5,000,000		
6	North Wenatchee Area Intersection Improvements	Modify intersections to provide u-turns, consolidate access, enhance capacity, construct raised medians, provide pedestrian and transit improvements.	SR285 North Wenatchee Avenue	Duncan St.	Maiden Ln.	0.27	\$18,050,000	\$150,000	\$200,000	\$200,000	\$500,000	\$500,000	\$16,500,000	ALL	2019	S			Connecting Washington	\$18,000,000	109 Fund	\$50,000
7	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		\$200,000			ALL	2020	S	CDBG	\$400,000				\$0
8	Street Preservation Program	Street PreservationActivities including: sealing, grinding, paving, ADA upgrades, etc.	Varies				\$12,600,000	\$2,100,000	\$2,100,000	\$2,100,000	\$2,100,000	\$2,100,000	\$2,100,000	ALL	2019	S					111,119 Funds, \$1.0M prop tax	\$12,600,000
9	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	2019	S					109 Fund	\$300,000
10	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	ALL	2019	S					401 Fund, 410 Fund,	\$1,200,000
11	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	2019	S					108 Fund, 111 Fund	\$450,000
12	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	2019	S					108 Fund	\$300,000
13	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	2019	S					TBD, other	\$300,000
14	Confluence Parkway NEPA Document	Preparation of project NEPA environmental statement including coordination with state, federal, and tribal governments.	Confluence Parkway	Hawley Street	Euclid/SR2 interchange	1.8	\$3,800,000	\$200,000	\$1,800,000	\$1,800,000				ALL	2019	S	INFRA, BUILD	\$3,600,000	Supp. Transp. Allocation	\$200,000		
15	9th Street BNSF Crossing Improvements	Construct ADA compliant railroad pedestrian/bike crossing surfaces on both sides of 9th St. through the railroad ROW. Install 4-quad gate signal system with ped gates. Upgrade all signs and markings.	9th Street	150' west of Piere			\$1,365,165	\$1,250,000						ALL	2019	S	Rail Section 130	\$1,321,165			109 Fund	\$44,000
16	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	\$400,000	\$400,000						ALL	2019	S					LRF	\$400,000



**CITY OF WENATCHEE
SIX YEAR TRANSPORTATION IMPROVEMENT PROGRAM
FROM 2019 TO 2024**

DRAFT

Hearing Date:
Ordinance No.

ID	Project Title	Project Description	Road Name	Begin	End	Length	Total Cost	2019	2020	2021	2022	2023	2024	Phase	Start	Status	Fund Code	Fed Fund	State Code	State Funds	Local Code	Local Funds
17	Wenatchee Street Pavement Preservation	Beyond the constrained limit of the funded street preservation program. See ID #11	Various arterial and Collector Streets				\$4,200,000	\$700,000	\$700,000	\$700,000	\$700,000	\$700,000	\$700,000	ALL	2019	P					Add'l TBD, B&O, Util Tax, Prop. Tax	\$10,800,000
18	Spot and corridor safety improvement projects	Various spot and corridor safety improvement projects and studies consistent with high accident locations and the city road safety plan	Varies			varies	\$900,000	\$300,000		\$300,000		\$300,000		ALL	2019	P			HSIP	\$900,000	109 Fund	\$100,000
19	SR 285 Easy Street / Penny Road Northbound Off-Ramp	Modify SR 285 northbound off-ramp to provide new direct connection to Technology Center Drive and Chester Kimm Road	New				\$420,000			\$420,000				ALL	2021	P					Local, Dev. Mit.	\$420,000
20	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	2019	P				Other - TIB Complete Streets	\$100,000	
21	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	2019	P					TBD, other	\$60,000
22	Multi-purpose non-motorized pathway on SR285 Wenatchee River Bridge Feasibility	Complete feasibility analysis to determine location, type, and size of facility that can be connected to bridge to replace sidewalk	SR285	MP 4			\$40,000	\$40,000						ALL	2019	P			WSDOT, Ped/Bike	\$40,000		
23	First Street Bikeway	Implement First Street Bikeway plan	First Street	Wenatchee Avenue	Miller Street		\$343,000	\$20,000	\$31,000	\$292,000				ALL	2019	P				Ped/Bike	\$343,000	
24	Pedestrian Corridor along Stevens Street	Construct pedestrian corridor along Stevens Street consistent with South Wenatchee Action Plan	Stevens Street	Mission St.	Miller Street		\$250,000				\$250,000			ALL	2022	P				Complete Streets, Other	\$250,000	
25	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	2019	P					Unknown	\$60,000
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	2019	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	2020	P	STP(U)	\$432,500				\$67,500
28	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
29	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
30	Confluence Parkway Phase 1 (Hawley St. South)	Construction of Miller St. underpass, connection to North Wenatchee Avenue, and upgrades to Miller and Hawley Streets	Confluence Parkway	North Wenatchee Avenue	Hawley/BNSF crossing	0.7	\$30,000,000		\$10,000,000	\$10,000,000	\$10,000,000			ALL	2020	P		INFRA, FASTLANE, BUILD, OTHER	\$28,000,000		Utility, Street	\$2,000,000
31	Confluence Parkway Phase 2 (Hawley St. North)	Construction of new roadway and Wenatchee River Bridge Crossing on new alignment	Confluence Parkway	Hawley/BNSF crossing	Euclid/SR2 interchange	1.8	\$83,000,000			\$10,000,000	\$50,000,000	\$23,000,000		ALL	2021	P		INFRA, FASTLANE, BUILD, OTHER	\$83,000,000			
32	McKittrick Street/BNSF Grade Separation	Construct Grade Separated crossing consistent with North Wenatchee Redevelopment Plan. Includes roadway construction to tie into vicinity of Wenatchee Avenue and Miller Street	McKittrick St	100' E of North Wenatchee Avenue	100' W of Miller St.	0.2	\$26,000,000			\$26,000,000				ALL	2022	P		FASTLANE, BUILD, OTHER	\$25,500,000		City Utility	\$500,000
33	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	2019	P			TIB	\$2,994,000	arterial, sewer, pvt. \$1,546,000	



**CITY OF WENATCHEE
SIX YEAR TRANSPORTATION IMPROVEMENT PROGRAM
FROM 2019 TO 2024**

DRAFT

Hearing Date:
Ordinance No.

ID	Project Title	Project Description	Road Name	Begin	End	Length	Total Cost	2019	2020	2021	2022	2023	2024	Phase	Start	Status	Fund Code	Fed Fund	State Code	State Funds	Local Code	Local Funds
34	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	\$600,000	\$600,000	\$4,570,800				ALL	2018	P					Storm, Water/Sewer, General	\$5,770,800
35	Tacoma Street Urban Upgrades	Upgrade Street consistent with North Wenatchee Transportation Master plan including curb, gutter, and sidewalk	Tacoma St.	McKittrick Street	Maple St.	0.25	\$2,162,000	\$200,000	\$1,962,000					ALL	2019	P			TIB	\$1,668,000	109 Fund	\$294,000
36	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	2022	P			TIB	\$1,560,000	109 Fund	\$276,000
37	Red Apple Road Phase 2	Arterial street reconstruction	Red Apple Road	Miller	Skyline	0.53	\$1,000,000				\$1,000,000			ALL	2022	P			TIB	\$800,000	109 Fund	\$200,000
38	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	2020	P					Gen Fund	\$1,200,000
39	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	2020	P					Gen Fund	\$1,500,000
40	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
41	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	2024	P			OTHER	\$1,720,000	109 Fund	\$430,000
42	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	2022	P					TIF, 109 Fund	\$800,000
43	Gunn Road Urban Upgrades	Accept roadway into public system with necessary urban upgrades including pedestrian accommodation, stormwater, and lighting.	Gunn Rd. (Pvt)	Euclid Ave.	Mall Property	0.25	\$1,000,000		\$1,000,000					ALL	2022	P			WSDOT	\$1,000,000		
44	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	2021	P			TIB	\$1,011,000	109 Fund	\$179,000
45	Wenatchee Avenue and Thurston St. Signal	Construct new traffic signal.	Wenatchee Avenue	Thurston Street	Thurston Street	0.1	\$350,000						\$350,000	ALL	2024	P			TIB	\$280,000	109 Fund	\$70,000
46	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					Gen Fund	\$400,000
47	Walnut St. Improvements	Reconstruction project to meet urban standards.	Walnut Street	Pine Ave	Stella	0.13	\$1,500,000					\$1,500,000		ALL	2023	P			TIB	\$1,275,000	109 Fund	\$225,000
48	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
49	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	2020	P	STP(U)	\$790,107			109 Fund	\$135,644
50	Mission Street to Mission Ridge Gateway	Asthetic improvements in the ROW along Mission Street consistent with South Wenatchee Action Plan	Mission Street	Crawford St.	City Limits		\$500,000		\$500,000					ALL	2020	P	STP(U), Other	\$450,000			Other	\$50,000
51	North Wenatchee Avenue Complete Streets Improvements	Construct median barrier, bicycle lanes, upgrade sidewalks, lighting, and landscaping	North Wenatchee Avenue	Second St.	Fifth Street		\$500,000				\$500,000			ALL	2022	P	STP(U), Other	\$450,000			Other	\$50,000



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SIX YEAR TRANSPORTATION IMPROVEMENT PROGRAM
FROM 2019 TO 2024**

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Hearing Date:
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ID	Project Title	Project Description	Road Name	Begin	End	Length	Total Cost	2019	2020	2021	2022	2023	2024	Phase	Start	Status	Fund Code	Fed Fund	State Code	State Funds	Local Code	Local Funds	
52	Castlerock to Fifth Street Connector	Extend Castlerock Street and connect to 5th via Redhawk Canyon Drive.				0.27	\$2,500,000			\$2,500,000				ALL	2021	P					Gen Fund, Dev. Ext.	\$2,500,000	
53	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
54	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						Gen Fund	\$50,000
55	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	
56	Crawford and Methow Intersection Control	Mini Roundabout, fill sidewalk gaps, and Pedestrian Crossing Improvements near Lincoln Elementary	Crawford Avenue			0.1	\$593,500	\$90,100	\$503,400					ALL	2019	P			SRTS	\$495,600	109 Fund	\$97,900	
57	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	
58	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	2023	P	OTHER	\$4,000,000					
59	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	2022	P	OTHER	\$17,000,000	FMSIB	\$7,500,000	Other	\$7,500,000	
60	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					



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

Hearing Date: August 10, 2017

Ordinance No. 2017-18

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
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	\$610,064		\$610,064					CN	2019	S	STP	\$527,706			109 Fund	\$82,358
3	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
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	2018	S			TIB	\$800,000	109 Fund	\$200,000
5	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		
6	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
7	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
8	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		
9	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		
10	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
11	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
12	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
13	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
14	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
15	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
16	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
17	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

Hearing Date: August 10, 2017

Ordinance No. 2017-18

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	
18	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	
19	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	
20	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	
21	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	
22	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	
23	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	
24	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	
25	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
26	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
27	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			
28	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	
29	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	
30	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	
31	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	
32	Tacoma Street Urban Upgrades	Upgrade Street consistent with North Wenatchee Transportation Master plan including curb, gutter, and sidewalk	Tacoma St.	McKittrick Street	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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Ordinance No. 2017-18

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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	2020	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	2021	P			TIB	\$800,000	109 Fund	\$200,000	
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	2022	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	2023	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, Orondo				\$100,000					\$100,000		ALL	2022	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	2023	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	2021	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	Stella	0.18	\$1,190,000			\$1,190,000				ALL	2020	P			TIB	\$1,011,000	109 Fund	\$179,000	
41	Wenatchee Avenue and Thurston St. Signal	Construct new traffic signal.	Wenatchee Avenue	Thurston Street	Thurston Street	0.1	\$350,000						\$350,000	ALL	2023	P			TIB	\$280,000	109 Fund	\$70,000	
42	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	
43	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	
44	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	
45	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	
46	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					
47	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	
48	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	
49	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
50	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	
51	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
SIX YEAR TRANSPORTATION IMPROVEMENT PROGRAM
FROM 2018 TO 2023**

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52	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	
53	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					
54	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	
55	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					
56	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					
57	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
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Memorandum

To: City of Wenatchee Planning Commission
From: Community Development Staff
Date: July 10, 2018
Subject: Status on cryptocurrency moratorium work plan

Cryptocurrency mining has been a topic of interest in the Wenatchee Valley for several years. The City of Wenatchee was approached by the Chelan County Public Utility District in late 2017 to discuss the land use impacts of cryptocurrency mining on the District's infrastructure and the potential land uses. In January, the Chelan PUD staff made a presentation to the City Council regarding the impacts of cryptocurrency mining and requested that the City implement land use controls to help address the issues of power consumption, and public health and safety concerns over unauthorized mining and the negative impacts to their infrastructure.

In response to the PUD request, the City Council adopted a 12-month emergency interim official control by Ordinance 2018-04 on February 22, 2018. See attached ordinance. The interim official control established a definition of cryptocurrency mining, performance standards, and amended the district use chart to identify where appropriate locations are for mining. One month later, the City Council signed Resolution 2018-03 adopting findings and established a work plan. See the attached resolution.

The Chelan PUD enacted a moratorium on cryptocurrency mining on March 19th and ratified it on April 2nd. See attached news announcement from the Chelan PUD webpage.

Following the work plan established in Resolution 2018-03, the City planning staff and the PUD have met several times to discuss the matter. These meetings have been to gather information and to discuss possible paths of regulating cryptocurrency. The next step in the work plan is begin the public engagement and code/policy development process. This workshop is the first step in that process and is meant to provide information and answer any general questions the Planning Commission may have on the topic.

Please review the attached materials and come prepared with any questions for staff.

ORDINANCE NO. 2018-04

AN ORDINANCE, adopting an interim official control relating to cryptocurrency mining operations in the City of Wenatchee, to be effective immediately, setting a date for the public hearing on, and declaring an emergency necessitating immediate adoption.

WHEREAS, cryptocurrency is a term encompassing code-based protocols supporting an electronic, non-physical media for the exchange of value; and

WHEREAS, cryptocurrency mining is a continuous process where computers work to solve algorithms to maintain and build an algorithmic chain, or blockchain, and in exchange are granted cryptocurrency; and

WHEREAS, typical physical characteristics of cryptocurrency mining include specialized computer hardware, high electricity use, and the use of equipment to cool the hardware; and

WHEREAS, cryptocurrencies have an ever-fluctuating monetary value and can be exchanged for conventional currency; and

WHEREAS, the value of certain cryptocurrencies has been achieving high market prices recently; and

WHEREAS, the region's low electricity prices create a high rate of return for locating cryptocurrency mining operations in the City; and

WHEREAS, the continuous use of specialized computer hardware creates a high-density load situation which is taxing the existing electricity distribution and service infrastructure throughout various parts of the City; and

WHEREAS, the use of this specialized computer hardware, creating a high density load situation, in areas or at facilities where the electricity distribution infrastructure is not designed for its high energy loads creates a fire safety hazard; and

WHEREAS, the energy consumption characteristics of cryptocurrency mining was not envisioned in the development of the community's plans as they pertain to accommodating future growth; and

WHEREAS, if the current trends continue where cryptocurrency mining becomes increasingly prevalent, the Chelan County Public Utility District (PUD) may not be able to meet the community's electricity consumption needs in a timely manner and therefore the community would not be able to accommodate its projected growth without the siting and construction of significant electrical infrastructure including power substations and lines; and

WHEREAS, Goal 1 in the Utilities Element of the Wenatchee Urban Area Comprehensive Plan, states: "Ensure that the utilities necessary to support development are adequate at the time they are needed without decreasing service levels below those locally acceptable", Policy 2 of Goal 1 further states: "No development will be approved that reduces the level of service of any utility below the adopted level of service"; and

WHEREAS, Goal ED 6 in the Economic Development Element of the Wenatchee Urban Area Comprehensive Plan, states: "Work with regional partners to ensure that regional and local infrastructure needs are addressed";

WHEREAS, key strategy number 10 (adopted as a policy by Goal ED 1, Policy 1) in the Economic Development Element of the Wenatchee Urban Area Comprehensive Plan begins with "Pursue data farm development" and goes on to described the benefits this type of development may bring to the community including the following passage: "Selling reliable

hydropower at market prices provides an amazing economic impact in terms of tax revenues to the schools and other governmental services”; and

WHEREAS, the Chelan County PUD, as a public utility, does not have economic development authority or the ability to enforce or regulate the City’s community or economic development goals;

WHEREAS, it is the City of Wenatchee’s understanding that Chelan County PUD, as a public utility, has limited legal authority, beyond rates and service regulations, to ensure that the public health safety concerns are adequately addressed, or that after connecting a High Density Load (HDL) there is sufficient capacity reserved in the electrical infrastructure to meet the City’s community and economic development goals; and

WHEREAS, the Wenatchee City Code does not currently have a specific land use category for cryptocurrency mining; and

WHEREAS, this interim ordinance will establish a land use category and performance standards for the review and approval of new cryptocurrency operations in the city of Wenatchee; and

WHEREAS, City staff, in cooperation with Chelan County PUD staff, need time to study the impacts cryptocurrency mining has on the electricity distribution network and to develop standards to appropriately evaluate and address the impacts; and

WHEREAS, the Wenatchee City Council hereby finds that an emergency interim official control to regulate further establishment of cryptocurrency mining in the City of Wenatchee until the Chelan County PUD and the City can study the appropriate land use and/or licensing regulations to address cryptocurrency mining; and

WHEREAS, RCW 36.70A.390 and RCW 35A.63.220 authorize the City Council to adopt an interim official control for a period of up to twelve (12) months if a public hearing on the proposal is held within at least 60 days of its adoption and immediately following the public hearing findings of fact and a work plan are adopted providing for the twelve (12) month period; and

WHEREAS, the City Council desires to impose a twelve (12) month interim official control regulating cryptocurrency mining operations in the City of Wenatchee; and

WHEREAS, interim official controls 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 health, safety, and general 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 regulation of cryptocurrency mining operations.

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 interim official control imposed by this Ordinance.

SECTION II
Interim Official Control Enacted

Pursuant to Washington State law, an interim control that amends the Wenatchee City Code (WCC) by the addition of the following sections to read as follows:

10.08.050 “C”

“Cryptocurrency mining” means the operation of specialized computer equipment for the primary purpose of mining one or more blockchain based cryptocurrencies such as Bitcoin. This activity typically involves the solving of algorithms as part of the development and maintenance of a blockchain which is a type of distributed ledger maintained on a peer-to-peer network. Typical physical characteristics of cryptocurrency mining include specialized computer hardware; High Density Load (HDL) electricity use; a high Energy Use Intensity (EUI) where the operating square footage as determined by the Utility is above 250kWh/ft²/year and with a high load factor in addition to the use of equipment to cool the hardware and operating space. For the purposes of the associated regulations, cryptocurrency mining does not include the exchange of cryptocurrency or any other type of virtual currency nor does it encompass the use, creation, or maintenance of all types of peer-to-peer distributed ledgers.

10.10.020 District Use Chart.

District Use Chart																	
<p>P = Permitted use</p> <p>P1 = Permitted, not to occupy grade level commercial street frontage</p> <p>AU = Accessory use</p> <p>C = Conditional use</p> <p>C1 = Permitted, not to occupy grade level commercial street frontage</p> <p>~ = Prohibited use</p> <p>M = Permitted use in a corridor mixed use project within the MRC overlay</p>																	
Uses	Commercial Districts			Mixed Use Districts			Residential Districts				Overlay Zones						
	CBD	NWBD/SWBD	CN I	WMU	OMU	RMU	RF	RS	RL	RM	RH	HEO	CSO	MRC	IO	PO	RRO
Industrial																	
Cryptocurrency Mining	~	P	~	P	~	~	~	~	~	~	~	~	P	~	~	~	~

10.48.300 Cryptocurrency mining

All cryptocurrency mining operations where allowed by Chapter 10.10 WCC, District Use Chart, shall meet the following standards unless otherwise regulated within this code:

- (1) Applications shall be processed as a Type II administrative review with public notice under WCC 13.09.040.
- (2) The use of cargo containers, railroad cars, semi-truck trailers and other similar storage containers for any component of the operation is strictly prohibited.
- (3) Prior to commencing operations, the following information shall be provided to the City:
 - a. Written verification from Chelan County Public Utility District (PUD) will be required that:
 - i. An assessment has been made of the potential electrical consumption of the proposed use which ensures that the capacity available to serve the other needs of the planning area are consistent with the normal projected load growth envisioned by the PUD. Through this analysis the PUD can

assist the City in determining if there is a detrimental impact to the City's ability to accommodate the growth and redevelopment identified in the Wenatchee Urban Area Comprehensive Plan and the City's development codes.

- ii. If the above-mentioned assessment identifies a detrimental impact or threshold where existing electrical capacity is not sufficient, the PUD shall outline what system improvements might be necessary to mitigate any limits or system constraints to accommodate the proposed use. The PUD shall also provide general information on timelines and procedures for this work.
 - iii. Utility Supply Equipment and related electrical infrastructure is sufficiently sized and can safely accommodate the proposed use; and
 - iv. The use will not cause electrical interference or fluctuations in line voltage on and off the operating premises; and
- b. A copy of the Washington State Department of Labor and Industries electrical permit and written verification that the electrical work has passed a final inspection.

SECTION III **Effective Period for Interim Official Control**

The interim official control set forth in this Ordinance shall be in effect for a period of twelve (12) months from the date this Ordinance is passed and shall automatically expire at the conclusion of that twelve (12) 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 cryptocurrency mining in the City of Wenatchee.

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 interim official control imposed, on March 22, 2018 at 5:15 p.m.,

upon notice. Immediately after the public hearing, the City Council shall adopt both findings of fact and a work plan on the subject of this interim official control and either justify its continued imposition or cancelation.

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 if passed by unanimous vote of the council (RCW 35A.11.090). Without an immediate interim official control on the City's acceptance of development applications for cryptocurrency mining within City limits, such applications could become vested, leading to development that could be incompatible with the development regulations eventually adopted by the City. Therefore, the interim official control 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 City limits) 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 22 day of February, 2018.

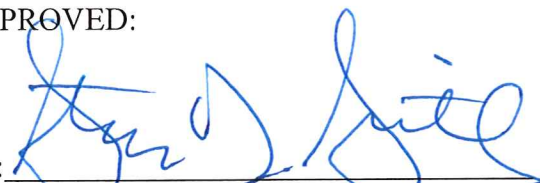
CITY OF WENATCHEE,
a Municipal Corporation

By: 
FRANK KUNTZ, Mayor

ATTEST:

By: 
TAMMY L. STANGER, City Clerk

APPROVED:

By: 
STEVE D. SMITH, City Attorney

RESOLUTION NO. 2018-13

A RESOLUTION, adopting findings of fact and a work plan relative to the adoption of Ordinance 2018-04 which initiated a twelve (12) month interim official control relating to cryptocurrency mining operations in the City of Wenatchee.

WHEREAS, the Wenatchee City Council adopted Ordinance No. 2018-04 on February 22, 2018 which initiated a twelve (12) month interim official control within the City of Wenatchee relating to cryptocurrency mining operations; and

WHEREAS, the City Council conducted a duly advertised hearing on March 22, 2018 as required by RCW 36.70A.390 and RCW35A.63.220; and

WHEREAS, the City Council desires to adopt a work plan to study and formulate a plan for further action.

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

SECTION I

Findings

1. Cryptocurrency is a term encompassing code-based protocols supporting an electronic, non-physical media for the exchange of value; and
2. Cryptocurrency mining is a continuous process where computers work to solve algorithms to maintain and build an algorithmic chain, or blockchain, and in exchange are granted cryptocurrency; and
3. Typical physical characteristics of cryptocurrency mining include specialized computer hardware, high electricity use, and the use of equipment to cool the hardware; and
4. Cryptocurrencies have an ever-fluctuating monetary value and can be exchanged for conventional currency; and
5. The value of certain cryptocurrencies has been achieving high market prices recently; and
6. The region's low electricity prices create a high rate of return for locating cryptocurrency mining operations in the City; and
7. The continuous use of specialized computer hardware creates a high-density load situation

which is taxing the existing electricity distribution and service infrastructure throughout various parts of the City; and

8. The use of this specialized computer hardware, creating a high density load situation, in areas or at facilities where the electricity distribution infrastructure is not designed for its high energy loads creates a fire safety hazard; and
9. The energy consumption characteristics of cryptocurrency mining was not envisioned in the development of the community's plans as they pertain to accommodating future growth; and
10. If the current trends continue where cryptocurrency mining becomes increasingly prevalent, the Chelan County Public Utility District (PUD) may not be able to meet the community's electricity consumption needs in a timely manner and therefore the community would not be able to accommodate its projected growth without the siting and construction of significant electrical infrastructure including power substations and lines; and
11. Goal 1 in the Utilities Element of the Wenatchee Urban Area Comprehensive Plan, states: "Ensure that the utilities necessary to support development are adequate at the time they are needed without decreasing service levels below those locally acceptable", Policy 2 of Goal 1 further states: "No development will be approved that reduces the level of service of any utility below the adopted level of service"; and
12. Goal ED 6 in the Economic Development Element of the Wenatchee Urban Area Comprehensive Plan, states: "Work with regional partners to ensure that regional and local infrastructure needs are addressed";
13. Key strategy number 10 (adopted as a policy by Goal ED 1, Policy 1) in the Economic Development Element of the Wenatchee Urban Area Comprehensive Plan begins with "Pursue data farm development" and goes on to describe the benefits this type of development may bring to the community including the following passage: "Selling reliable hydropower at market prices provides an amazing economic impact in terms of tax revenues to the schools and other governmental services"; and
14. The Chelan County PUD, as a public utility, does not have economic development authority or the ability to enforce or regulate the City's community or economic development goals;
15. It is the City of Wenatchee's understanding that Chelan County PUD, as a public utility, has limited legal authority, beyond rates and service regulations, to ensure that the public health safety concerns are adequately addressed, or that after connecting a High Density Load (HDL) there is sufficient capacity reserved in the electrical infrastructure to meet the City's community and economic development goals; and
16. The Wenatchee City Code does not currently have a specific land use category for cryptocurrency mining; and
17. This interim ordinance will establish a land use category and performance standards for the review and approval of new cryptocurrency operations in the City of Wenatchee; and
18. City staff, in cooperation with Chelan County PUD staff, need time to study the impacts cryptocurrency mining has on the electricity distribution network and to develop standards to appropriately evaluate and address the impacts; and
19. The Wenatchee City Council hereby finds that an emergency interim official control to regulate further establishment of cryptocurrency mining in the City of Wenatchee is necessary until the Chelan County PUD and the City can study the appropriate land use and/or licensing regulations to address cryptocurrency mining; and
20. RCW 36.70A.390 and RCW 35A.63.220 authorize the City Council to adopt an interim

- official control for a period of up to twelve (12) months if a public hearing on the proposal is held within at least 60 days of its adoption and immediately following the public hearing findings of fact and a work plan are adopted providing for the twelve (12) month period; and
21. The City Council desires to impose a twelve (12) month interim official control regulating cryptocurrency mining operations in the City of Wenatchee; and
 22. Interim official controls 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
 23. In conformity with the responsibilities of the City of Wenatchee to meet health, safety, and general 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 regulation of cryptocurrency mining operations.

SECTION II
Work Plan

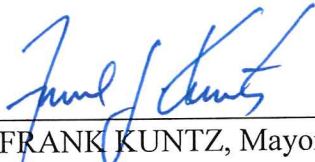
The following work plan is hereby adopted in compliance with RCW36.70A.390 and RCW35A.63.220.

Time period	Action
March 2018 through June 2018	City of Wenatchee staff (CoW) staff coordinate with Chelan County Public Utility District (CCPUD) staff to develop a framework for future action.
July 2018 through September 2018	Public engagement and code/policy development
October 2018 to March 2019	Proposed code and/or policy amendments move through the review and approval process including final hearings before the Planning Commission and City Council.

PASSED BY THE CITY COUNCIL OF THE CITY WENATCHEE,

at a regular meeting thereof, this 22 day of March, 2018.


CITY OF WENATCHEE,
a Municipal Corporation

By: 
FRANK KUNTZ, Mayor

ATTEST:

By: 
TAMMY L. STANGER, City Clerk

APPROVED:

By: 
STEVE D. SMITH, City Attorney

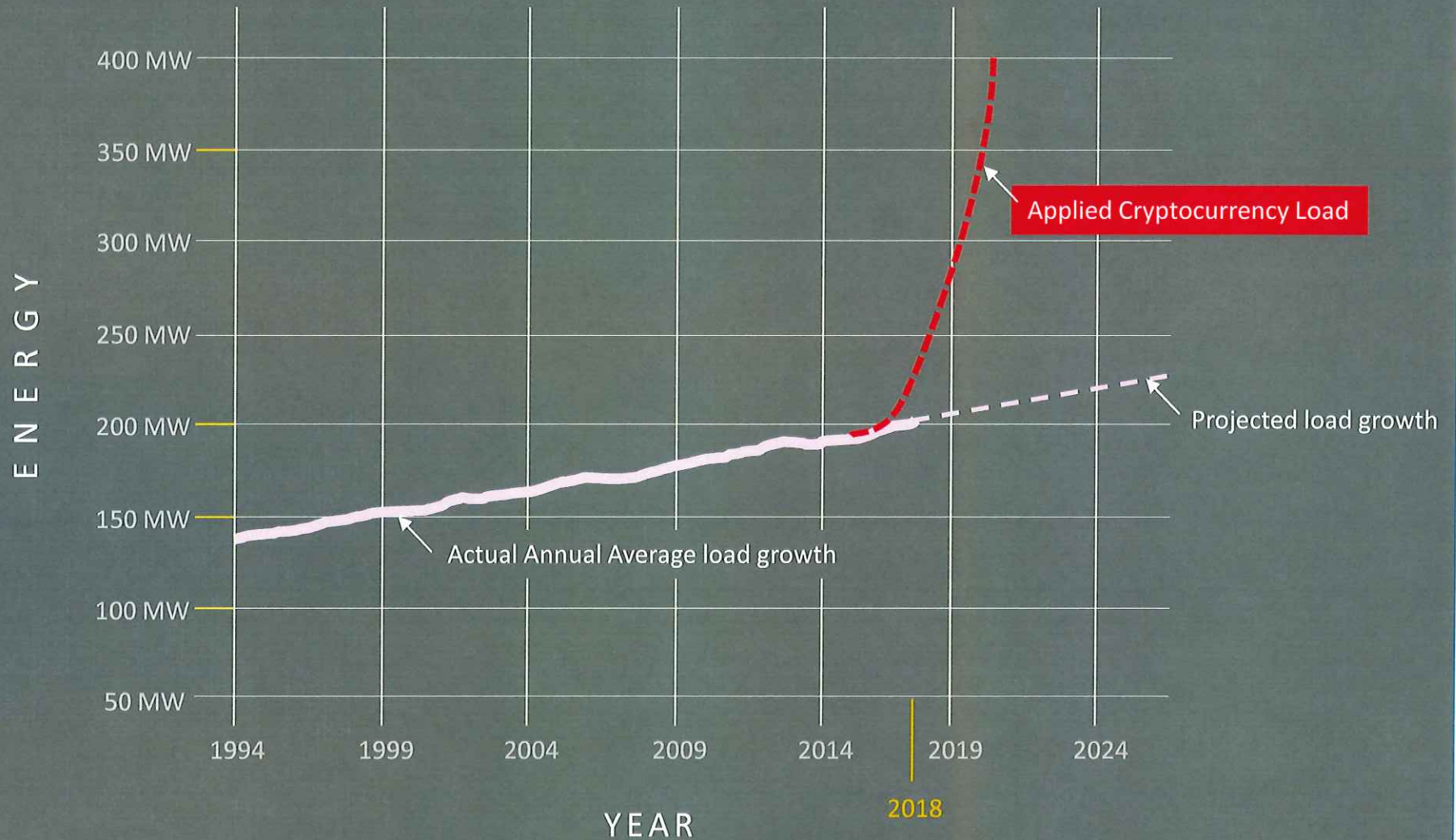
Joint Planning

(Cryptocurrency in Chelan County)



County Wide Electrical System Growth

20 Year Average Growth ~ 3 MW per Year



The PUD's Role:



- Become informed about County and Municipal zoning and growth plans so that planning and siting of short term and long term utility services can be provided.
- *Responds* to growth needs in the community- we don't drive growth.
- Continuously adjusts rates and policies to ensure costs are appropriately recovered for new utility services.
- Apply risk management principles in capital infrastructure planning.
- Engage stakeholders in infrastructure siting

Crypto/PUD Challenges



- Significant risks associated with new infrastructure, pricing, cost recovery, reliability, safety
- PUD decisions are based on long-term return on investment/value creation while mining requestors expect short-term return on investment (even less than 1 year) and often have unrealistic expectations of the PUD
- PUD manages the system to relatively predictable changes in load growth whereas mining requests do not follow predictable trends
- Wholesale marketing program impacts
- Transmission and distribution capacity availability
- Risks associated with inability to serve organic growth customers

Coordination with Planning Entities

- Continued County and municipal engagement efforts will focus on coordination of planning & zoning expectations
- Communicate available capacity areas to planning entities
- Early indications:
 - Cryptocurrency in residential area is unsafe and not desired
 - Using growth capacity for cryptocurrency mining limits local organic growth flexibility
 - Consider options for creating cryptocurrency zones



Desired Outcomes:

- 1) Align on common direction for zoning, planning and permitting for cryptocurrency within the County and incorporated areas of Chelan County
- 2) Align on planning processes specifically with the serving utility
- 3) Share concepts and ideas for developing ordinances, codes, policies and safety standards to properly site cryptocurrency loads

Today's discussion

- a) Presentation on growth projections with cryptocurrency and impacts to electrical grid: Chelan PUD
- b) Mixed use (mining in the home) challenges and safety concerns: Chelan PUD (video)
- c) Discussion on Cryptocurrency zoning preference
- d) Concepts to memorialize planning and zoning for cryptocurrency: 1) Where, 2) How much, 3) When

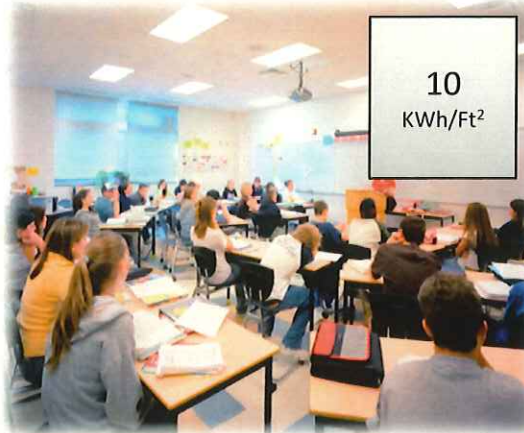
(EUI) Energy Use Intensity - Examples

Measured in KWh/Ft²/Yr.

Large Grocery Store



Public School K-12



General Hospital



Residential Home



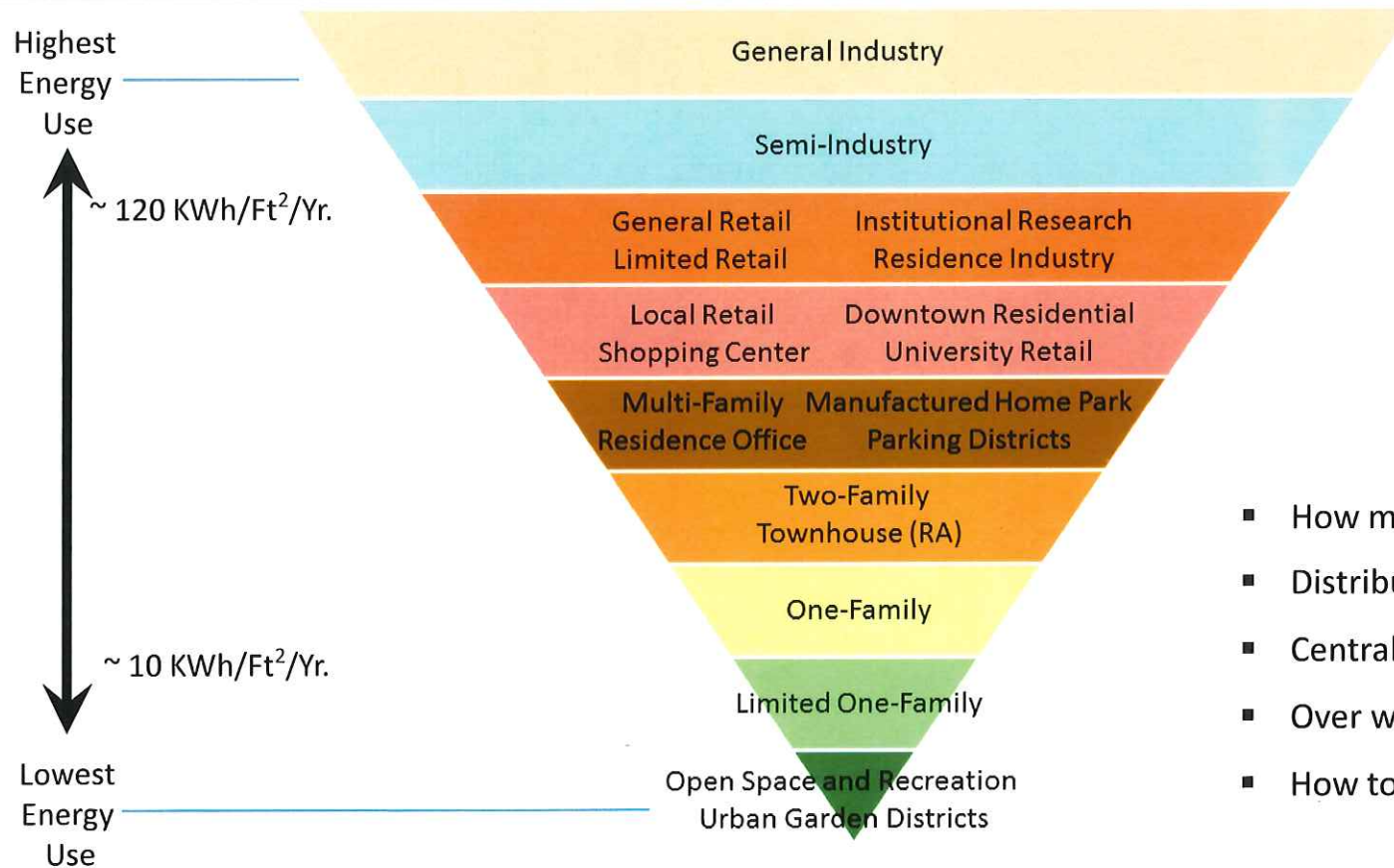
Hotel



Computer Data Processing



Planning for energy use through zoning

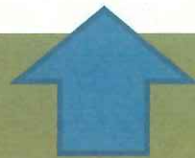


Questions:

- How much HDL do we plan for ?
- Distributed across all zones?
- Centralized or new zone creation?
- Over what period of time?
- How to site HDL infrastructure?

10 Year Load Energy Forecast*

Date of Forecast	Base	High	Low
2/1/2018	2.1% (52 aMW)	8.5% (287 aMW)	0.7% (17 aMW)
3/22/2018	3.0% (77 aMW)	7.6% (245 aMW)	0.3% (7 aMW)



Current Plan

- Forecast based on known applications & estimated energy projections
- Base forecast increase of ~25aMW due to HDL & new technology siting
- Future policy & rate adjustments are expected to have material impacts on future forecasts

* Annual growth rate plus ten year energy aMW change

Power requests by area

(~3 year look-ahead & HDL moratorium included)

Leavenworth area:

- EV Charging Station ~ .75 MW
- Commercial ~ 1.9 MW
- Residential Apartments complex ~ 1.7 MW
- Housing Developments ~ .35 MW
- Recreation ~ .20 MW
- HDL Mining ~ .50 MW
- Public Transportation ~ 0.8 MW

5.7 MW

Cashmere area:

- HDL-Mining (previously approved) ~ 2.4 MW
- Commercial ~ 1.0 MW

3.4 MW

Wenatchee area:

- High Density Load Multiple Locations ~ 110 MW
- High Tech Manufacturing ~ 7 MW
- Ski / Recreation ~ .5 MW
- Residential Developments ~ 1 MW
- Agriculture - Fruit Storage ~ 4 MW
- Agriculture - Irrigation ~ 2 MW

14.5 MW

Chelan area:

- Recreation ~ 3.0 MW
- Commercial/Ag. ~ 1.6 MW
- Residential Developments ~ 5.0 MW
- HDL Mining ~ 6.5 MW

9.6 MW

Entiat area:

- HDL - Mining ~ 100 MW
- Residential ~ .10 MW

0.1 MW

Total: (reported Jan. 8)

- Organic Growth = 40
- HDL/Mining = 220

Total: (April 2)

- Organic Growth = 30.9
- HDL/Mining = 2.4



3. Transmission and Distribution

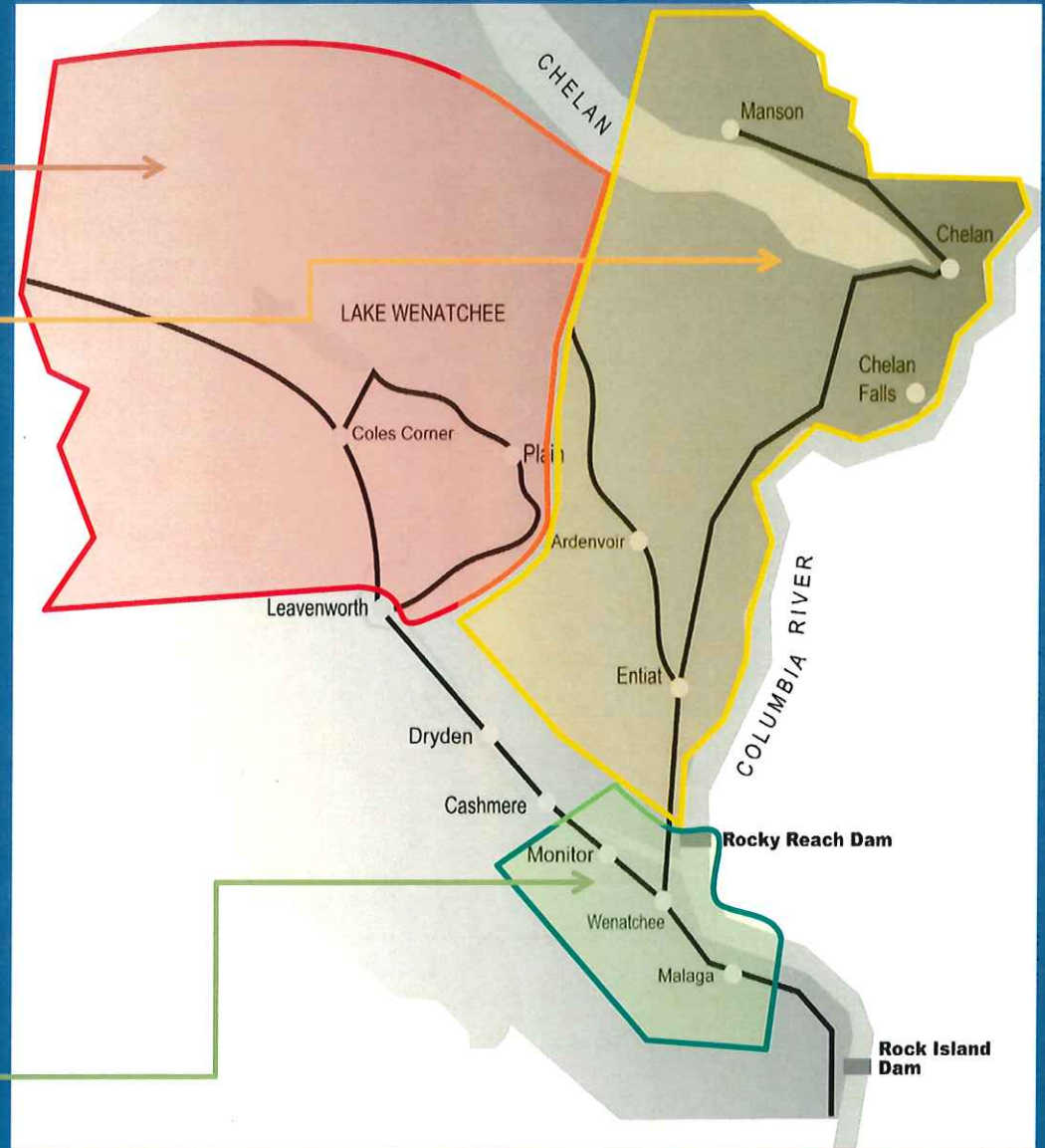
- Evaluating capacity availability without new investment
- Assumes room for organic (non-cryptocurrency) load growth for 5 years in distribution and 10 years in transmission
- Reflects current system conditions; does not include existing HDL requests which are on hold for moratorium

Transmission System Availability

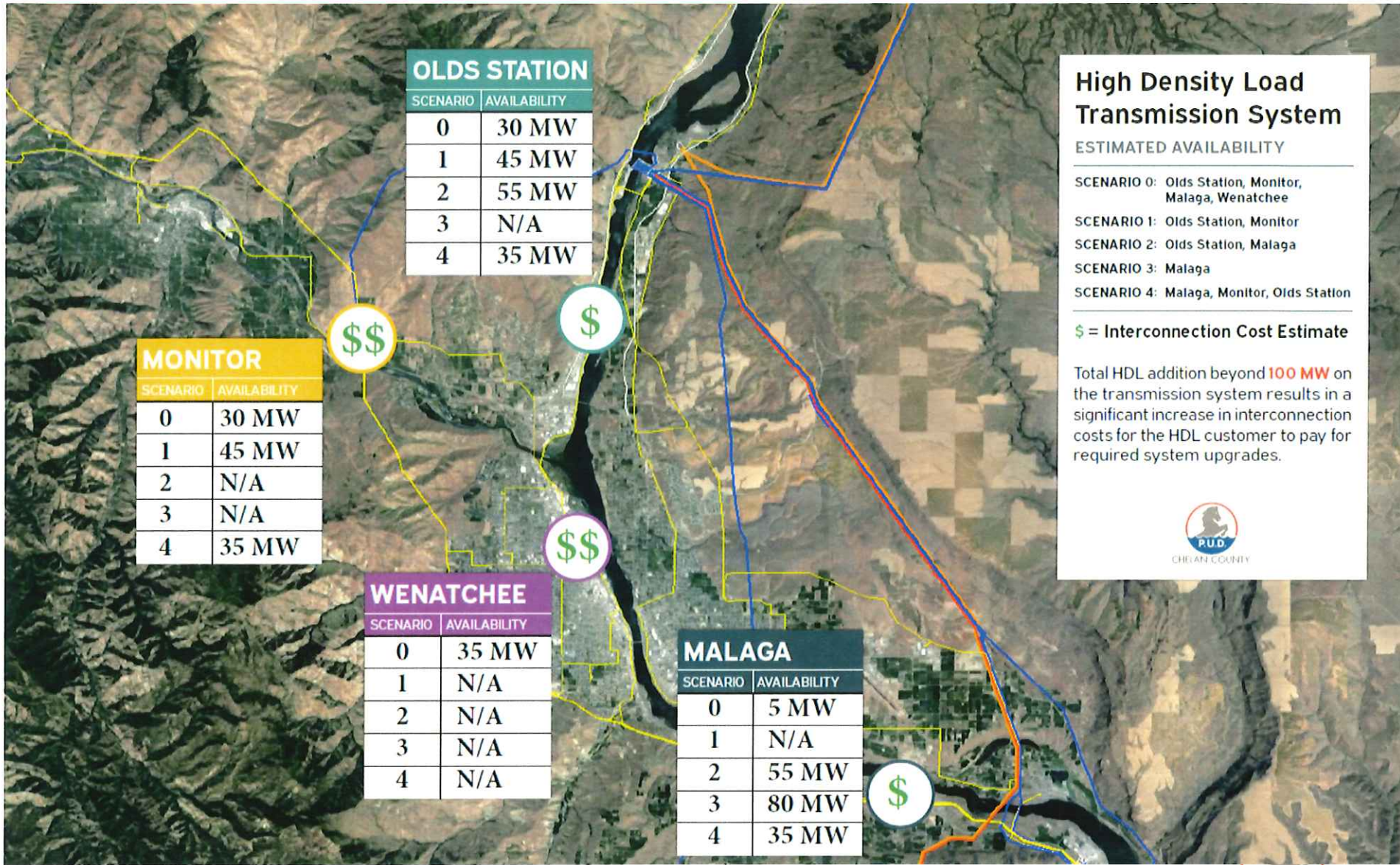
System Expansion Infeasible
North of Leavenworth

Extreme High Cost for System
Expansion North of Rocky Reach

Potential Capacity* Available for
System Expansion in
Monitor/Wenatchee/Malaga area
- further studies are underway
(provided zoning supports load
type)



*Not considering Distribution capability



OLDS STATION

SCENARIO	AVAILABILITY
0	30 MW
1	45 MW
2	55 MW
3	N/A
4	35 MW

MONITOR

SCENARIO	AVAILABILITY
0	30 MW
1	45 MW
2	N/A
3	N/A
4	35 MW

WENATCHEE

SCENARIO	AVAILABILITY
0	35 MW
1	N/A
2	N/A
3	N/A
4	N/A

MALAGA

SCENARIO	AVAILABILITY
0	5 MW
1	N/A
2	55 MW
3	80 MW
4	35 MW

High Density Load Transmission System

ESTIMATED AVAILABILITY

- SCENARIO 0: Olds Station, Monitor, Malaga, Wenatchee
- SCENARIO 1: Olds Station, Monitor
- SCENARIO 2: Olds Station, Malaga
- SCENARIO 3: Malaga
- SCENARIO 4: Malaga, Monitor, Olds Station

⌘ = Interconnection Cost Estimate

Total HDL addition beyond **100 MW** on the transmission system results in a significant increase in interconnection costs for the HDL customer to pay for required system upgrades.



Distribution Availability

- There are no locations capable of connecting over 5MW
- Substation construction options being evaluated -
 - **Option 1:**
 - District constructs, customer funded
 - Once on the schedule with site selected, typically \$3-5M, 3-5 year design/construction timeline
 - **Option 2:**
 - Requester facilitated and funded construction, likely operated by District
 - Cost impacted by timeline
 - Built to District standards and specifications
 - **Option 3:**
 - Wait until District planned construction, upfront charges apply

Infrastructure Availability

Summary

- **Transmission:** We have pockets of available capacity and areas where there are severe constraints, further studies are underway
- **Distribution:** There are a few areas with small amounts of available capacity but most areas of the County would require distribution system construction to serve cryptocurrency expansion

Completed Action Items From 3/19

Unauthorized HDL

- ✓ Review and modify service regulations
- ✓ Review and modify fees & charges
- ✓ Communication and implementation
- ✓ Amnesty period - expiring

Outcomes necessary to begin connecting new services

- Seek outcomes that provide service that is neutral to beneficial to existing customers
- Have reasonable assurance that costs resulting from these connections will be recovered through a mix of fees, charges, and rates
- Ensure that we can reliably serve both existing and new customers
- Inform new customers so they can develop reasonable expectations for the short and long-term
- **Make decisions that support community planning & zoning**

Updating Existing HDL

- Many previous direct cost assumptions for the high density load (HDL) rate were accurate, with the exception of:
- Assumptions relating to delivery underestimated costs as they did not account for additional line and transformer capacity needed for high load factors
 - Update upfront infrastructure component of HDL rate
- Risks, such as impact of mobility, business model mismatch, risk of volatile commodity prices, etc., were generally underestimated
 - Refine the rate classification

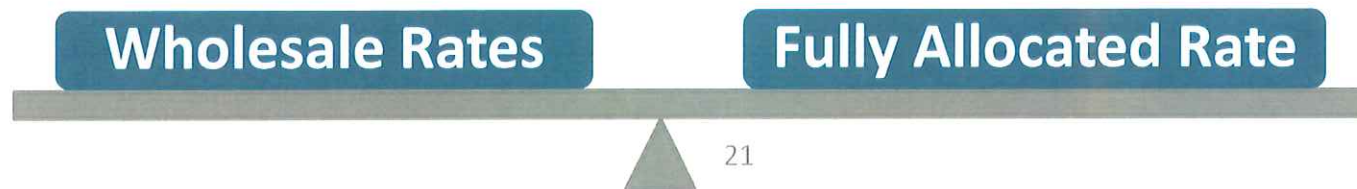
Updating Existing HDL (cont.)

- Based on experience with HDL loads, the classification is worth revisiting to create a specific cryptocurrency rate
 - Mining equipment is small, mobile and potentially transient
 - Mining loads tend to seek to use all available capacity by dividing and changing locations, impacting organic load growth ability
 - Reliance on volatile commodity prices
 - Translating electricity into currency
- Further cryptocurrency class definition discussion in June 2018

Energy Availability and Price

- We have very limited inventory from our existing resources in the next 1-3 years due to forward sales
- We can purchase from market to provide service and pass through to customer
- Market purchases will require providing ancillary services (under development) from PUD system to assure reliability
- Pricing of market options is likely to be comparable to PUD fully allocated costs

UNIQUE ENERGY PRICING SITUATION





Recommended Actions:



**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

Memorandum

To: City of Wenatchee Planning Commission
From: Community Development Staff
Date: July 10, 2018
Subject: Critical Areas Exemptions for Public Utilities

After your public hearing in May and days before the City Council hearing (June 14th) on the updates to the Critical Areas ordinance, the Chelan PUD submitted two written comments (June 12th and 13th) requesting that the PUD be exempted from all critical areas regulations. See attached letters. The City Council adopted the critical areas regulations as recommended by the Planning Commission. The Council did however ask that the Planning Commission review the letters sent by the PUD to determine if additional changes may be necessary.

The adopted critical areas regulations include a set of general exemptions in section 12.08.080 which include the following:

- (1) Normal maintenance or repair of existing buildings, structures, roads or development, including damage by accident, fire or natural elements. Normal repair of buildings and structures involves restoring to a state comparable to the original condition including the replacement of walls, fixtures and plumbing; provided that the value of work and materials in any twelve-month period does not exceed fifty percent of the cost of replacement using new materials as determined by using the most recent ICC construction tables, the repair does not expand the number of dwelling units in a residential building, the building or structure is not physically expanded, and, in the case of damaged buildings and structures, a complete application for repair is accepted by the department within six months of the event and repair is completed within the terms of the permit;
- (2) Emergency construction necessary to protect property from damage by the elements. An emergency is an unanticipated event or occurrence which poses an imminent threat to public health, safety, or the environment, and which requires immediate action within a time too short to allow full compliance. Once the threat to the public health, safety, or the environment has dissipated, the construction undertaken as a result of the previous emergency shall then be subject to and brought into full compliance with this chapter;
- (3) Activities within an improved right-of-way, except those activities that alter a stream or wetland, such as a bridge or culvert, or result in the transport of sediment or increased stormwater.

- (4) Construction of a trail in a wetland or riparian buffer which is four (4) feet or less in width, not paved, and involving less than fifty (50) cubic yards of cut or fill.
- (5) Noxious weed control using best management practices.
- (6) Fire management within fish and wildlife habitat conservation areas or wetland buffers where required by the City Fire Code Official, State, Federal Agency or Chelan County Fire District.
- (7) Site Investigative work necessary for land use application submittals such as surveys, soil logs, percolation tests, and other related activities.
- (8) Fish and wildlife habitat conservation area or wetland habitat restoration projects by a public or private agency whose mandate includes such work that is not associated with the mitigation of a specific project.

City staff is unaware of any blanket exemptions for all PUD activities authorized in state law. Please read through the letters sent by the PUD and the exemptions provided above. Staff is of the opinion that the existing exemptions, particularly numbers 1-3, are adequate to address not only the PUD's concerns but all utilities including domestic water, sewer, and stormwater.



PUBLIC UTILITY DISTRICT NO. 1 of CHELAN COUNTY

P.O. Box 1231, Wenatchee, WA 98807-1231 • 327 N. Wenatchee Ave., Wenatchee, WA 98801
(509) 663-8121 • Toll free 1-888-663-8121 • www.chelanpud.org

June 13, 2018

Matt Parsons
Associate Planner – Community and Economic Development
City of Wenatchee
P.O. Box 519
Wenatchee, WA 98807-0519

R: Amendment to Critical Areas Regulation

Dear Mr. Parsons:

The Public Utility District No. 1 of Chelan County (District) previously submitted a letter to the City with comments on the proposed amendments to Chapter 12.08 Wenatchee Code – Critical Area Regulation (copy enclosed). That letter, in part, specifically identified electrical transmission and distribution systems and a fiber optic telecommunication system owned and operated by the District and located within identified critical areas. The District also owns and operates a water distribution system within the identified critical areas. The District requests the exemptions for repair, maintenance and mitigation requirements identified in its previous letter also be considered for our water distribution system.

The District appreciates the opportunity to comment and would be happy to answer any questions or provide additional information.

Sincerely,

Ron Slabaugh
Water & Wastewater Manager

encl.



PUBLIC UTILITY DISTRICT NO. 1 of CHELAN COUNTY

P.O. Box 1331, Wenatchee, WA 98807-1331 • 327 N. Wenatchee Ave., Wenatchee, WA 98801
• 809.665.8121 • Toll free 1-888-663-8121 • www.chelanpubd.org

June 12, 2018

Matt Parsons
Associate Planner - Community and Economic Development
City of Wenatchee
P.O. Box 519
Wenatchee, WA 98807-0519

Re: Amendment to Critical Areas Regulation

Dear Mr. Parsons:

Please accept these comments by the Public Utility District No. 1 of Chelan County (District) on the proposed amendments to the Chapter 12.08 Wenatchee Code – Critical Areas Regulation.

I. Exemption for Repair and Maintenance

The District owns and operates electrical transmission and distribution systems and a fiber optic telecommunication system within critical areas in the City of Wenatchee that are regulated under either the Critical Areas Regulation or the city Shoreline Master Program. These systems include vertical poles or structures, lines, and other equipment. The typical approach to repair and maintenance of these systems is complete replacement of segments at the end of their useful life. At any time some - systems may have to be expanded to meet increased demand and current engineering and safety requirements.

The District requests that the definition of “repair and maintenance” in section 12.08.080 be consistent with the repair and maintenance exemption to shoreline permitting in the city Shoreline Master Program (SMP), section 7.5.3, that allows for complete replacement of structures where that is the typical method or repair and maintenance. The SMP provides:

Replacement of a structure or development may be authorized as repair where such replacement is the common method of repair for the type of structure or development and the replacement structure or development is comparable to the original structure or development including but not limited to its size, shape, configuration, location and external appearance and the replacement does not cause substantial adverse effects to shoreline resources or environment. (SMP, Sec. 7.5.3(B))

The District is concerned that routine maintenance activities for existing utility systems that will have no additional impact on critical areas will be subjected to unnecessary and burdensome critical area review. The District would also like to have a consistent regulatory process for systems regulated under the SMP and Critical Areas Regulation.

2. Mitigation Requirements

The District requests an exemption from the mitigation in proposed sections 12.08.125(3)(f) and (h) for the repair and maintenance of existing utility transmission and distribution systems. It is unduly burdensome for the District and the city to evaluate and implement mitigation on a segment-by-segment basis for existing infrastructure.

3. Maintenance of Existing Trails and Park Improvements

The District is also concerned about the maintenance of park facilities under the draft Critical Areas Regulation. While the District waterfront and some of the upland areas of our parks are within the shoreline jurisdiction and regulated under the SMP, significant portions of the upland areas of the District parks are within critical areas regulated under the draft amendment. These areas are within one or more of the critical area designations including Landslide Hazard, Erosion Hazard, Seismic Hazard, and Modified Ground/Undocumented Fill. All District parks facilities and trails are regulated under a federal license issued by the Federal Energy Regulatory Commission. Maintenance of our existing park improvements, such as, but not limited to, trails, restrooms, picnic shelters, playground equipment and utilities serving them, should be specifically exempt from the critical area review.

The District appreciates the consideration of these comments and would be happy to answer any questions or provide additional information regarding these comments.

Sincerely,



John Stoll
Managing Director of Customer Utilities