

WENATCHEE PLANNING COMMISSION
SCHEDULED MEETING
September 18, 2019
WENATCHEE CITY HALL COUNCIL CHAMBERS
301 Yakima Street, 2nd Floor
Wenatchee, WA 98801

AGENDA

I. CALL TO ORDER AND WELCOME

II. ADMINISTRATIVE AFFAIRS

A. Approval of the minutes from the last regular meeting on August 21, 2019.

III. PUBLIC COMMENT PERIOD

Comments for any matters not included on the agenda.

IV. OLD BUSINESS

None

V. NEW BUSINESS

- A. Review/discussion: Housing Code
- B. Review/discussion: Sign Code

VI. OTHER

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: Joe Gamboni, Susan Albert, Ace Bollinger, Richard Erickson, and Josh Jorgensen. Commissioner Rani Sampson arrived at approximately 5:35 p.m.

City Planning staff was represented by: Glen DeVries, Community Development Director; and Matt Parsons, Senior Planner.

II. ADMINISTRATIVE AFFAIRS

A. Approval of the minutes from the regular meeting on July 17, 2019.

Commissioner Erickson moved to approve the minutes from the July 17, 2019 regular meeting as amended. Commissioner Bollinger seconded the motion. The motion carried.

III. PUBLIC COMMENT PERIOD

Tom Riehle, 1502 N. Tacoma Street, Wenatchee, WA. Riehle was concerned about high density designation of his property and was grateful to staff for changing the proposed change so that residents in the area would be able to rebuild their single family residence if lost to fire, etc. However, he advised that he would also like to retain the ability to put a single family residence on property that he owns and may want to divide in the future.

Patrick Harris, 1231 Brown Street, Wenatchee, WA. Harris also expressed concern about high density designation of his neighborhood and concern for ability to rebuild an existing single family residence if there were a fire, etc. Harris also expressed concern about increased traffic in the area created by high density developments.

Elizabeth Nurdy, 1344 Springwater, Wenatchee, WA. Nurdy advised that she too was concerned about change in zoning designation of her property.

Diana Fine, 1416 Tacoma Street, Wenatchee, WA. Fine expressed gratitude for changing zoning designation that would allow her to rebuild her home if lost by fire, etc. However, she had questions and was concerned about ability to divide property she owns and build new single family residences on her property.

Chair Griffith encouraged interested and affected parties to direct specific questions to staff and to feel free to participate and provide comment when public hearings get started.

IV. OLD BUSINESS

None

V. NEW BUSINESS

A. Presentation: 6-Year TIP – Gary Owen, City Engineer

Gary Owen, City Engineer, presented the staff report.

Commissioners asked questions of staff.

B. Workshop: Sign Code

Bob Bengford, Maker’s Architecture and Urban Design, LLC provided the presentation and facilitated discussion.

Commissioner’s provided comment and asked questions of the consultant.

C. Workshop: Housing Code

Bob Bengford, Maker’s Architecture and Urban Design, LLC provided the presentation and facilitated discussion.

Commissioners provided comment and asked questions of the consultant.

VI. OTHER

None

VII. ADJOURNMENT

With no further business to come before the Planning Commission, Chair Scott Griffith adjourned the meeting at 8:30 p.m.

Respectfully submitted,

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



**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: September 11, 2019
Subject: September 18, 2019 Regular Meeting

The Agenda for the 18th includes 1 hour of time for review and discussion on the housing code and 1 hour on the sign code. Bob Bengford from Makers Architecture will be at the meeting and will lead the discussion on both topics.

While there are numerous topics in each agenda item to discuss, City staff and Makers would like to cover the following topics and ask that you review the sections prior to the meeting.

Housing Code:

- Allowing single family residential housing units in the Residential High (RH) District
- Review of building height measurement
- Overview of the Design Guidelines section of the update.

Sign Code:

- Alternatives for determining height of free standing signs (Section 10.50.090; pages 30-31 of the draft)
- Alternatives for digital signage (Section 10.50.110; pages 44-45)
- Temporary signage (Section 10.50.160; pages 49-57)

If you have any questions, please contact Stephen Neuenschwander at sneuenschwander@wenatcheewa.gov or Matt Parsons at mparsons@wenatcheewa.gov.