

**WENATCHEE PLANNING COMMISSION  
SCHEDULED MEETING  
July 17, 2019  
WENATCHEE CITY HALL COUNCIL CHAMBERS  
301 Yakima Street, 2<sup>nd</sup> Floor  
Wenatchee, WA 98801**

**AMENDED - AGENDA**

**I. CALL TO ORDER AND WELCOME**

**II. ADMINISTRATIVE AFFAIRS**

A. Approval of the minutes from the last regular meeting on June 19, 2019.

**III. PUBLIC COMMENT PERIOD**

Comments for any matters not included on the agenda.

**IV. OLD BUSINESS**

None

**V. NEW BUSINESS**

- A. Public Hearing: CDBG 2019 Annual Action Plan
- B. Work session: Housing code update (5:30 – 7:30)

**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, Richard Erickson, Josh Jorgensen and Rani Sampson. Absent was Commissioner Ace Bollinger.

City Planning staff was represented by: Stephen Neuenschwander, Planning Manager; Matt Parsons, Senior Planner; and Kim Schooley, Administrative Assistant.

**II. ADMINISTRATIVE AFFAIRS**

A. Approval of the minutes from the regular meeting on May 15, 2019.

**Commissioner Erickson moved to approve the minutes from the May 15, 2019 regular meeting. Commissioner Jorgensen seconded the motion. The motion carried.**

**III. PUBLIC COMMENT PERIOD**

Comments for any matters not included on the agenda.

There was no public present.

**IV. OLD BUSINESS**

None

**V. NEW BUSINESS**

As there were no members of the public present, Chair Scott Griffith did not go through the formality of hearing procedures or appearance of fairness.

A. Public Hearing: Cryptocurrency mining and data center code amendments

Matt Parsons, Senior Planner, presented the staff report.

Commissioners were in support of the additional changes outlined.

**Commissioner Rani Sampson moved to recommend approval of the draft revisions to Title 10 Zoning relative to cryptocurrency mining and data centers, based upon the suggested findings of fact and conclusions of law contained in the June 11, 2019 staff report. Commissioner Gamboni seconded the motion. The motion carried.**

**VI. OTHER**

Stephen Neuenschwander, Planning Manager, discussed the Planning Commission work outline for the next few months.

He advised that the housing code work session had been rescheduled to July 17<sup>th</sup> and that the consultant would be doing a drop in open house event on August 21<sup>st</sup> as well.

Neuenschwander advised that there would be an Open House in Council Chambers regarding the Sign Code next week and that Commissioners were invited and encouraged to attend that event.

Chair Griffith asked members if there were any roundtable items for discussion.

Items briefly discussed included:

- Urban growth boundary expansion process
- Shopko redevelopment interest
- Hotel proposals
- Molitor apartments expansion
- Aquatic opportunities/city pool

Commissioners asked staff to re-send an updated 2019 work plan calendar when available.

**VII. ADJOURNMENT**

With no further business to come before the Planning Commission, Chair Scott Griffith adjourned the meeting at 5:50 p.m.

Respectfully submitted,

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



**City of  
Wenatchee**

**DEPARTMENT OF  
COMMUNITY DEVELOPMENT**

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**Memorandum**

To: City of Wenatchee Planning Commission  
From: Community Development Staff  
Date: July 10, 2019  
Subject: July 17, 2019 Housing Code Update Workshop

Housing Code Update! The meeting on the 17<sup>th</sup> will focus on the updates to the housing code. The draft code revisions are available online at the [City's Housing Code Update](#) site. Additional materials will be added on Friday July 12<sup>th</sup>. Hard copies will be sent to Planning Commission members that have requested them. The City's consultants, Makers Architecture and Urban Design, will be at the meeting to present the draft updates and answer questions you may have. City staff recognizes that there is a large amount of material to read through. Please do your best to get through the materials and prepare questions for the consultants and for staff. While this is your initial introduction to these materials, adopted comprehensive plan policies, the open houses and stakeholder group meetings have informed the community and consultants on the concepts and guided their development. There will be further opportunity to review these drafts during the process. Makers will be discussing how the code functions and applies to development.

In addition to the July meeting, there will be several other opportunities to discuss or learn more about the update, including:

- On the morning of August 21st, the City will be holding a Developers forum at City Hall beginning at 7 AM. The housing code update is on the agenda.
- Prior to your August 21<sup>st</sup> regular meeting, City staff will be hosting a drop-in open house on the housing code update and the sign code update.
- The housing code update will be on the August meeting agenda to follow-up on questions from the July meeting.
- At the September 18<sup>th</sup> regular meeting, there will be a sign code workshop. Following this workshop there can be time set up for questions/review of public comments prior to the October public hearing on the housing code update.

The update will be sent out for the state mandated 60-day review at the end of July and we anticipate a public hearing at your regular meeting in October.

For background information, attached to this memo is a synopsis of the update and the comprehensive plan goals and policies guiding the update.

If you have any questions, please contact Stephen Neuenschwander at [sneuenschwander@wenatcheewa.gov](mailto:sneuenschwander@wenatcheewa.gov) or Glen DeVries at [gdevries@wenatcheewa.gov](mailto:gdevries@wenatcheewa.gov)

## **Project Background**

The City of Wenatchee adopted an update to the Wenatchee Urban Area Plan in 2017. This update identified that changes were necessary with respect to how the City regulates and permits housing in order to accommodate existing and future housing demands for the community. With an estimated population of 34,070 in 2017, the City is the county seat of Chelan County and a regional hub for surrounding communities and rural areas. The City of Wenatchee Urban Growth Area is constrained by the foothills of the Cascade Mountains and the Columbia River. These constraints have resulted in a historic pattern of residential densities which are among the highest in Eastern Washington. The city's historic neighborhood patterns have a rich history of design features that blend multiple types of housing units with single family housing. Many of these historic residential units could not be constructed today under current zoning codes, or would require an extensive permitting process.

Adopted population projections for the City of Wenatchee Urban Growth Area established that between 2017-2037 that the City of Wenatchee would grow by 6,093 persons or 2,497 housing units. In addition to the need to accommodate and plan for this growth, the City wishes to address changing current vacancy rates. At this time vacancy rates in the Wenatchee Valley are .5% vs. a healthy standard of 5%. The Wenatchee Urban Area Housing Needs Assessment and Market Demand Study, September 2016, identified that the Wenatchee has a deficiency of 1,601 market rate housing units. The study further identified that this deficiency was leading to "down renting", with households who could afford market rate units choosing affordable housing units due to the constrained housing supply.

The Wenatchee Urban Area Plan has included policies providing direction for measures to address these needs and facilitate the development of a diversity of housing types within adopted densities. A recent survey called, Our Valley, Our Future Regional Housing Survey, had over 1,700 people participate. Nine out of ten respondents called for a greater diversity of housing types in the region. 65.6 percent said that new "in-fill" housing (new housing built in empty or redeveloped lots in existing neighborhoods) should reflect the character of those existing neighborhoods and districts.

Implementation of the policy direction listed below, is necessary for the City of Wenatchee to maintain its quality of life, accommodating existing and future housing growth needs for our community. Successful implementation means that we can address existing and new generational housing needs with all of our age groups; decrease homelessness, retain and attract employees, seek to reduce housing cost and do so in a way that maintains the high quality of life and character of the neighborhoods in Wenatchee.

## **Policy Excerpts from the Wenatchee Urban Area Comprehensive Plan**

### **Applicable Policies from the Land Use Element**

Goal 1, Policy 6: Large blocks of contiguous land are limited within the Urban Growth Area. It is important to develop new tools, processes and standards for use by the development community that can build upon the positive features and characteristics of existing neighborhoods. These tools are necessary to facilitate the infill of vacant or partially used land which may have smaller lot sizes or increased development constraints.

Goal 5, Policy 4: Consideration will be given to the neighborhood in determining acceptable intensity and character of infill and redevelopment.

Goal 5, Policy 5: Ensure that higher density development includes usable open space within the development or within walking distance (1/4 mile) to development.

Goal 5, Policy 9: Historical land use patterns in the city included multiple unit housing blended within residential neighborhoods which typically had limited onsite parking and a reliance on on-street parking. Incorporate the opportunity for onsite parking reductions where street widths and capacity, pedestrian networks and transit systems are sufficient.

Goal 12, Policy 5: Adopt more flexible design standards for residential development that will permit the construction of different housing types compatible with surrounding neighborhoods.

Goal 12, Policy 8: Conduct a comprehensive review of dimensional and density standards for residential development. Where appropriate increase residential densities to accommodate a wider range of housing types. An increase in housing options and densities should include a review of new design tools and dimensional standards that protect or build upon neighborhood character.

Goal 12, Policy 9: Compatible blended density housing. Develop design standards and evaluate appropriate locations for diverse housing types within neighborhoods, utilizing blended densities, and evaluating and recognizing the differences between neighborhoods. The review should look at the character, form intensity of development, and type of place as well as the mix of uses in the area. Relationships to surrounding neighborhoods are important as tiers of or hierarchies of uses are evaluated. The approach to housing is more focused on desired form, with a range of housing types vs. a density based zoning approach.

Goal 17, Policy 1: Current code and development regulations provide a series of standards and layers of regulation which are not always clear or predictable for the community. Reshape the zoning code and development standards to be an integrated code that reflects the direction of the comprehensive plan.

#### Applicable Policies from the Housing Element

Goal 1, Policy 1: Develop and implement regulations that allow targeted densities to be achieved with reasonable likelihood while mitigating potential negative impacts.

Goal 2, Policy 2: Facilitate lifecycle or “cradle to grave” neighborhoods and community stability by promoting alternative living arrangements such as accessory dwelling units (ADUs), shared housing, co-housing, and smaller housing types.

Goal 2, Policy 3: Support variable lot sizes in new subdivisions and housing type diversity within development projects.

Goal 2, Policy 4: The installation of an accessory dwelling unit in new and existing single-family dwellings shall be allowed in residential zones subject to specific development, design and owner-occupancy standards.

Goal 2, Policy 5: Study options or tools available for regulating the conversion of multi-family housing to condominium conversions to have a no net loss of affordable rental housing stock.

Goal 2, Policy 6: Continue to study and monitor opportunities for accommodating national trends in alternative and affordable housing.

Goal 3, Policy 1: Expand housing options to better reflect changing market demographics. This may include, but not be limited to, additional studio or one bedroom rental units.

Goal 3, Policy 2: Adopt more flexible design standards that permit the construction of different housing types (e.g. narrow lots) compatible with surrounding neighborhoods.

Goal 3, Policy 6: In low to moderate density neighborhoods, seek to accommodate a range of multi-unit housing types compatible in scale with single family homes that help meet the growing demand for walkable urban living. The building types referred to as “Missing Middle Housing”, help bring together the walkable streetscape as they diversify the choices available to boarders of different age, size and income. These units may include but not be limited to: the size and shape of stacked duplexes; bungalow courts; carriage houses; four-plexes; small multi-plexes; townhomes; live-work units; and courtyard apartments.

Goal 3, Policy 7: Two thirds of the housing units in the Wenatchee area have three or more bedrooms while 60% of Wenatchee’s households only have one or two members. Increase housing opportunity from the current 11% of supply for single bedroom or studio units to better meet the needs of the majority of Wenatchee’s households.

#### Applicable Policies from the Community Design and Healthy Communities Element

Goal 1, Policy 3: Protect the edges of neighborhoods and districts through compatible design and development standards, signage, and landscaping. Compatibility for site design and standards, is not taken as being similar or the same as, but instead is an approach at establishing clearly stated design guidelines and standards that provide a range of acceptable building types, massing and characteristics, sensitive to the interface of adjacent uses or districts.

Goal 2, Policy 7: Hire a consulting firm that specializes in urban design to evaluate necessary changes to city design and development standards possibly a form based or hybrid code in some or all existing districts. The intent is to provide clear and explicit architectural, site and landscape design standards which can provide greater certainty and quality assurance for business owners, neighborhoods and developers.

Goal 3, Policy 2: Review design standards for multi-unit housing to achieve compatibility with the surrounding neighborhood, attractive architectural characteristics of single-family housing/or desired design components of historically relevant and desirable multi-unit housing present in the community , and appropriate screening /placement of surface parking and waste collection areas. Compatibility should be treated in a similar approach as described under Goal 1, Policy 3.

Goal 5, Policy 3: Implement policy direction in the comprehensive plan for more effective use and development of medium and high density residential housing options, infill, and mixed use development, recognizing the role that these forms of development play as development patterns supporting a walkable environment.