

**WENATCHEE PLANNING COMMISSION  
SCHEDULED MEETING  
August 21, 2019  
WENATCHEE CITY HALL COUNCIL CHAMBERS  
301 Yakima Street, 2<sup>nd</sup> Floor  
Wenatchee, WA 98801**

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

**II. ADMINISTRATIVE AFFAIRS**

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

**III. PUBLIC COMMENT PERIOD**

Comments for any matters not included on the agenda.

**IV. OLD BUSINESS**

None

**V. NEW BUSINESS**

- A. Presentation: 6-Year TIP – Gary Owen, City Engineer
- B. Workshop: Sign Code
- C. Workshop: Housing 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**

Vice Chair Ace Bollinger 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 Scott Griffith.

City Planning staff was represented by: Glen DeVries, Community Development Director; Stephen Neuenschwander, Planning Manager; Matt Parsons, Senior Planner; Brooklyn Holton, Housing and Community Planner; Ruth Traxler, Senior Planner; Lexine Long, Associate Planner; and Kim Schooley, Administrative Assistant.

**II. ADMINISTRATIVE AFFAIRS**

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

Commissioner Rani Sampson advised that she would like to have the minutes amended to include the additional roundtable conversation regarding the need for aquatic opportunities and the city pool.

**Commissioner Susan Albert moved to amend the minutes to include the roundtable discussion as referenced by Sampson. Commissioner Richard Erickson seconded the motion. The motion carried.**

**Commissioner Erickson moved to approve the minutes from the June 19, 2019 regular meeting as amended. Commissioner Sampson 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**

A. Public Hearing: CDBG 2019 Annual Action Plan

Vice Chair Ace Bollinger invited Brooklyn Holton forward to make a presentation on the CDBG 2019 Annual Action Plan.

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

Commissioner asked questions of Holton.

Vice Chair Bollinger asked if there was any public comment on the matter. There was none.

Vice Chair Bollinger closed the hearing and opened deliberations of the board.

**Commissioner Richard Erickson moved to forward a recommendation to City Council for approval of the 2019 CDBG Annual Action Plan. Commissioner Jorgensen seconded the motion. The motion carried with a vote of 5 in favor and 1 abstention by Commissioner Albert.**

B. Work session: Housing code update

John Owen and Bob Bengford, Maker’s Architecture and Urban Design LLP consultants, made a presentation and facilitated the work session with Commissioners and staff.

**VI. OTHER**

None

**VII. ADJOURNMENT**

With no further business to come before the Planning Commission, Vice Chair Ace Bollinger adjourned the meeting at 8:20 p.m.

Respectfully submitted,

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



Hello Committee Members,

I will bring hardcopies of this to the PW-ED Committee meeting tomorrow morning but wanted folks who might have the time or desire to have a look at this draft prior to the meeting. This year's draft plan has 6 more projects than the current plan and the new projects are highlighted in yellow. Projects that were deleted are under construction this year. I hope I have captured most of our plans with respect to our transportation system planning and hope you all might catch anything that is missing or in error. There is still work remaining to show the plan as fiscally constrained in the first few years and to get it incorporated into the city CFP in the next couple of months.

This statutory plan will be presented to the Planning Commission this month for their feedback and we should be holding a public hearing for adoption on the 22<sup>nd</sup>. Feel free to contact me if you like and I'll see you at the committee meeting tomorrow.

**Gary P. Owen, P.E.**  
City Engineer  
Public Works Department



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

**No action requested. Staff recommends that the City Planning Commission review the draft 2020 – 2025 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 on August 22<sup>nd</sup>.**

**V. ADMINISTRATIVE ROUTING:**

Rob Jammerman, Public Works Director  
Glen DeVries, Community Development Director  
Kim Schooly, Community Development



**CITY OF WENATCHEE**  
**SIX YEAR TRANSPORTATION IMPROVEMENT PROGRAM**  
**FROM 2020 TO 2025**

**EXHIBIT A**

Hearing Date: 08/22/2019  
 Ordinance No. 2019-\*\*

DRAFT version 8/5/2019

ID	Project Title	Project Description	Road Name	Begin	End	Length	Total Cost	2020	2021	2022	2023	2024	2025	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	2020	S	STP(R)	\$770,706			109 Fund	\$205,473
2	North Wenatchee Ave. Pedestrian and Median Improvements Project #1615	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	2020	S	STP	\$527,706			109 Fund	\$82,358
3	9th Street BNSF Crossing Improvements Project #1801	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	Piere St.	520 Ft. West of Piere	0.1	\$1,392,800	\$1,392,800						CN	2020	S	Rail Section 130	\$1,266,700			109 Fund	\$126,100
4	Tacoma Street Urban Upgrades Project #1906	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	2020	P			TIB	\$1,668,000	109 Fund	\$294,000
5	First Street Bikeway Project #1914	First Street Bikeway	First Street	Wenatchee Avenue	Miller Street		\$327,000	\$36,000	\$291,000					ALL	2020	S			Ped/Bike	\$327,000		
6	Methow St. Improvements Project #1916	Install bicycle facilities on Methow St between Crawford and Lincoln Elementary. Install mini-roundabout at Crawford/Methow. Replace waterline in Methow St.	Methow St.	Crawford St.	Lincoln St.		\$1,354,000	\$251,000	\$1,103,000					ALL	2020	S	SRTS	\$786,000			109, 111, 401 funds	\$578,000
7	Miller School Zone and Okanogan Crossing Improvements	Install radar speed feedback signs on Miller Street and RRFB's on Okanogan at Red Apple	Miller Street, Okanogan Ave.				\$106,000	\$106,000						ALL	2020	S			SRTS	\$106,000		
8	Maple Street Improvements Project #1917	Urban upgrades to Maple Street	Maple St.	WRD Canal	Gabriella Ln.		\$1,391,000	\$414,000	\$977,000					ALL	2020	S					001 fund	\$1,391,000
9	Elliott Avenue Multiuse Pathway Project #SW19-08	Install paved/non-motorized pathway in unimproved block of Elliott St.	Elliott St.	Second St.	Third St.		\$145,000	\$145,000						ALL	2020	S			TIB - Complete Streets	\$145,000		
10	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	\$1,200,000	\$1,200,000						ALL	2020	P					108/111 Funds	\$1,200,000
11	McKittrick Street/North Columbia Street - Intersection Construction	Extend McKittrick Street east of North Wenatchee Avenue and construct new intersection and portions of N. Columbia St.	N. Columbia St.	150' East of SR 285	Vic. BNSF		\$2,000,000	\$2,000,000						ALL	2020	S					304 fund	\$2,000,000
12	US2/Easy Street Roundabout	Remove Existing Signal at US2/Easy Street and construct a round-a-bout with pedestrian and bicycle facilities.	US2/97 at Easy Street				\$5,000,000	\$200,000	\$800,000	\$4,000,000				ALL	2019	S			Connecting Washington	\$5,000,000		
13	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	Wenatchee River Bridges	Miller Street	1.35	\$17,700,000	\$200,000	\$200,000	\$500,000	\$500,000	\$16,300,000		ALL	2019	S			Connecting Washington	\$17,700,000		
14	Street Preservation Program	Street PreservationActivities including: sealing, grinding, paving, ADA upgrades, etc.	Varies				\$9,400,000	\$3,900,000	\$1,100,000	\$1,100,000	\$1,100,000	\$1,100,000	\$1,100,000	ALL	2020	S					111, 119 Funds	\$9,777,000
15	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
16	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	2020	S					401 Fund, 410 Fund,	\$1,200,000





**CITY OF WENATCHEE**  
**SIX YEAR TRANSPORTATION IMPROVEMENT PROGRAM**  
**FROM 2020 TO 2025**

**EXHIBIT A**

Hearing Date: 08/22/2019  
 Ordinance No. 2019-\*\*

DRAFT version 8/5/2019

ID	Project Title	Project Description	Road Name	Begin	End	Length	Total Cost	2020	2021	2022	2023	2024	2025	Phase	Start	Status	Fund Code	Fed Fund	State Code	State Funds	Local Code	Local Funds
17	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	2020	S					108 Fund, 111 Fund	\$450,000
18	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	2020	S					108 Fund	\$300,000
19	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	2020	S					TBD, other	\$300,000
20	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	\$4,200,000	\$500,000	\$3,700,000					ALL	2020	P				PWTF Loan	Storm, Water/Sewer, General	\$5,770,800
21	Ferry, Russell, Miller NHPP 9904(015) Funding Increase	Beyond the constrained limit of the funded street preservation program. See ID #11	Various NHS City Streets				\$3,989,000	\$3,989,000						ALL	2020	P	STP	\$1,211,000			108, 109, 111 Funds	\$2,788,000
22	North Wenatchee Ave.: Walnut Street Median & U-Turn Widening	Implement a portion of NW-1 from the Master Plan at the Walnut/Hawley intersection vic.	SR285			0.2	\$1,500,000	\$1,500,000						ALL	2020	P	STP	\$1,300,000			109 Fund	\$200,000
23	Springwater Ave. extension North	Construct roadway on newly acquired ROW across WSD property West of WRD irrig. Canal	Unknown			0.3	\$2,000,000		\$2,000,000						2021						001 fund, TIF's	\$2,000,000
24	Wenatchee Street Pavement Preservation	Beyond the constrained limit of the funded street preservation program. See ID #11	Various arterial and Collector Streets				\$8,500,000		\$1,700,000	\$1,700,000	\$1,700,000	\$1,700,000	\$1,700,000	ALL	2021	P					Add'l TBD, B&O, Util Tax, Prop. Tax	\$10,800,000
25	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	P	CDBG	\$400,000				\$0
26	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	2020	P			HSIP	\$900,000	109 Fund	\$100,000
27	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 (NW-5 Master Plan)	New				\$1,000,000			\$1,000,000				ALL	2022	P					Local, Dev. Mit.	\$1,000,000
28	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	2020	P				Other - TIB Complete Streets	\$100,000	
29	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	2020	P					TBD, other	\$60,000
30	Wenatchee River Bridge vic. Non-motorized trail (NW-26 Master Plan)	Widen SR285 bridge or construct new pathway structure crossing the Wenatchee River and connect to Chatham Hill and Horselake Roads.	SR285	Horselake Rd.	Chatham Hill Rd.		\$8,000,000					\$8,000,000		ALL	2024	P	STP	\$1,000,000		WSDOT, Ped/Bike	\$7,000,000	
31	SR285/Canal Trail non-motorized pathway	Construct new non-motorized pathway along route of prior Pioneer Irrigation Ditch.	SR285	Walnut St.	Horselake Rd.		\$3,000,000			\$3,000,000				ALL	2023	P	STP	\$500,000		WSDOT, Ped/Bike	\$2,500,000	
32	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	2023	P				Complete Streets, Other	\$250,000	
33	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	2020	P					Unknown	\$60,000
34	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	2020	P					PUD, CDBG, 109 Fund, Other	\$60,000



**CITY OF WENATCHEE  
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FROM 2020 TO 2025**

**EXHIBIT A**

Hearing Date: 08/22/2019  
Ordinance No. 2019-\*\*

DRAFT version 8/5/2019

ID	Project Title	Project Description	Road Name	Begin	End	Length	Total Cost	2020	2021	2022	2023	2024	2025	Phase	Start	Status	Fund Code	Fed Fund	State Code	State Funds	Local Code	Local Funds
35	Truck Route Improvements	Various improvements on newly established truck routes.	Various City Streets				\$500,000		\$500,000					ALL	2021	P	STP(U)	\$432,500				\$67,500
36	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	2021	P			Pedestrian & Bicycle Pgm	\$500,000	Port, State Parks, 109 Fund	\$100,000
37	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
38	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	2022	P	INFRA, FASTLANE, BUILD, OTHER	\$83,000,000				
39	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	\$24,500,000	FMSIB	\$1,000,000	City Utility	\$500,000
40	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	2021	P			TIB	\$2,994,000	arterial, sewer, pvt.	\$1,546,000
41	Millerdale Improvements	Reconstruct 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	2023	P			TIB	\$1,560,000	109 Fund	\$276,000
42	Red Apple Road Phase 2	Arterial street reconstruction	Red Apple Road	Miller	Vista Pl.	0.34	\$1,800,000		\$1,800,000					ALL	2021	P			TIB	\$1,400,000	109 Fund	\$400,000
43	Springwater urban upgrades	Reconstruct roadway. Construct new storm sewer, sanitary sewer, sidewalks, and illumination.	Springwater	Western Avenue	Woodward	0.25	\$2,300,000						\$2,300,000	ALL	2020	P					001 fund, TIF's	\$2,300,000
44	Woodward urban upgrades.	Reconstruct roadway. Construct new storm sewer, sanitary sewer, sidewalks, and illumination. ROW acquisition. Canal bridge?	Woodward	Fifth Street	Springwater	0.5	\$3,600,000					\$3,600,000		ALL	2024	P					001 fund, TIF's	\$3,600,000
45	Railroad Grade Crossing Upgrades	Install median barrier or double signal arms to prevent vehicles from driving around signal gates. Mitigation to continue Wenatchee's BNSF Quiet Zone status.	Ninth, Miller, Hawley, Orondo				\$100,000					\$100,000		ALL	2024	P			OTHER	\$80,000		\$20,000
46	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	\$3,500,000						\$3,500,000	ALL	2025	P			OTHER	\$1,500,000	001 fund, TIF's	\$200,000
47	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	\$2,300,000				\$2,300,000			ALL	2023	P					TIF, 109 Fund	\$2,300,000
48	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	2021	P			WSDOT	\$1,000,000		
49	McKittrick Street Improvements	Reconstruct roadway. Construct new storm sewer, sidewalks, and illumination. ROW acquisition	McKittrick St	Pine Ave	Stella	0.18	\$1,600,000			\$1,600,000				ALL	2022	P			TIB	\$1,300,000	109 Fund	\$300,000
50	Wenatchee Avenue and Thurston St. Signal	Construct new traffic signal.	Wenatchee Avenue	Thurston Street	Thurston Street	0.1	\$500,000						\$500,000	ALL	2025	P			TIB	\$400,000	109 Fund	\$100,000





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51	Fifth and Western Intersection Capacity Improvements	Extend LOS and Improve southbound turning movement by adding right turn lane on Western Avenue.	Western Avenue	Fifth Street	Fifth Street	0.1	\$650,000		\$650,000					ALL	2021	P					001 fund, TIF's	\$650,000
52	Walnut St. Improvements	Reconstruction project to meet urban standards.	Walnut Street	Pine Ave	Stella	0.13	\$1,500,000					\$1,500,000		ALL	2024	P			TIB	\$1,275,000	109 Fund	\$225,000
53	Crawford Ave. Improvements	Construct sidewalk, curb and gutter	Crawford Avenue	Wenatchee Avenue	Mission Street	0.7	\$500,000			\$500,000				ALL	2022	P	STP(U)	\$430,000			109 Fund	\$70,000
54	Traffic Signal Improvements	Upgrade/preserve existing signals components and wiring at various older signals	Various				\$1,500,000				\$1,500,000			ALL	2020	P	STP(U)	\$1,300,000			109 Fund	\$200,000
55	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	2021	P	STP(U), Other	\$450,000			Other	\$50,000
56	North Wenatchee Avenue Complete Streets Improvements	Construct median barrier, bicycle lanes, upgrade sidewalks, lighting, and landscaping consistent with subarea plan	North Wenatchee Avenue	Second St.	Fifth Street		\$1,500,000				\$1,500,000			ALL	2022	P	STP(U), Other	\$1,300,000			Other	\$200,000
57	Castlerock to Fifth Street Connector	Extend Castlerock Street and connect to 5th via Redhawk Canyon Drive.				0.27	\$5,700,000			\$5,700,000				ALL	2022	P					001 fund, TIF's	\$5,700,000
58	Surry, Broadview, Springwater Circulation	Construct connector roadways consistent with comprehensive plan.				varies	\$2,000,000					\$2,000,000		ALL	2024	P					Dev. Ext., TIF's, 001 fund	\$2,000,000
59	Crawford and Okanogan Intersection Control	Mini Roundabout and Pedestrian Crossing Improvements	Crawford Avenue			0.1	\$450,000			\$450,000				ALL	2022	P			STP	\$350,000	109 Fund	\$100,000
60	Easy Street and Penny Rd. Intersection	Capacity and Pedestrian Intersection Improvements	Easy Street			0.1	\$660,000				\$660,000			ALL	2023	P			STP	\$320,000	109 Fund	\$80,000
61	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	2024	P	OTHER	\$4,000,000				
62	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	2023	P	OTHER	\$17,000,000	FMSIB	\$7,500,000	Other	\$7,500,000
63	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	2022	P	TAP	\$110,000				



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Hearing Date: 08/09/2018  
Ordinance No. 2018-22

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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
3	North Wenatchee Ave: Pedestrian and Median Improvements	Improvements identified in master plan (NW-1, NW-20) including wider sidewalks, streetscape, access consolidation, and median safety	N. Wenatchee Avenue	MP 3.33	MP 3.59	0.26	\$610,064		\$610,064					CN	2019	S	STP	\$527,706			109 Fund	\$82,358
4	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		
5	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
6	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
7	Street Preservation Program	Street Preservation Activities 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
8	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
9	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
10	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
11	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
12	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
13	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		
14	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
15	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	S					Storm, Water/Sewer, General	\$5,770,800



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

**EXHIBIT A**

Hearing Date: 08/09/2018  
Ordinance No. 2018-22

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
16	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
17	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
18	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
19	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	
20	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
21	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		
22	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	
23	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	
24	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
25	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
26	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
27	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
28	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
29	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
30	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			
31	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
32	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**

**EXHIBIT A**

Hearing Date: 08/09/2018  
Ordinance No. 2018-22

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33	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
34	Millerdale Improvements	Reconstructs portions of Millerdale. Adds curb, gutter, and sidewalk. Makes safety improvements	Millerdale Avenue	Miller Street	Gellatly	0.58	\$1,836,000				\$1,836,000			ALL	2022	P			TIB	\$1,560,000	109 Fund	\$276,000
35	Red Apple Road Phase 2	Arterial street reconstruction	Red Apple Road	Miller	Skyline	0.53	\$1,000,000				\$1,000,000			ALL	2022	P			TIB	\$800,000	109 Fund	\$200,000
36	Springwater urban upgrades	Reconstruct roadway. Construct new storm sewer, sanitary sewer, sidewalks, and illumination.	Springwater	Western Avenue	Woodward	0.25	\$1,200,000		\$1,200,000					ALL	2020	P					Gen Fund	\$1,200,000
37	Woodward urban upgrades.	Reconstruct roadway. Construct new storm sewer, sanitary sewer, sidewalks, and illumination. ROW acquisition. Canal bridge?	Woodward	Fifth Street	Springwater	0.5	\$1,500,000		\$1,500,000					ALL	2020	P					Gen Fund	\$1,500,000
38	Railroad Grade Crossing Upgrades	Install median barrier or double signal arms to prevent vehicles from driving around signal gates. Mitigation to continue train whistle ban.	Ninth, Miller, Hawley, Orondo				\$100,000					\$100,000		ALL	2022	P			OTHER	\$80,000		\$20,000
39	Skyline Drive Widening	Widen roadway to create shared-use shoulder or dedicated pathway for pedestrians and bicycles. Fill ditch section and install closed stormwater collection system. Install barrier and extruded curbs, replace guardrail, construct walls.	Skyline Drive	Skyline Drive	Number 2 Canyon Road	0.72	\$2,150,000						\$2,150,000	ALL	2024	P			OTHER	\$1,720,000	109 Fund	\$430,000
40	North Road Improvements	Reconstruct North Road to Improve Secondary Access to the Broadview Subdivision. Project would mainly improve area West of Canal by widening and flattening grade.	North Road	Western Avenue	Broadhurst	0.25	\$800,000				\$800,000			ALL	2022	P					TIF, 109 Fund	\$800,000
41	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		
42	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
43	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
44	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
45	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
46	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
47	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
48	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
49	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
50	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
51	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



**CITY OF WENATCHEE  
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*EXHIBIT A*

Hearing Date: 08/09/2018

Ordinance No. 2018-22

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52	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
53	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
54	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
55	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
56	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				
57	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
58	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**

**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: August 14, 2019  
Subject: August 21, 2019 Sign Code Update Workshop

The consultant for the Sign Code Update (Makers Architecture and Urban Design) is almost done with the first draft of the sign code. They are planning to have the draft ready on Friday August 16 and we plan to send it to you via email the same day. We will try to get paper copies mailed to those that request paper copies as soon as possible. Makers will be at the meeting to make a presentation on the sign code draft and answer any questions you may have.

Staff would also like to make you aware that on August 21, 2019, an open house about the Sign Code and Housing Code updates will be held from 4-5PM in the City Council Chambers. This is not part of the regularly scheduled PC meeting which starts at 5:30PM as usual. You are invited to attend this event where you will have an opportunity to speak with attendees about the proposed code changes.





**City of  
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**Memorandum**

To: City of Wenatchee Planning Commission  
From: Community Development Staff  
Date: August 14, 2019  
Subject: August 21, 2019 Housing Code Update Workshop

A workshop on the Housing Code Update, specifically the August 2 draft, will be part of the agenda at the August 21 Planning Commission Meeting. You received this draft via email on August 5 and a paper copy was mailed to you soon after. Please bring a copy of this draft to the meeting, in whatever form you prefer to use, in addition to your questions and comments. Bob Bengford from Makers Architecture and Urban Design (consultant) will attend along with staff to answer questions and discuss the proposal.

While numerous edits were made throughout the document between the July 10 draft (which was discussed at the July PC meeting) and the August 2 draft, I would like to highlight new content that was not included previously:

- Addition of provisions for a new use called a Manufactured Home Community. Standards are found in the proposed 10.47.160 (pages 51-53 of Aug 2 draft) and 10.10 District Use Chart (pages 5-7 of Aug 2 draft) was modified to indicate where this use would be permitted.
- Addition of architectural design standards for certain non-residential buildings. The content can be found in the proposed 10.48.270 (pages 58-59 of the Aug 2 draft). These standards would not apply to all non-residential building but only those that currently must meet WCC10.48.080(4). If you look at the proposed changes to WCC10.65 (found on pages 74 and 75 of the Aug 2 draft) you will see the uses where this code would be applied.
- Revisions to WCC11.20.020 and 11.32 found on pages 76 to 79 in the Aug 2 draft. This includes modifications to Subdivision street standards, modifications to unit lot subdivision standards, and removal of Cluster subdivisions (replaced by Cluster Single Family in WCC10.47.050).
- WCC10.42 (pages 69-71) Planned Developments
- WCC10.60 (pages 71-73) Off Street Parking Standards – including new provisions for structured parking on revisions to lot dimensions.
- WCC10.62 (pages 61-63) Landscaping
- See two attached documents highlighting changes that staff intended to see in the August 2 draft but were not included in the published version.

Staff would also like to make you aware that on August 21, 2019, an open house about the Sign Code and Housing Code updates will be held from 4-5PM in the City Council Chambers. This is not part of the regularly scheduled PC meeting which starts at 5:30PM as usual. You

are invited to attend this event where you will have an opportunity to speak with attendees about the proposed code changes.

## **Addition to the changes in Chapter 10.48**

### **10.48.020 Access.**

The following regulations shall apply to all zoning districts and overlays:

(1) Every lot shall be provided with and maintain satisfactory access by a public or private street or access easement. The city determines whether access will be by right-of-way, vehicular easement or tract on a case by case basis consistent with the provisions of city code and the comprehensive plan.

Lots of record which have no recognized public or private street frontage shall demonstrate legal access prior to the issuance of any development permits for said lot. [Provisions for new lots served by private lanes or shared driveways are set forth in WCC 11.20.020 except as modified by Title 10 as applicable.](#)

(2) Egress and ingress points along all locally classified principal arterials, minor arterials, and collectors shall:

(a) Be no closer than 100 feet from another access within the same development project.

(b) When feasible, be no closer than 150 feet from a minor arterial intersection or 250 feet from a principal arterial intersection.

(3) Driveway widths at the curb cut shall be 24 to 30 feet for non-single-family residential development and a maximum of 14 to 24 feet for single-family and duplex residential development.

(4) On a corner lot, access shall be from the lower classified street as depicted in the circulation map of the Wenatchee urban area comprehensive plan.

## **Addition to the changes in Chapter 10.46**

### 10.46.075 Lot line Angles

Side lot lines shall be straight lines running within 20 degrees of perpendicular to the road upon which the lots front. Side lot lines on curved roads should run at or near radially to the curve.

Single Family Courtyard:

10.47.060(2)(b)(iii) Maximum number of lots: 6 in a single family courtyard development.

Cottages:

10.47.080(2)(f)(iii) Cottages built along rear property lines of the parent lot(s) shall maintain a ten-foot minimum setback in the RS and RL zones and five – foot minimum setbacks in all other applicable zones.

10.47.070(2)(e)(i) Cottages built on existing individual lots shall be subject to the standards street and side setbacks in WCC 10.46.020. The minimum rear setback shall be 15 feet.

10.47.070(2)(e)(ii) Where multiple cottages are clustered on a parent lot or the units on that lot are subdivided as a unit lot subdivision, the standard front , side, and rear setbacks in WCC 10.46.020 apply to the lot lines of the parent lot(s). The minimum internal setback between cottages is ten feet.

10.47.070(2)(f)(ii) A shared driveway meeting the requirements of WCC 11.20.020(11)(i-xi) is allowed. Such shared driveway may be used to access up to three cottage dwellings provided all other applicable standards are met.

**Access:**

Insert into each of the following sections (into the subsection addressing access): 10.47.080 Cottage Housing; 100 Courtyard Housing; 110 Townhouses; 130 Multi-family development: Unless a higher classification of road is required by the City Engineer to provide for consistency with the Wenatchee Urban Area Plan, Internal access and circulation shall meet the requirements of, Fire Apparatus Access Road, of the most current addition of the International Fire Code, as amended. Where a standard residential subdivision or binding site plan is proposed associated with these developments, the standards provided in, Section 11.20.020 Streets, WCC shall also apply.