

**WENATCHEE PLANNING COMMISSION
SCHEDULED MEETING
February 17, 2021
5:30 PM**

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AGENDA

I. CALL TO ORDER AND WELCOME

II. ADMINISTRATIVE AFFAIRS

- A. Approval of the minutes from the last regular meeting on January 20, 2021.
- B. Election of Chair and Vice Chair for 2021

III. PUBLIC COMMENT PERIOD

Comments for any matters not included on the agenda.

IV. OLD BUSINESS

None

V. NEW BUSINESS

- A. Workshop: Consolidated Plan/Fair Housing Plan update
- B. Workshop: City Code update

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 Rani Sampson called the meeting to order via video conference at 5:30 p.m. with the following members in attendance: Ace Bollinger, Joe Gamboni, Susan Albert, Lael Isola, and Joe Gamboni. Commissioner Josh Jorgensen joined the meeting shortly after it started. Commissioner Dick Erickson was absent.

City Planning staff was represented by: Glen DeVries, Community Development Director; Stephen Neuenschwander, Planning Manager; Ruth Traxler, Senior Planner; and Kim Schooley, Administrative Assistant.

II. ADMINISTRATIVE AFFAIRS

A. Approval of the minutes from the regular meeting on November 18, 2020.

Commissioner Ace Bollinger moved to approve the minutes of the November 18, 2020 regular meeting. Commissioner Joe Gamboni seconded the motion. The motion carried.

III. PUBLIC COMMENT PERIOD

There was no public comment.

IV. OLD BUSINESS

None

V. NEW BUSINESS

A. Design review: Streatery for Lemolo Café and Deli

Ruth Traxler, Senior Planner, presented the staff report.

Commissioners had no questions for staff.

The applicants, Kasey Koski and Zep Postelwait, 232 Pennsylvania Avenue, Wenatchee, WA spoke about the proposal and provided additional design details.

Chair Sampson asked for public comment on the application.

There was none.

Commissioners asked questions and provided comment on the application.

Staff advised that the Public Works department would determine whether or not the installation would be permanent based upon snow removal needs, storm water impact, etc.

Commissioners expressed support for the application and indicated that they would like Public Works to attempt to consider the applicant’s desire to make the installation of the streatory permanent.

B. Workshop: Shoreline Master Program Update

Stephen Neuenschwander, Planning Manager, introduced John Small and Josh Jensen of Anchor QEA, consultants to the City on the Shoreline Master Program (SMP).

Jensen made a presentation to the Commission.

(Note: Due to technical difficulties, the meeting recording was ended at 5:59 p.m.)

VI. OTHER

None

VII. ADJOURNMENT

With no further business to come before the Planning Commission, Chair Rani Sampson adjourned the meeting at 6:23 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

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TO: Planning Commission

FROM: Community Development Staff

SUBJECT: Workshop at February 17, 2021 meeting regarding proposed amendments to Title 10

DATE: February 10, 2021

Staff has prepared a limited number of code amendments for your discussion in a workshop setting at the February meeting. These are a small subset of what will become a mid- or end of year code amendment adoption. The proposed amendments are attached and analysis for each is provided below.

Title 10 Zoning

Chapter 10.08 Definitions

Section 10.08.055 “D”

The proposed amendments to the definition of “dwelling” or “dwelling unit” are intended to provide additional clarification and establishes the minimum criteria necessary to be considered as a dwelling unit. The updated definition will be helpful in a variety of situations where staff needs to make a determination of whether one or more than one dwelling units exist or are proposed. Here are some examples of situations where these amendments could be useful:

- A permit for a single-family home that has two kitchens and staff needs to decide whether the spaces will be treated as two units or one.
- A situation where a legally established single-family home has a basement apartment which was never permitted. The property owner wants to make minimal changes to bring the space up to code without legally establishing a second unit. Staff needs to determine which changes need to be made.
- An apartment complex is proposed with some micro-units which do not include a stove or range in a given unit. Staff needs to determine whether the units meet the minimum definition of a dwelling unit or some other land use category.

Staff believes the proposed amendments to the definition of dwelling will provide additional clarity for both staff and applicant in these situations.

Section 10.08.100 “M”

The proposed amendment to the definition of “Museum” is the result of the work that was done related to the College District and how that related to the Wells House. The purpose of these amendments is to reasonably allow certain accessory uses within a conventional museum. Staff acknowledges that a museum will naturally need to have some office and storage space. They also commonly have meeting spaces and/or an auditorium as part of their operation. This amendment would clarify what can and cannot be considered part of a the “Museum” land use category.

Chapter 10.46 Development standards charts

Section 10.46.020 Residential district development chart

The proposed amendments to the residential district development chart had been proposed by Triad Maple LLC in 2020. These amendments to 10.46.020, which were supported by staff, were combined with amendments to 10.47.060 Single Family – Cluster which staff did not support. The Planning Commission declined to recommend approval for the proposed amendments as a whole. Staff is bringing the amendments to 10.46.020 back to you for further consideration.

You might notice that the area created by the minimum lot width and depth for a cluster lot in RS equals the minimum lot size. Staff is proposing a small reduction in both the minimum width and depth to allow a little more flexibility in how the lot is designed.

The proposed amendments to rear setback (“Rear – Minimum”), specifically the exceptions, help create some additional options in the RS and RL zoning districts where the changes would apply. It seems fair and appropriate that lots in RS and RL that are part of a cluster subdivision would be allowed a shorter setback since many other dimensions are reduced. It should be noted that each house in the cluster development will still be required to meet a private open space standard in addition to the shared open space that is part of the development. Lots developed under 10.47.060(1) use the standard private open space standard in 10.47.050(2)(e) which is 10% of lot area with no dimension less than 15ft. Lots developed under 10.47.060(2) are required to provide at least 400 square feet of private open space with no dimension less than 10feet per 10.47.060(2)(h). Staff believes the reduced setback simply adds a little more flexibility in site planning.

The proposed amendment that would extend a provision allowing a 10ft setback off of an alley in RS and RL is a logical extension of a provision that currently only applies in RM. It should be noted that the requirement for a 20 ft setback to a garage only applies off of a street, not an alley. This means that in RM currently, a garage door could be built 10ft from the edge of an alley and this provision is proposed to be included for RS and RL. Properties that utilize this setback exception will still be required to adhere to the open space standards applicable to the particular development type.

10.46.080 Setback measurements and exceptions.

The proposed amendments to 10.46.080(3)(e) and (4)(c) provide a clarification that better carries out the intent that we don’t want more than 50% of the property line with accessory structures in the rear setback. Usually people only have one accessory structure that they want to place in those areas but in the event someone has more than one, our code will be ready.

The other amendment for (4)(c) helps align this setback exception with (3)(e) by requiring a minimum 5ft setback to a garage door.

Attachment: Draft amendments to Title 10 Wenatchee City Code

Title 10 ZONING

Chapter 10.08 DEFINITIONS

10.08.055 “D.”

“Dwelling” or “dwelling unit” means one or more rooms designed ~~for or occupied by as~~ complete independent living facilities for one family or more persons for living or sleeping purposes and includes permanent provisions for living, sleeping, and containing kitchen facilities cooking (a kitchen including a sink, stove or range, refrigerator, and countertop(s)) for use solely by one family, and at least one bathroom sanitation (a bathroom containing a toilet, shower or bathtub, and sink).

10.08.100 “M.”

“Museum” means a depository for collecting and displaying objects and/or information having scientific, historical, artistic, or other social value. This definition includes an interpretive center. Museum facilities may have a variety of accessory uses including office space, meeting or event spaces, storage, and auditoriums.

Chapter 10.46 DEVELOPMENT STANDARD CHARTS

10.46.020 Residential district development chart.

(1) General Dimensional Standards. See WCC [10.46.060](#) through [10.46.110](#) for measurement methods and Chapter [10.47](#) WCC for more specific standards with respect to specific residence types. Where these standards conflict with Chapter [10.47](#) WCC, the city shall determine which requirement applies. Note that the column indicating conditions/exceptions/references is not all-inclusive. There may be other conditions in WCC.

Standard	RS	RL	RM	RH	RF	Conditions/ Exceptions/ Reference
Minimum Lot Dimensions						
Lot Area	7,250 sf, except 10,000 sf for a duplex	5,500 sf, except 8,000 sf for a duplex	3,000 sf, except 4,500 sf for a duplex	3,000 sf, except 4,000 sf for a duplex	10,000 sf, except 15,000 sf for a duplex	WCC 10.46.060

Draft Amendments to Title 10 Wenatchee City Code for February 17, 2021 Planning Commission Meeting

Standard	RS	RL	RM	RH	RF	Conditions/ Exceptions/ Reference
Cluster subdivision lot	4,000 sf	3,000 sf	N/A	N/A	7,250 sf	WCC 10.47.060
Lot Width	70 feet	50 feet	30 feet	30 feet	100 feet	WCC 10.46.070
Lot width alley access	50 feet	30 feet	25 feet	25 feet	100 feet	
Lot width at point of access	20 feet	20 feet	20 feet	20 feet	20 feet	WCC 10.46.070 (3)
Cluster subdivision lot	50 40 feet	30 feet	N/A	N/A	70 feet	WCC 10.47.060
Lot Depth	100 feet	80 feet	65 feet	60 feet	100 feet	WCC 10.46.070
Cluster subdivision lot	80 70 feet	60 feet	N/A	N/A	100 feet	WCC 10.47.060
Setback Standards (WCC 10.46.080)						
Street – Minimum	20 feet ^{(X)(Y)}	20 feet ^{(X)(Y)}	15 feet	10 feet	25 feet	WCC 10.46.080 (2) ^(X) 15 feet from private lanes ^(Y) 15 feet for cluster subdivisions
Street side – Minimum	10 feet	10 feet	10 feet	10 feet	20 feet	WCC 10.46.080 (2)(a)(ii)
Street – Minimum, individual garage, carport	20 feet				25 feet	WCC 10.46.080 (2)(b)

Draft Amendments to Title 10 Wenatchee City Code for February 17, 2021 Planning Commission Meeting

Standard	RS	RL	RM	RH	RF	Conditions/ Exceptions/ Reference
Rear – Minimum	20 feet ^{(w)(x)}	20 feet ^{(w)(x)}	15 feet ^(x)	10 feet ^{(Y)(Z)}	20 feet	WCC 10.46.080(3) ^(w) 15 feet for cluster subdivisions ^(X) 10 feet if adjacent to an alley ^(Y) 15 feet for ground related dwelling units ^(Z) WCC 10.46.090(2)(c)
Side – Minimum	5 feet	5 feet	5 feet	6 feet	10 feet	WCC 10.46.080(4)
Internal – Minimum	10 feet	10 feet	10 feet	10 feet	N/A	WCC 10.46.080(5)
Building and Density Standards						
Maximum Building Height	30 feet	30 feet	35 feet	60 feet ^{(X)(Y)}	30 feet	WCC 10.46.090 ^(X) WCC 10.46.090(2)(b) ^(Y) WCC 10.46.090(2)(c)
Maximum Lot Coverage	40%	45%	55%	55%	35%	WCC 10.46.100
Duplexes, townhouses and multifamily	50%	55%	55%	55% ^(X)	N/A	^(X) WCC 10.46.100(2)(a)
Cluster lots	55%	55%	N/A	N/A	45%	
Maximum Density	6 dwelling units per acre	8 dwelling units per acre	20 dwelling units per acre	40 dwelling units per acre	4 dwelling units per acre	WCC 10.46.110

Draft Amendments to Title 10 Wenatchee City Code for February 17, 2021 Planning Commission Meeting

(Ord. 2020-35 § 3 (Exh. A); Ord. 2019-35 § 5; Ord. 2016-22 § 1 (Exh. B); Ord. 2010-25 § 4; Ord. 2010-03 § 1 (Exh. A); Ord. 2007-34 § 2 (Exh. A))

10.46.080 Setback measurements and exceptions.

The development charts in this chapter provide minimum standards for street, side, rear, and interior setbacks. Figure 10.46.080 shows the location of some setback types on a typical lot. Clarification on how these setbacks are measured is provided in subsections (1) through (9) of this section.

(3) Rear Setbacks.

(e) Residential accessory structures may observe a zero setback where the rear property line is adjacent to an alley (except a minimum setback of five feet is required where a garage door faces the alley), provided ~~the structure covers less than 50 percent of the rear property line~~ no combination of structures extends more than 50 percent of the horizontal distance of the rear property line and ~~is~~ are no greater than 20 feet in height.

(4) Side Setbacks.

(c) Residential accessory structures may observe a zero setback where the side property line is adjacent to an alley (except a minimum setback of five feet is required where a garage door faces the alley), provided ~~the structure covers less than 50 percent of the side property line~~ no combination of structures extends more than 50 percent of the horizontal distance of the rear property line and ~~is~~ are no greater than 20 feet in height.