

STAFF REPORT
CONDITIONAL USE PERMIT FOR GRACE CITY CHURCH CHILD DAY CARE
(CUP-21-09)

TO: City of Wenatchee Hearing Examiner
FROM: City of Wenatchee Community Development Department
RE: Public hearing for CUP-21-09
DATE: January 18, 2022

1. REQUESTED ACTION

Requested Action: Conduct a public hearing on an application for a Conditional Use Permit to allow Grace City Church to operate a pre-school, day care, and after-school program in addition to their current place of worship facility in an existing building located at 277 Melody Lane and identified as APN: 23-20-21-860-025.

2. SITE INFORMATION

Applicant: Grace City Church
Owner: Grace City Church
Location: 277 Melody Lane, Wenatchee, WA
Zoning District: Residential Moderate (RM)
Comp. Plan Designation: Residential Moderate (RM)

Project Description:

The City of Wenatchee received a Conditional Use Permit application from Grace City Church to operate a child day care within the existing church facility located at 277 Melody Lane, and identified by APN: 23-20-21-860-025.

The proposed day care will have a maximum enrollment of 40-70 children between the ages of 0-5 years old. The staff-to-child ratios will meet or exceed the requirements for child day care centers by the state of Washington. At most, the child care facility would operate Monday – Friday, 7am – 6pm, year-round. The child day care would not operate during the church’s regular services times of Thursdays at 6:30PM, and Sundays at 8:30AM and 10:30AM.

The church facility was designed with this future child day care use in mind, and no interior modifications are proposed or necessary.

The proposed additional uses meet the definition of a “child day care center” as described in WCC Chapter 10.08. Child day care centers require a Conditional Use Permit (CUP) in the Residential Moderate (RM) zoning district pursuant to WCC Chapter 10.10, District Use Chart.

Site Characteristics:

The property is located within the Residential Moderate (RM) zoning district. The project site is 10.14 acres between the three parcels owned by Grace City Church. The parcel with the main church building where the day care will be located is 4.21 acres. In addition to the main church building, there is a separate wedding chapel building and storage building to on the parcel to the north. The property has access at two points from Melody Lane.

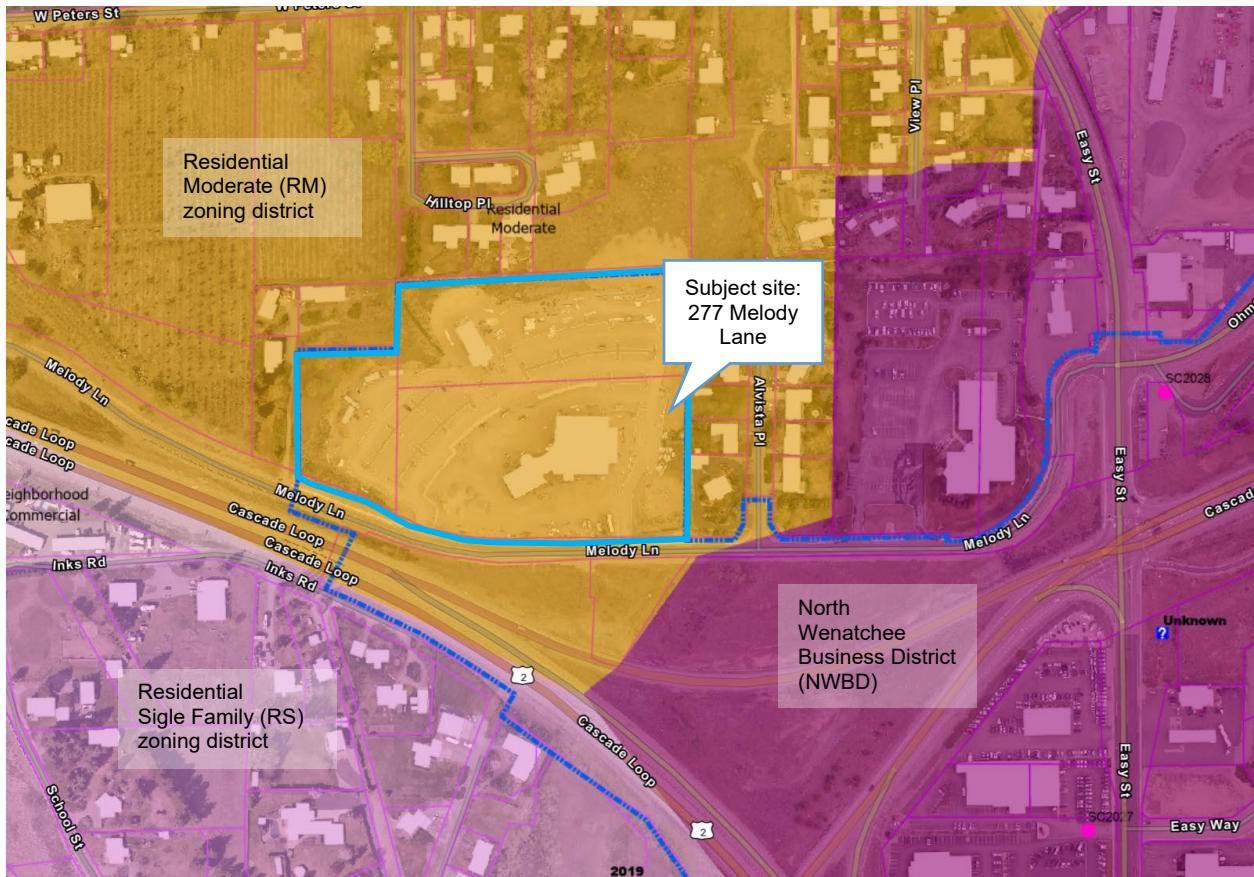


Figure 1. Site location and zoning districts

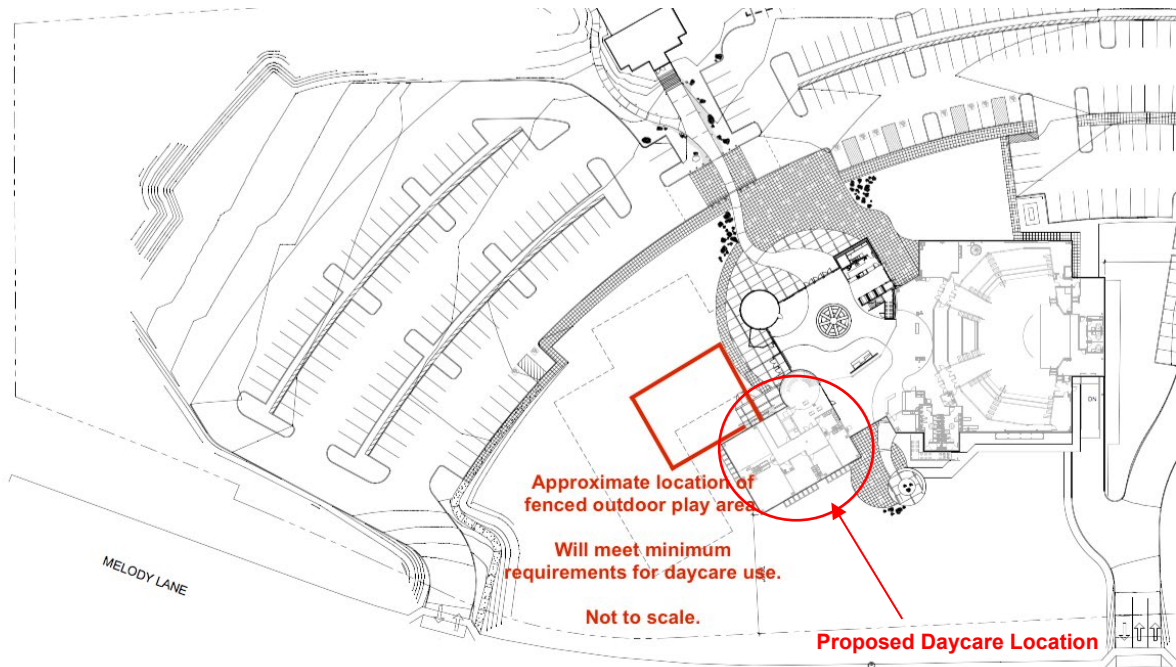


Figure 2. Site Plan

Surrounding Properties:

North: Primarily residential homes and orchards, within the Residential Moderate (RM) zoning district.

East: Primarily residential, within RM.

South: Vacant land adjacent to US Highway 2.

West: Residential and office building, RM and North Wenatchee Business District (NWBD).

Site Permitting History:

A commercial building permit for the main church sanctuary and administration building was issued in 2019 under BPC-18-198, a commercial building permit for the wedding chapel on the north parcel was issued in 2019 under BPC-19-003 and a commercial building permit for a storage building was issued in 2021 under BPC-21-043. The property was annexed into City of Wenatchee city limits in 2017. A Conditional Use Permit Application for the place of worship was processed by Chelan County in 2015 under CUP-2015-001.

3. APPLICABLE POLICIES AND DEVELOPMENT REGULATIONS

The proposed action is subject to land use policies and provisions of the City of Wenatchee Urban Area Comprehensive Plan and zoning and development regulations of the Wenatchee City Code.

Wenatchee Urban Area Comprehensive Plan

In addition to the general goals and policies of the Growth Management Act and Wenatchee Urban Area Comprehensive Plan which state growth shall take place where adequate public facilities exist and are able to serve existing and future growth, the following goals and policies are relevant to this application:

Land Use Element Implementation Table:

Residential Moderate	<p>Primary Uses:</p> <ul style="list-style-type: none"> ▪ Single family, duplex, and moderate density residential planned developments ▪ Compatible blended density housing <p>Secondary Uses:</p> <ul style="list-style-type: none"> ▪ Accessory Dwelling Units ▪ Agricultural uses ▪ Home based business 	<ul style="list-style-type: none"> ▪ Moderate density residential development ▪ <u>Density:</u> 8-20 units per acre ▪ <u>Height:</u> 2 - 3 stories
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Land Use / Urban Growth Area Element

Goal 12. Residential Development – Promote increasingly attractive neighborhoods with convenient access to services.

Economic Development Element

Goal ED 1: Expand and improve education facilities and opportunities to increase skilled labor, research, basic and higher education

Policy 1: Implement key strategies 1 through 13 identified at the beginning of this plan.

Key Strategies # 1 is to improve K-12 education: A high-quality K-12 education system that is adapted for a future economy while providing all children the opportunity to learn in a manner with the greatest opportunity to succeed.

Wenatchee City Code

Wenatchee City Code sections which apply to this project are described below.

Definitions and District Use Chart

Wenatchee City Code (WCC) Section 10.08.050, “C” defines “child day care center” to mean:

“Child day care center” means an agency that regularly provides child day care and early learning services for a group of children for periods of less than 24 hours.

WCC Section 10.10.020, District Use Chart, requires a Conditional Use Permit for child day care centers in the RM zoning district.

Development Standards

The proposed development is subject to the development standards of the RM zoning district, as described in WCC Section 10.46.040, Residential development chart. The application is also subject to WCC Chapter 10.60, Off-Street Parking. Table 2, in Section 5 of this staff report, provides a detailed summary of the proposed project’s consistency with the applicable development standards.

Conditional Use Permit Requirements and Criteria

All conditional use permit applications must meet the general requirements in WCC 10.65.050 and be evaluated by WCC 10.65.060 “General Criteria.” Additionally, there are specific provisions of WCC Section 10.65.110, Child day care center, which are applicable and further described in Section 5.

Shoreline, Resource Lands, and Critical Areas

The subject site is outside of the 200' shoreline jurisdiction. The site is within the erosion hazard critical area.

4. PUBLIC NOTICE AND ENVIRONMENTAL REVIEW

Table 1. Procedural steps and dates

Application Submitted:	December 17, 2021
Determination of Completeness:	December 23, 2021
Notice of Application:	Notice was mailed to property owners/taxpayers within 350 feet of the subject property, posted on the subject property, and referred to relevant agencies on December 27, 2021
Notice of Public Hearing:	Notice was mailed to property owners/taxpayers within 350 feet of the subject property on December 27, 2021 and published in the Wenatchee World newspaper on January 15, 2022
Public Hearing:	The public hearing is scheduled for January 25, 2022 at 3:00p.m.

The public and relevant agencies have been given an opportunity to comment on the proposal. The comment letters received are included as Attachment B and summarized below:

Agency comments:

- An agency comment was received from Chelan County Fire District #1 on December 29, 2021, stating no comments.
- The City of Wenatchee Building Division stated no comments on December 27, 2021.
- An agency comment was received from the City of Wenatchee Development Review Engineer on December 30, 2021, stating the site has adequate on-site drop-off / pick-up area and parking area with associated stormwater facilities.
- An agency comment was received from Washington State Department of Transportation on January 3, 2022, stating no comment.
- An agency comment was received from Chelan County on January 4, 2022, stating no comments.

Public comments:

No public comments were received

Environmental Review includes State Environmental Policy Act (SEPA): The application is categorically exempt from the State Environmental Policy Act (SEPA), pursuant to WCC Section 12.04.030(2)(a)(i) and WAC 197-11-800(1)(c), as a commercial building no more than 12,000 square feet or 40 parking spaces.

5. PROJECT ANALYSIS

In review of this proposal it is important to consider the goals and policies of the Comprehensive Plan, applicable codes, public and agency comments, any identified environmental concerns, and state and federal requirements. Identified below is planning staff's analysis and consistency review for the subject application.

Comprehensive Plan consistency analysis:

This application proposes the addition of a child day care center within an existing building. The property is located within the Residential Moderate zoning district, surrounded by residential uses, as well as a neighboring office complex (U.S Forest Service and U.S. Fish and Wildlife Service Headquarters building). The Comprehensive Plan allows for non-residential development in residential areas, while directing non-residential uses to be compatible with the existing neighborhood. The Plan states that “compatibility” relates to landscaping and building design, as well as operations of the proposed use.

The Comprehensive Plan generally supports education opportunities, and encourages expansion and support of educational facilities in the Economic Development Element. The child day care center provides a needed service for child care. The Land Use/ Urban Growth Area encourages convenient access to services in neighborhoods.

This use, as proposed in the application and as conditioned, is compatible with surrounding properties and does not create any adverse impacts on adjacent properties.

Wenatchee City Code consistency analysis:

Development Standards

Table 2, below, provides a detailed summary of the applicable development standards and consistency of the proposed project.

Table 2. Consistency with applicable development standards

WCC Chapter 10.60, Off-Street Parking			
Applicable Standard	Required	Proposed	Complies?
Parking spaces	Child day care - 1 space per staff plus 3 drop-off spaces per 12 children (WCC 10.60.080)	10 Staff = 10 parking spaces 70 Children = 18 drop-off spaces Total Need: 28 spaces	Yes
	Place of worship – 1 space per 3 seats or 6 feet of bench	710 seats = 237 parking spaces	Yes
		Total parking spaces required: 265 Total parking spaces available: 270	

The total number of parking spaces required for both uses is 265, and the total number of spaces on site is 270.

Conditional Use Permit Requirements and Criteria

The general criteria for conditional use permits in WCC Section 10.65.060 requires that the proposal is compatible with adjacent uses and will protect the character of the surrounding area, will not result in the creation of nuisances to the public and/or nearby properties and existing uses,

and will not result in undue adverse impacts affecting the public health, safety, and welfare. The proposed use, a child day care center may be permitted by Conditional Use Permit in the RM zoning district. This application and subsequent building permit are subject to all provisions of the Wenatchee City Code, including development standards specific to the referenced zoning district.

The project is also subject to specific conditional use permit criteria for child day care centers, provided in WCC Section 10.65.110:

(1) Compliance with applicable state and local regulations relating to child day care homes and centers;

Project compliance: Grace City Church will obtain all required licenses through the Washington State Department of Children, Youth, and Families to operate at the subject property.

(2) In residential zones, one unlighted wall sign not exceeding 12 square feet in area shall be permitted;

Project compliance: There are existing signs on site for the church facility. Any new sign for the child day care would require a sign permit, and could not exceed 12 square feet in area.

(3) Off-street parking shall be provided as required by Chapter 10.60 WCC, as amended, including off-street loading/unloading space;

Project compliance: The project has adequate parking available to meet the off-street parking requirements. 28 spaces are required for the child day care center, and 237 spaces are required for the church facility. A total of 270 spaces are provided onsite.

(4) All off-street parking required for child day care centers shall be improved with a durable, dustless surface of asphalt, grass-crete or concrete, and shall be so graded and drained as to dispose of all surface water on site in a manner acceptable to the city engineer;

Project compliance: The off-street parking lot is improved with asphalt has associated adequate stormwater facilities.

(5) Any outdoor play area shall be completely enclosed by a fence meeting the height limitations for fences;

Project compliance: the project proposes a fenced play area enclosed by a six-foot fence.

(6) Architectural Scale. New child day care center buildings in the RS, RL, RM, and RH zoning districts shall meet WCC 10.48.080(4).

Project compliance: The proposed day care center is within an existing structure, and the existing building complies with this standard.

6. RECOMMENDATION

As conditioned below, this application does not appear to be detrimental to the general public health, safety or welfare and meets the basic intent and criteria associated with Title 10 of the Wenatchee City Code. Staff recommends **approval** of CUP-21-09 subject to the following findings of fact, conclusions of law, and suggested conditions:

This recommendation is based on the following findings of fact:

1. An application was submitted on December 17, 2021 for a Conditional Use Permit to allow a new child day care facility in an existing building at 277 Melody Lane and identified as APN: 23-20-21-860-025.
2. The applicant is Grace City Church.
3. The property owner is Grace City Church.
4. The Wenatchee Urban Area Comprehensive Plan land use designation is Residential Moderate (RM).
5. The subject property is located within the Residential Moderate (RM) zoning district.
6. The subject use meets the definition of "child day care center" as defined in WCC 10.08.050 and is permitted as a Conditional Use in the RM as allowed by WCC Section 10.10.020.
7. The proposal is consistent with the goals and policies of the Wenatchee Urban Area Comprehensive Plan. This use is compatible with surrounding properties and promotes an educational opportunity and neighborhood service.
8. The proposal is consistent with the provisions of Wenatchee City Code Title 10, Zoning. The proposal meets the general conditional use permit criteria in WCC Section 10.65.060 and specific conditional use criteria for WCC Section 10.65.110 Child day care centers. The school is in a residential area adjacent to existing residential and commercial uses.
9. The application is categorically exempt from the State Environmental Policy Act (SEPA), pursuant to WAC 197-11-800(6)(b)(i), which exempts land use decisions for activities conducted within an existing building.
10. The application has been processed as a Type III quasi-judicial review.
11. Appropriate notice of the application and public hearing was mailed to surrounding property owners, sent to agencies with jurisdiction, and posted on the property on December 27, 2021.
12. The agency and public comment period for this application concluded on January 11, 2022.
13. The City of Wenatchee Building Division stated no comments on December 27, 2021.
14. An agency comment was received from Chelan County Fire District #1 on December 29, 2021, stating no comments.
15. An agency comment was received from the City of Wenatchee Development Review Engineer on December 29, 2021, stating the site has adequate on-site drop-off / pick-up area and parking area with associated stormwater facilities.
16. An agency comment was received from Washington State Department of Transportation on January 3, 2022, stating no comment.

17. An agency comment was received from Chelan County on January 4, 2022, stating no comments.
18. The Wenatchee Hearing Examiner will conduct a public hearing on January 25, 2022.
19. Any Conclusion of Law that is more correctly a Finding of Fact is hereby incorporated as such by this reference.

This recommendation is based upon the following suggested conclusions:

1. The City of Wenatchee Hearing Examiner has been granted the authority to render this decision pursuant to WCC 1.09.070.
2. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.
3. As conditioned, the proposal is consistent with the intent, purposes, and regulations of the Wenatchee Urban Area Comprehensive Plan and Wenatchee City Code.
4. As conditioned, this proposal meets the general conditional use permit criteria in WCC Section 10.65.060 and specific conditional use criteria for WCC Section 10.65.110, Child Day Care Center.
5. The conditional use permit will run with the land.
6. Comments from the reviewing agencies have been considered and addressed where appropriate.
7. As conditioned, the proposal will not be significantly detrimental to the public health, safety and welfare; diminish the value of nearby property or improvements; or disturb persons in the use of property unless the conditional use is a public necessity.
8. As conditioned, the proposal has been designed to minimize adverse effects on neighboring properties, to include at minimum the effects of lighting, transportation, noise, odor, dust, and appearance.
9. The conditions of approval are the minimum necessary to ensure the proposal will comply with all applicable laws and regulations.
10. All conditions place upon the proposed use are conditions that are measurable and can be enforced and monitored.
11. Public use and interests will be served by approval of this proposal.
12. Any Finding of Fact that is more correctly a Conclusion of Law is hereby incorporated as such by this reference.

This recommendation is based upon the following suggested Conditions of Approval:

1. The project shall proceed in substantial conformance with the plans and application materials provided in Attachment A, except as amended by the conditions herein. Any future phases of development that may increase the site capacity will require an amendment to this Conditional Use Permit.
2. Changes or alterations to the approved plan are not authorized. All changes or alterations to the approved project shall be reviewed and approved by the City of Wenatchee and all agencies with jurisdiction prior to commencement of any related work.

3. Pursuant to WCC 10.65.050(2), the conditional use permit must be acted upon within three years from the date of approval or the permit shall expire. The holder of the permit may request an extension of time before the expiration date and the director may grant one extension of time of up to one year past the original expiration date.
4. The permit shall run with the land and is only applicable to the property described in the application materials and Finding of Fact #1.
5. The applicant is responsible for compliance with all applicable local, state and federal rules and regulations, and must obtain all appropriate permits and approvals.
6. The property owner shall maintain compliance with the standards of WCC Title 10, Zoning and conditions of the conditional use permit at all times. Violation of the terms of the permit and/or requirements of the WCC not expressly modified by the permit shall be processed as a violation pursuant to WCC Chapter 13.13, Enforcement and Penalties.

Attachments:

- A. Application materials, submitted December 17, 2021
- B. Agency comment letters

Attachment A. Application materials



Department of Community Development

Planning Division

1350 McKittrick Street, Suite A

Wenatchee, WA 98801

(509) 888-3200

LAND DEVELOPMENT PERMIT APPLICATION

Date Stamp

Accepted By:

Receipt No.

File No.

TYPE OF PERMIT YOU ARE APPLYING FOR:

Major Subdivision Short Plat Binding Site Plan Variance

Final Plat Final Short Plat Final Binding Site Plan Conditional Use

Plat/Binding Site Plan Alteration Plat/Binding Site Plan Vacation Planned Development

In addition to this form, submit all applicable items on the corresponding checklist for a complete application.

GENERAL INFORMATION

Applicant: Grace City Church

Mailing Address: PO Box 1808, Wenatchee, WA 98807

Contact No.: (509) 888-8235

E-mail Address: info@gracecitychurch.com

Property Owner(s): Same as above

*If different than applicant

Mailing Address:

Contact No.:

E-mail Address:

If there is more than one property owner, submit the supplemental additional owner(s) and authorization form.

Complete section if an agent is acting for the applicant or owner during the permit process:

Authorized Agent:

Mailing Address:

Contact No.:

E-mail Address:

Surveyor:

Washington Registration #:

Contact No.:

E-mail Address:

Engineer:

Washington Registration #:

Contact No.:

E-mail Address:

Please indicate who should receive correspondence and notices:

Applicant

Owner

Authorized Agent

Surveyor

Engineer

PROPERTY INFORMATION

Street Address(es): 277 Melody Lane, Wenatchee, WA 98801

Parcel No(s): 23-20-21-860-025

Abbreviated Legal Description: SUNNYSLOPE FARMS BLOCK 6 LOT B BLA 2020-013WE
5.0000 ACRES

Total site size in acres: 5

Zoning District Designation: Residential Moderate (RM)

Overlay District: N/A

Comprehensive Plan Designation: Residential Moderate (RM)

Shoreline Environmental Designation: N/A

Wildland-Urban Interface: Secondary

Critical Areas: N/A

ACKNOWLEDGEMENTS AND SIGNATURES

I (We) acknowledge that:

1. The information, plans, maps and other materials submitted on and with this application are, to the best of my/our knowledge, a true and accurate representation of this proposal;
2. This application shall be subject to all additions to and changes in the laws, regulations and ordinances applicable to the proposed development until a determination of completeness has been made pursuant to Chapter 13.07 Wenatchee City Code;
3. City of Wenatchee does not guarantee success of this permit application, and/or the issuance of an affirmative notice of action. The City's assistance to the applicant(s)/owner(s) does not preclude the need to address impacts raised by the public or by other federal, state or local agencies;
4. In the event of any legal proceeding to challenge this application, any environmental determination or any other aspect of the proposed development, the Applicant(s)/Owner(s) shall be solely responsible to defend such challenge and pay all court costs and attorney's fees necessary for such defense;
5. If the Applicant is not the owner of the real property which is the subject of the permit application, this application and acknowledgment shall also be executed by each owner;
6. All persons executing this acknowledgment in a representative capacity shall be personally liable and hereby personally guarantee payment of all fees, expenses and costs required by this application.
7. If the applicant(s), representative(s) and/or owner(s) fail to respond to a request by the Department to submit necessary application materials identified in a Notice of Incomplete Application within 60 days will result in a null and void application, with no refund of the filing fees.
8. This application does not constitute approval of the proposed development activity and it is acknowledged that additional permit applications and approvals may be necessary to conduct specific activities.
10. During the review of this application, it may be necessary for staff to make one or more site visits. By signing this application form, you are giving permission for these visits. If it is rental property, the owner hereby agrees to notify tenants of possible site visits.

Date: 12/13/2021

Applicant Signature:



Date:

Agent Signature:



Date: 12/13/2021

Owner Signature:





CONDITIONAL USE PERMIT APPLICATION CHECKLIST

The following information must be submitted at the time of application in order for it to be accepted at the counter. This includes items identified during the pre-application meeting. While a pre-application meeting is not required it can help identify required studies that if deferred will result in a longer processing time.

Applicant Verified	Required Items	Missing	Counter Complete	Deferred	N/A
<input type="checkbox"/>	Pre-application meeting date and file no. <i>21-43 Aug 12, 2021</i>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
<input type="checkbox"/>	Completed master application (signed and all parcel #'s included)	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
<input type="checkbox"/>	SEPA checklist (signed)	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>
<input type="checkbox"/>	Scaled site plan – 4 copies (at least one copy 11" x 17") depicting at least the following items: (a) the boundaries of the parcel(s); (b) the names of all streets bounding the site; (c) dimensions, locations and elevations of all buildings to be built or used; (d) the location, dimensions and design of off-street parking facilities, showing points of ingress and egress; (e) the surrounding property uses; and (f) pedestrian and vehicular circulation patterns.	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
<input type="checkbox"/>	Stormwater report – 2 copies	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Project narrative including description and code consistency	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
<input type="checkbox"/>	Geotechnical, Flood Hazard, and/or Wildland-Urban Interface Analysis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Copy of all application materials in a digital PDF format	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Traffic Impact Analysis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Parking Plan	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
<input type="checkbox"/>	Landscape Plan	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>
<input type="checkbox"/>	Exterior Elevations	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>
<input type="checkbox"/>	Application Fees Paid	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date Accepted: Accepted By: File No.

Project Narrative and Code Consistency Grace City Church - Child Day Care Conditional Use

We would like to use a portion of our existing facilities at 277 Melody Lane for a child day care. At most, we would operate between the hours of Monday through Friday, 7AM - 6PM, year-round.

The child day care would not operate during the church's regular service times, therefore, there would not be a conflict for parking or facility capacity, for either the church services or the proposed use. The church's service times are Thursdays at 6:30PM, and Sundays at 8:30AM and 10:30AM.

Based on our facility, we anticipate a maximum enrollment of 40-70 children between the ages of 0-5 years old. The staff-to-child ratios will meet or exceed the requirements for child day care centers by the state of Washington.

Parking

For parking specifically, we are calculating a maximum of 70 children at one time, and an average ratio of 1 staff person per 7 children based on the State of Washington requirements for child day cares¹. Based on City of Wenatchee requirements of 1 parking space per staff plus 3 dropoff spaces per 12 children, we anticipate the following:

Between the hours of 7AM - 6PM, Monday through Friday:

10 Staff = 10 parking spaces

70 Children = 18 dropoff spaces

Total Need: 28 spaces

Total parking spaces available: 270

For places of worship, based on the City of Wenatchee requirements of 1 parking space per 3 seats, we use the following for our regular church services on Thursdays at 6:30PM, and Sundays at 8:30AM and 10:30AM:

710 seats = 237 parking spaces

Total parking spaces available: 270

10.65.060 Conditional use permit criteria.

The development standards of this title shall be used by the applicant in preparing the conditional use permit application. The applicant has the burden of demonstrating that the proposed use is consistent with the following review criteria:

¹ The state of Washington requires a staffing ratio of 1:4 for ages 6 weeks to 11 months, 1:7 for ages 12 months to 29 months, and 1:10 for ages 30 months to 5 years.

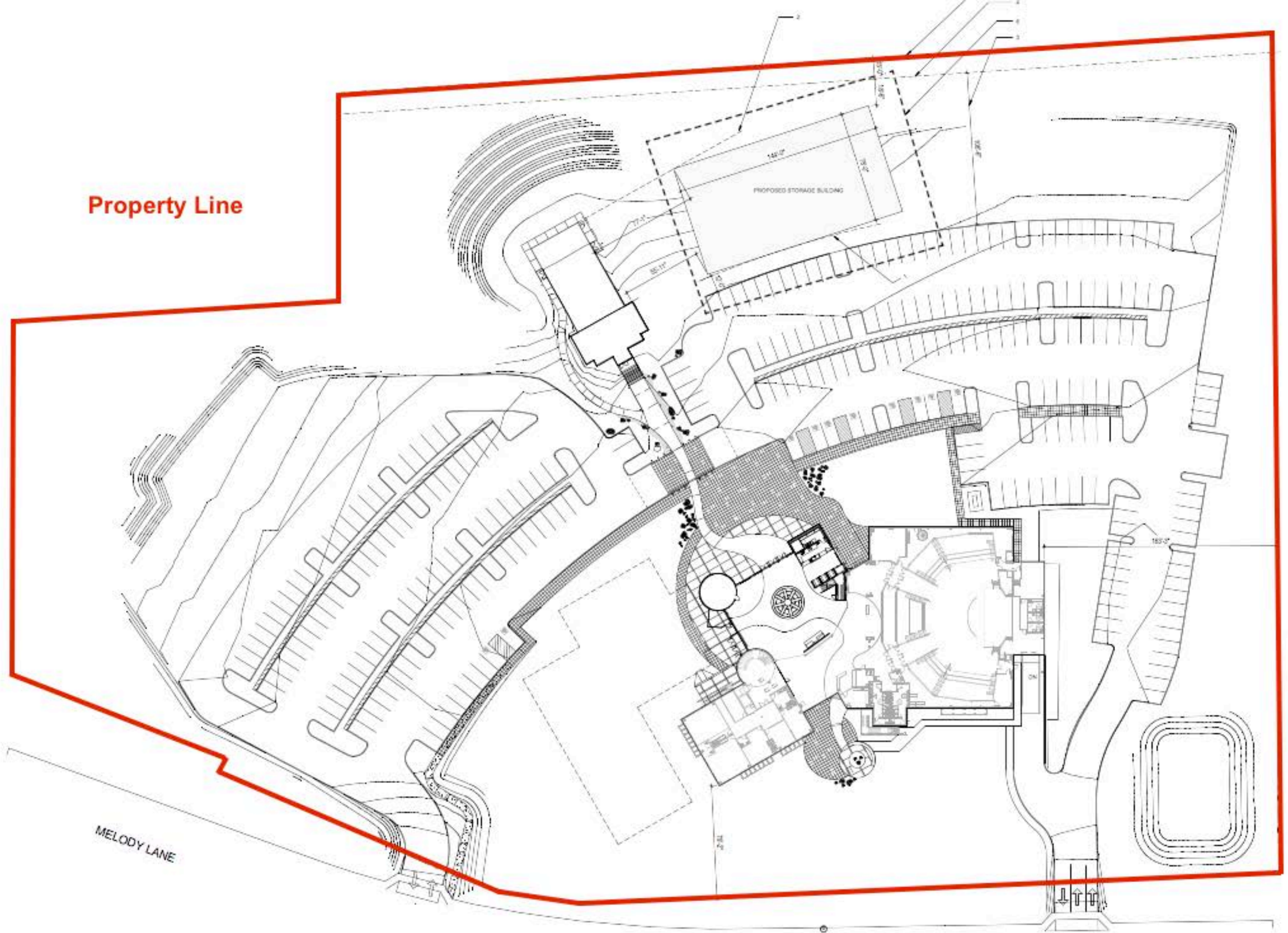
- (1) All requirements of a specified use can be satisfied; *Will comply.*
- (2) The requirements of the zoning district within which the lot is located can be met; *Will comply.*
- (3) All applicable requirements and regulations found within the WCC, as amended, can be satisfied; *Will comply.*
- (4) The proposal is compatible with adjacent uses and will protect the character of the surrounding area; *Will comply.*
- (5) The proposal will not result in the creation of nuisances to the public and/or nearby properties and existing uses; *Will comply.*
- (6) The proposed use will not result in undue adverse impacts affecting the public health, safety, and welfare; and *Will comply.*
- (7) The proposed use is consistent and compatible with the comprehensive plan and any implementing regulation. (Ord. 2013-41 § 1 (Exh. B); Ord. 2010-03 § 1 (Exh. A); Ord. 2007-34 § 2 (Exh. A)) *Will comply.*

WCC 10.65.110 Child day care center

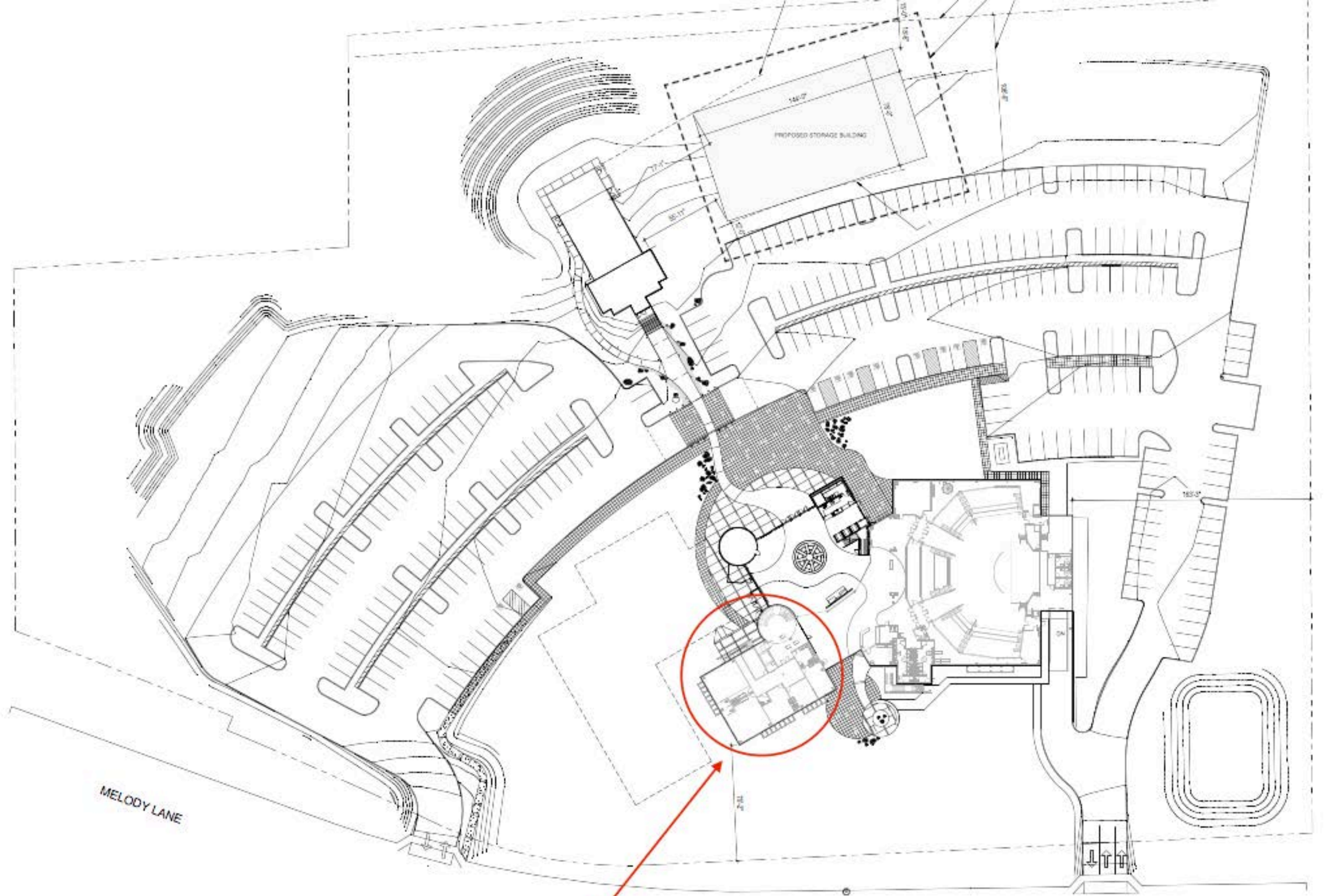
- (1) Compliance with applicable state and local regulations relating to child day care homes and centers; *Will comply.*
- (2) In residential zones, one unlighted wall sign not exceeding 12 square feet in area shall be permitted; *Will comply.*
- (3) Off-street parking shall be provided as required by Chapter [10.60](#) WCC, as amended, including off-street loading/unloading space; *Existing off-street parking and loading/unloading space is provided. See attached.*
- (4) All off-street parking required for child day care centers shall be improved with a durable, dustless surface of asphalt, grass-crete or concrete, and shall be so graded and drained as to dispose of all surface water on site in a manner acceptable to the city engineer; *Existing asphalt parking lot and storm drainage system is installed.*
- (5) Any outdoor play area shall be completely enclosed by a fence meeting the height limitations for fences; *Will comply. See attached for approximate placement.*
- (6) Architectural Scale. New child day care center buildings in the RS, RL, RM, and RH zoning districts shall meet WCC [10.48.270](#). (Ord. 2019-35 § 9; Ord. 2013-41 § 1 (Exh. B); Ord. 2010-03 § 1 (Exh. A); Ord. 2007-34 § 2 (Exh. A)) *Existing building complies.*



Property Line

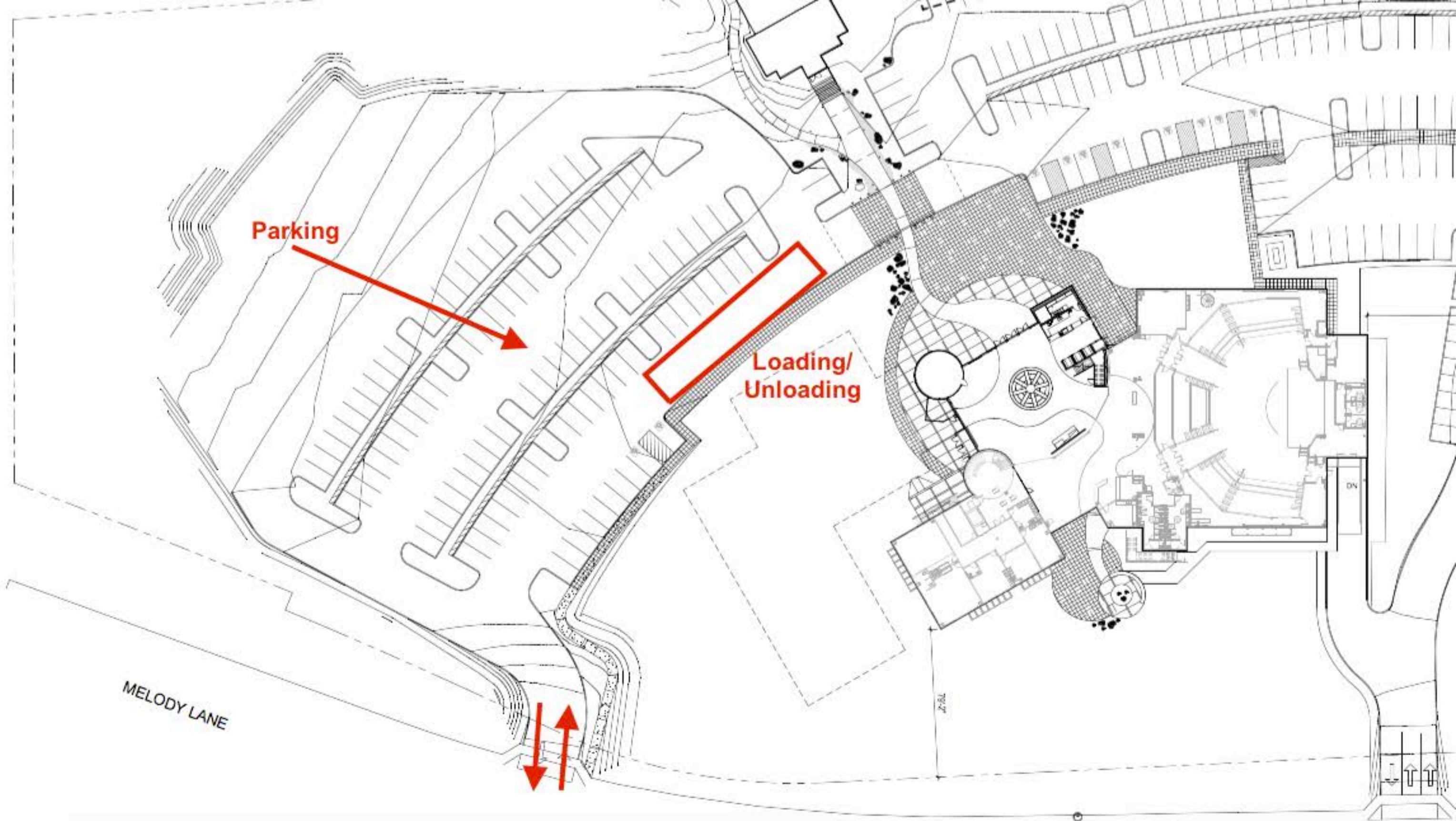


MELODY LANE



Proposed Daycare Location

MELODY LANE





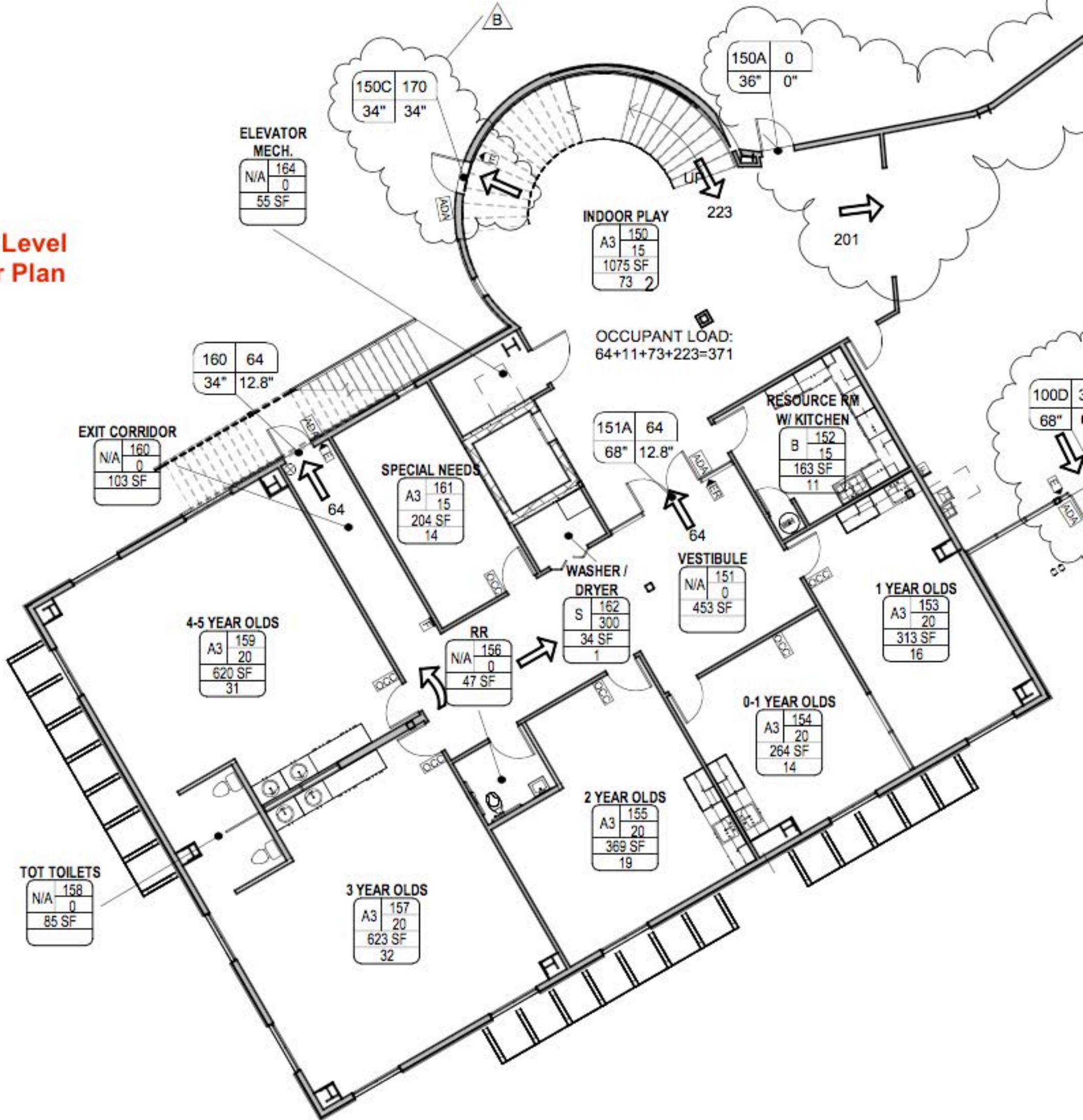
MELODY LANE

**Approximate location of
fenced outdoor play area.**

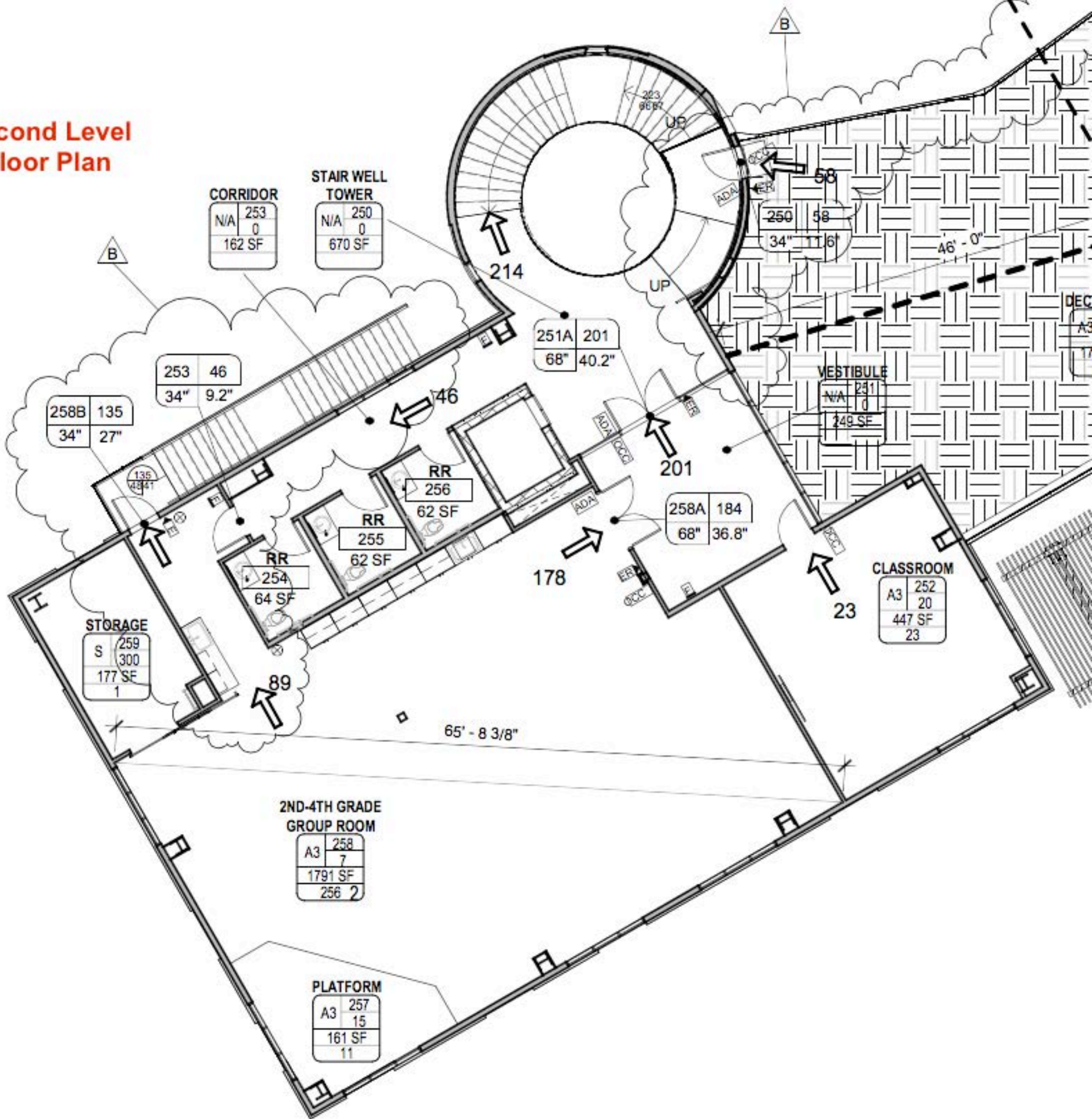
**Will meet minimum
requirements for daycare use.**

Not to scale.

First Level Floor Plan



Second Level Floor Plan



Attachment B. Agency comment letters

From: [Cindy Grubb](#)
To: [Lexine Long](#)
Subject: RE: City of Wenatchee - Agency Comment Request: CUP-21-09 (Grace City Church daycare)
Date: Tuesday, January 4, 2022 7:54:40 AM
Attachments: [image001.png](#)

CAUTION: This email originated from outside of the City of Wenatchee. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Chelan County Public Works has no comments.

Thank you

Cindy Grubb
Development Review Tech
Chelan County Public Works

From: Lexine Long <LLong@WenatcheeWA.Gov>
Sent: Monday, December 27, 2021 2:12 PM
Subject: City of Wenatchee - Agency Comment Request: CUP-21-09 (Grace City Church daycare)

External Email Warning! This email originated from outside of Chelan County.

Notice of Application and Public Hearing

Project File No.:	CUP-21-09 (Grace City Church daycare)
Project Location:	277 Melody Lane, Wenatchee, WA APN: 23-20-21-860-025
Owner/Applicant:	Grace City Church
Application Date:	December 17, 2021
Determination of Complete Date:	December 23, 2021
Notice of Application Date:	December 27, 2021
Public Hearing Date:	January 25, 2022

Proposed Project Description: The City of Wenatchee received a Conditional Use Permit application from Grace City Church to operate a child daycare within the existing church facility. The proposed additional uses meet the definition of a “child day care center”. The child day care center would have a maximum enrollment of 40-70 children between the ages of 0-5 years old. The child day care center would operate Monday – Friday. No additional exterior or interior improvements are proposed. Child day care centers require a Conditional Use Permit (CUP) in the Residential Moderate (RM) zoning district.

Application Materials: Are attached and may also be found on the City of Wenatchee Public Notice Portal: <https://ci-wenatchee-wa.smartgovcommunity.com/PublicNotice/PublicNoticeHome>.

From: [Brian Brett](#)
To: [Lexine Long](#)
Subject: Re: City of Wenatchee - Agency Comment Request: CUP-21-09 (Grace City Church daycare)
Date: Wednesday, December 29, 2021 1:05:14 PM
Attachments: [image001.png](#)

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Lexine,

The Fire District does not have any comments regarding CUP-21-09.

Thank you,

Brian Brett
Fire Chief
Chelan County Fire District #1
Douglas County Fire District #2
W (509) 662-4734
C (509) 860-3275

On Mon, Dec 27, 2021 at 2:12 PM Lexine Long <LLong@wenatcheewa.gov> wrote:

Notice of Application and Public Hearing

Project File No.: CUP-21-09 (Grace City Church daycare)

Project Location: 277
Melody Lane, Wenatchee, WA APN: 23-20-21-860-025

Owner/Applicant: Grace City Church

Application Date: December 17, 2021

Determination of Complete Date: December 23, 2021

Notice of Application Date: December 27, 2021

Public Hearing Date: January 25, 2022

Proposed Project Description: The City of Wenatchee received a Conditional Use Permit application from Grace City Church to operate a child daycare within the existing church

From: [Donald Nelson](#)
To: [Lexine Long](#)
Cc: [Gary Owen](#)
Subject: RE: City of Wenatchee - Agency Comment Request: CUP-21-09 (Grace City Church daycare)
Date: Monday, January 3, 2022 9:30:00 AM
Attachments: [image001.png](#)

Greetings,

Public Works, Engineering Division comments are that the site has constructed adequate on-site drop-off / pick-up area and parking area with associated stormwater facilities for current permitted uses and this proposed Day Care use.

No proposed conditions by Public Works.

Regards,

Donald Nelson, P.E.

Development Review Engineer
Engineering Division,
Public Works Department




1350 McKittrick St • Wenatchee, WA 98801

Mail: PO Box 519, Wenatchee, WA 98807-0519

Telephone: (509) 888-3255 • Fax: (509) 888-3201

Email: DNelson@WenatcheeWA.gov City of Wenatchee Web: www.wenatcheewa.gov

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From: Lexine Long
Sent: Monday, December 27, 2021 2:12 PM
Subject: City of Wenatchee - Agency Comment Request: CUP-21-09 (Grace City Church daycare)

Notice of Application and Public Hearing

Project File No.:	CUP-21-09 (Grace City Church daycare)
Project Location:	277 Melody Lane, Wenatchee, WA APN: 23-20-21-860-025
Owner/Applicant:	Grace City Church
Application Date:	December 17, 2021
Determination of Complete Date:	December 23, 2021
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Public Hearing Date:	January 25, 2022

From: [Nelson, Maxwell](#)
To: [Lexine Long](#)
Subject: RE: [EXTERNAL] City of Wenatchee - Agency Comment Request: CUP-21-09 (Grace City Church daycare)
Date: Monday, January 3, 2022 12:45:31 PM
Attachments: [image001.png](#)

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Lexine,

Thank you for the opportunity to review and comment. WSDOT has no comments on this proposal.

-Max

From: Lexine Long <LLong@WenatcheeWA.Gov>
Sent: Monday, December 27, 2021 2:12 PM
Subject: [EXTERNAL] City of Wenatchee - Agency Comment Request: CUP-21-09 (Grace City Church daycare)

WARNING: This email originated from outside of WSDOT. Please use caution with links and attachments.

Notice of Application and Public Hearing

Project File No.:	CUP-21-09 (Grace City Church daycare)
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Application Materials: Are attached and may also be found on the City of Wenatchee Public Notice Portal: <https://ci-wenatchee-wa.smartgovcommunity.com/PublicNotice/PublicNoticeHome>.

SEPA Review: The proposed development is categorically exempt from the State Environmental Policy Act (SEPA) pursuant to WAC 197-11-800(6)(b)(i), which exempts land use decisions for