

WENATCHEE PLANNING COMMISSION
SCHEDULED MEETING
February 16, 2022
WENATCHEE CITY HALL COUNCIL CHAMBERS
301 Yakima Street, 2nd Floor
Wenatchee, WA 98801
5:30 PM

AGENDA

I. CALL TO ORDER AND WELCOME

II. ADMINISTRATIVE AFFAIRS

A. Approval of the minutes from the last regular meeting on January 19, 2022.

III. PUBLIC COMMENT PERIOD

Comments for any matters not included on the agenda.

IV. OLD BUSINESS

None

V. NEW BUSINESS

A. Public hearing: Public Works - Updates to WCC Title 11 Chapters 11.20 and 11.24

B. Presentation: 2022 Work Plan

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 at 5:33 p.m., with the following members in attendance: Ace Bollinger, Joe Gamboni, Susan Albert, and Lael Gaston. Commissioner Josh Jorgensen was absent.

City Planning staff was represented by: Stephen Neuenschwander, Planning Manager. Additional City staff present included Rob Jammerman, Public Works Director, and Darci Mattioda, Public Works Utility Planner.

Members of the public who were present on the call included Dan Frazier, Director of Shared Services, Chelan County PUD and Vicki Griffin, Manager of Real Estate Services, Chelan County PUD.

II. ADMINISTRATIVE AFFAIRS

A. Approval of the minutes from the regular meeting on November 17, 2021.

Commissioner Ace Bollinger moved to approve the minutes of the November 17, 2021 regular meeting. Commissioner Lael Gaston seconded the motion. The motion carried.

B. Election of Chair and Vice Chair for 2022

Commissioner Ace Bollinger moved to have Rani Sampson continue as Chair for 2022. Commissioner Susan Albert seconded the motion. All members were in agreement that Commissioner Rani Sampson should remain as Chair and that Commissioner Ace Bollinger should remain as Vice Chair for 2022.

Commissioners asked questions of staff.

III. PUBLIC COMMENT PERIOD

There was no public comment or public present.

IV. OLD BUSINESS

None

V. NEW BUSINESS

A. Discussion: Public Works – proposed amendments to WCC Title 11 Subdivisions

Rob Jammerman, Public Works Director, and Darci Mattioda, Public Works Utility Planner, presented the staff report.

Commissioners asked questions of staff.

Dan Frazier, Director of Shared Services, Chelan County PUD expressed thanks to City staff for their help in addressing concerns the PUD had regarding the proposed amendments. Frazier also requested to meet with Jammerman regarding some additional questions and concerns they would like to discuss.

Jammerman advised that city staff would be glad to follow up with PUD staff regarding any additional questions or concerns they had, prior to finalization of the proposed amendments.

VI. OTHER

None

VII. ADJOURNMENT

With no further business to come before the Planning Commission, Chair Rani Sampson adjourned the meeting at 5:57 p.m.

Respectfully submitted,

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



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STAFF REPORT

To: City of Wenatchee Planning Commission

From: Emma Honeycutt, Transportation Planning and Development Engineering Manager and Darci Mattioda, Utility Planner

Date: February 9, 2022

Subject: Staff Report - Updates to Title 11 Chapters 11.20 and 11.24

I. REQUESTED ACTIONS

Conduct a public hearing and formulate a recommendation to the City Council on the proposed amendments to Title 11 Chapters 11.20 and 11.24 of the Wenatchee City Code as outlined below:

We are proposing updates to:

- Chapter 11.20 SUBDIVISION DESIGN STANDARDS: Related to street grades and public utility easements.
- Chapter 11.24 REQUIRED IMPROVEMENTS: Related to how maintenance and performance securities are administered for subdivisions.

II. ENVIRONMENTAL REVIEW

The City of Wenatchee has determined the proposed amendments to the Wenatchee City Code and the Wenatchee Urban Area Comprehensive Plan will not have probable significant adverse impacts on the environment. The City of Wenatchee has issued a determination of non-significance (DNS). Notice of the environmental determination for the proposed amendments was made on January 7, 2022 and was published in the Wenatchee World legal ads on January 8, 2022.

III. PUBLIC PROCESS

- The Planning Commission conducted a workshop on the proposed revisions on January 19, 2022.
- The proposed amendments, environmental documents, and meeting information (including public hearings) have been posted on the City of Wenatchee website during the public comment and environmental review periods.
- Notice of the proposed amendments, environmental determination, and public hearing information was published in the Wenatchee World Newspaper on January 8, 2022.
- Notice of the proposed amendments was sent to the Department of Ecology SEPA Register on January 7, 2022. Additional notice was provided to local and regional agencies for the 60-day review and comment period/environmental determinations.

- Formal notice was provided to the Washington State Department of Commerce of the intent to adopt the proposed amendments with a request for expedited review on January 7, 2022. Expedited review was granted on January 24, 2022, ending the state agency comment period.

IV. AGENCY AND PUBLIC COMMENTS:

Dan Frazier and Vicki Griffin with Chelan Public Utility District attended the Planning Commission workshop on January 19, 2022. Vicki had called earlier in the day and asked that we insert the word “city” in the first sentence of 11.20.060(1):

11.20.060 Easements.

(1) Public Utilities. Easements shall be granted to the City for all City utilities outside of right of way for the purpose of access and maintenance as published in the City of Wenatchee Public Works Pre-Approved Plans and Policies.

Staff has made the proposed edit to the proposed amendments which is reflected in the version provided with this staff report.

No written comments have been received from outside agencies or the public up to the time of this staff report.

V. PROJECT ANALYSIS

An analysis, summary, and recommendations for the proposed amendments are provided below. Please refer to Exhibit A for each proposed amendment. Suggested findings of fact and conclusions of law applicable to the proposals are included at the end of the staff report.

A. Amendments to Chapter 11.20 of the Wenatchee City Code related to Subdivision Design Standards.

Section 11.20.020 Subdivision Design Standards

- The proposed amendments to subsection 11.20.020(3) fix an error to the grades and cross section slope table to be consistent with other city codes.
- The proposed amendments to subsection 11.20.020(6) correct maximum grades allowed within cul-de-sac and other Fire Department turnarounds. These grades match Chelan County standards and are approved by Chelan County Fire District 1.

Section 11.20.060 Easements (1) Public Utilities –

- Proposing easement language to require easements outside of right of way for access and maintenance of city utilities within the city. The existing minimum dimension of 10ft wide is removed in favor of complying with the City of Wenatchee Public Works Pre-Approved Plans and Policies.

B. Amendments to Chapter 11.24 of the Wenatchee City Code related to Required Improvements

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- The proposed amendments clean up the language, previously referred to as bonds, to more accurately state the type of security such as “performance securities” and “maintenance securities” as opposed to surety bonds, that will be required and when they will be required. The standards and procedures for these securities, aside from what is covered in this chapter, would be found in the public works pre-approved plans and policies.
- The proposed amendments to Chapter 11.24 also clarify the language for securities (previously referred to in some sections as bonds) to make the language clearer that maintenance securities are required separate from the performance securities. General utility language, as found in Title 9.01.030 was recently adopted and the changes proposed to Chapter 11.24 aim to extend the adopted codes to address the same needs under Chapter 11.24 and sub-divisions.
- City of Wenatchee Public Works Pre-Approved Plans and Policies found under Title 9, Chapter 9.01 holds the primary guidelines for Public Works including utility and engineering services. These guidelines are published on the City website and shared with our development communities and customers. The website can be found at the following URL: <https://www.wenatcheewa.gov/government/public-works/public-works-standard-plans> . For the current policy and associated documents related to these proposed code amendments see: “[Policy G-8 Development Financial Securities Policy](#)”; “[Performance Security](#)” and “[Maintenance Security](#)”.

Staff recommends **Approval** of the proposed amendments to Chapters 11.20 and 11.24 of the Wenatchee City Code, based upon the suggested findings of fact and conclusions of law enclosed at the conclusion of the staff report.

SUGGESTED FINDINGS OF FACT AND CONCLUSIONS OF LAW

Suggested Findings of Fact:

1. The City of Wenatchee has adopted the Wenatchee Urban Area Comprehensive Plan and a series of sub-area comprehensive plans pursuant to the Growth Management Act (GMA), RCW Chapter 36.70A, which cover the Wenatchee Urban Growth Area and all incorporated areas within the City of Wenatchee, that have been found to be consistent with each other and with the adopted GMA plans of the adjoining jurisdictions.
2. The City of Wenatchee Planning Commission is responsible for long range planning matters and providing implementation recommendations to assure compliance with the Growth Management Act for the City of Wenatchee Urban Growth Area in coordination with Chelan County and within the incorporated boundaries of the City of Wenatchee. These measures include updates and amendments to the comprehensive plan; development regulations, environmental regulations, and any other rules, actions or regulations deemed necessary to implement the Growth Management Act.
3. RCW Chapters 36.70 and 36.70A authorize the adoption of development regulations.
4. The Planning Commission conducted a workshop on parts of the proposed revisions on January 19, 2022.
5. The City of Wenatchee issued a determination of non-significance on January 5, 2022 and provided copies of the environmental documents to the Department of Ecology SEPA Register for the

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amendments on January 7, 2022. Notice was also provided to local and regional agencies for the 60-day review and comment periods/environmental determinations.

6. Notice of the public 60-day review and comment period, environmental determination, and public hearing dates was published in the Wenatchee World on January 8, 2022.
7. January 7, 2022 the City of Wenatchee and Chelan County provided joint notice to the Washington State Department of Commerce of the intent to adopt amendments to the Wenatchee City Code.
8. The amendments, environmental documents, and meeting information have been posted on the City of Wenatchee website during the public comment and environmental review periods.
9. Ordinances 2018-49 and 2021-37 adopted codes related to the use of Pre-Approved Plans and Policies and are codified in Chapter 9.01 of the Wenatchee City Code.
10. The City of Wenatchee Public Works Department Pre-Approved Plans and Policies are made available to the public on the city website and are shared with the development community and other customers.
11. Goal 17 of the Wenatchee Urban Area Comprehensive Plan reads as follows: "PERMITTING PROCESS AND STANDARDS – The permitting process should establish procedures and standards which provide meaningful opportunities for citizen input, fair and timely permit processing, and effective implementation of the comprehensive plan."
12. On February 16, 2022, the City of Wenatchee Planning Commission conducted an advertised public hearing. The Planning Commission entered into the record the files on this amendment, accepted public testimony, and deliberated the merits of the proposal.
13. The City of Wenatchee Planning Commission has reviewed the entire record and public testimony as it relates to the proposed amendments to the Wenatchee City Code and the Wenatchee Urban Area Comprehensive Plan.

Suggested Conclusions of Law:

1. The procedural and substantive requirements of the State Environmental Policy Act have been complied with.
2. The procedural requirements of RCW 36.70A have been complied with.
3. The proposed amendments are consistent with the Chelan County Countywide Planning Policies and the City of Wenatchee Urban Area Comprehensive Plan.
4. The proposed amendments are consistent with the requirements of the Revised Code of Washington, and the Washington Administrative Code.
5. The proposed amendments have been reviewed and processed in accordance with the requirements of Title 10 Zoning, Title 12 Environmental Protection, and Title 13 Administration of Development Regulations of the City of Wenatchee Code.

Attachments

Exhibit A: Proposed Amendments to Title 11 of the Wenatchee City Code

Chapter 11.20

SUBDIVISION DESIGN STANDARDS

Sections:

- 11.20.010 Provisions of the comprehensive plan and zoning regulations.
- 11.20.020 Streets.
- 11.20.030 Alley design standards.
- 11.20.040 Blocks.
- 11.20.050 Lot design.
- 11.20.060 Easements.
- 11.20.070 Fire protection standards.

11.20.010 Provisions of the comprehensive plan and zoning regulations.

All subdivisions shall conform to the design standards of this title, in addition to the comprehensive plan, and all zoning regulations in effect at the time any preliminary plat of a subdivision is submitted for approval. Lots shall be of sufficient area, width and length to satisfy zoning requirements, except as provided in Chapter 11.32 WCC. (Ord. 2013-41 § 1 (Exh. B); Ord. 2010-24 § 1; Ord. 3080 § 500, 1994)

11.20.020 Streets.

(1) Locations. The street layout of every subdivision shall be in conformance with any adopted comprehensive plan or circulation element thereof, and shall provide for the continuation of major streets which serve property contiguous to the subdivision. Street networks shall provide ready access for fire and other emergency vehicles. The hearing examiner, upon recommendation of city staff, may require additional access points if such are found to be necessary to protect the public safety.

(2) Intersections. Street intersections shall be as nearly at right angles as is practicable. Street jogs with off-sets of less than 125 feet between centerlines should be avoided in residential subdivisions where possible. The streets should be designed so as to not intersect with arterial streets at intersections any closer than 1,000 feet.

(3) Grades. Grades shall be not less than five-tenths percent on any street, and not more than ~~10 percent for local streets, or more than eight percent for collector or arterial streets~~ the Max Grade (%) listed in subsections (6) and (8) based on the applicable street classification or turnaround type.

(4) Alignment. Connecting street centerlines deflecting from each other at any one point more than 10 degrees shall be connected by a curve of at least a 100-foot radius for collector and local streets, and at least a 300-foot radius for arterial streets. A tangent at least 100 feet long shall be introduced between curves on arterial streets.

(5) Subdivision Boundary Streets. A street lying along the boundary of a subdivision may be dedicated less than the required width if it is practical to require the dedication of the remaining portion when the adjoining property is subdivided. Whenever there exists a dedicated portion of a street on a subdivision adjoining a proposed subdivision, the other portion shall be dedicated on the proposed subdivision to make the street complete. To ensure that this occurs, a one-foot reserve block shall be required on the subdivision boundary along the street for the purpose of withholding access from the unsubdivided property to said street until such time as a complete street is constructed. This same procedure will also be required when a street deadends at the boundary of any subdivision.

(6) Dead End Streets. Streets designed to have one end permanently closed or in the form of a cul-de-sac shall be provided at the closed end with a turnaround compliant with currently adopted International Fire Code (IFC) types of turnarounds as determined by the following table permitting comparable ease of turning. Such streets in excess of 600 feet shall be avoided. Larger than the minimum land set aside to encompass the curbs or curb-to-curb distances may be specified by the city upon the recommendation of the city engineer for including public sidewalks, planters, medians, islands or utility infrastructure.

Type of IFC Turnaround	Min. R/W ¹ (feet)	Min. curb to curb (feet)	Min. R/W radius to connecting street (feet)	Min. curb radius to connecting street (feet)	Max. Grade (%)
Cul-de-sac (radius)	50	48	26	28	5 8
IFC 'Y' (leg length each)	62	60	24	26	5 8
IFC 'T' Hammerhead (top length)	124	120	26	28	5 8
IFC Alternate to 120-ft. Hammerhead (leg length each)	72	70	26	28	5 8

Notes:

1. Additional utility easements may be required on a case-by-case basis; sidewalks around the turnaround will increase the min. R/W required.

(7) City Streets, State Highway Connections. Where city streets connect to state highways, design standards of the State Department of Transportation shall apply.

(8) Minimum Standards for Streets and Sidewalks. The minimum standards for streets and sidewalks shall be determined by the following table or as authorized under Chapter 11.28 WCC or per preapproved plans. Larger than minimum may be specified by the city upon the recommendation of the city engineer for unusual situations such as bike lanes, left turn storage lanes, etc.

Class	Min. R/W ¹ (feet)	Min. Curb-to-Curb (feet)	Drive Lane (feet)	Parking Lane (feet)	Planter ² (feet)	Min. Side-walk ³ (feet)	Max. Grade (%)
Principal Arterial	60 – 80	56				2 @ 10	8
Minor Arterial	60 – 70	44				2 @ 5	8
Collector	50	32	12	1 @ 8	2 @ 5	2 @ 5	12
Collector	60	38	11	2 @ 8	2 @ 5	2 @ 5	12
Res. Parking 2	60 ⁴	34	10	2 @ 7 ⁵	2 @ 5	2 @ 5	12
Res. Lane ⁶	40	24	12	0	1 @ 5	1 @ 5	12
Cul-de-sac	100	96		0	1 @ 5	1 @ 5	8
Private Lane ⁷	25	20	10	0	0	0	10
Private Lane > 500 ft. ⁸	32	27	10	7	0	1 @ 5 (Note 10)	10

Notes:

1. Additional utility easements may be required on a case-by-case basis.

2. Planter strip may be substituted or eliminated by the city, at the recommendation of the city engineer, when circumstances warrant, such as drainage swales, continuation of existing street patterns, etc.
3. Irrigation carrier pipes shall be installed to serve the planter strip, capped and marked, prior to the installation of the sidewalk.
4. Right-of-way dedication may be reduced, at the recommendation of the city engineer, with adequate easements.
5. Parking may be eliminated, at the recommendation of the city engineer, with the use of the pull-out concept as demonstrated in Exhibit A¹ of the ordinance codified in this section, or where on-street parking is impracticable, such as on steep lots, but will require wider drive lanes.
6. Residential lanes serve a maximum of 12 residential units.
7. Private lanes serve a maximum of four residential units and right-of-way is not dedicated to the public but rather to a homeowners' association or other organization as provided in WCC 11.16.180 and 11.16.190.
8. Private lanes within residential developments or binding site plans that are longer than 500 feet and right-of-way is not dedicated to the public but rather to a homeowners' association or other organization as provided in WCC 11.16.180 and 11.16.190.

(9) Landscape Improvement. Required planting strips with street trees adjacent to collector and local access streets will be required to be improved with suitable landscape materials and irrigation systems in a manner, and to the specifications of, the city engineer.

(10) A detached pedestrian circulation system from the roadway serving the development and providing connectivity to pedestrian infrastructure adjacent to the development may be considered on a site-by-site basis by the city engineer where the city engineer determines that the provisions of the transportation element of the Wenatchee urban area comprehensive plan and applicable city code requirements can be met.

(11) Private Lanes. Private lanes are allowed when it is determined by the city engineer that, pursuant to the Wenatchee urban area comprehensive plan, it is not necessary to dedicate the access in order to facilitate future subdivision of surrounding property. In no circumstance shall a private lane be permitted where the city engineer determines that future right-of-way dedication is necessary to facilitate future access to adjoining properties or where it is determined that a public road will more effectively implement the transportation goals and policies of the comprehensive plan. Providing this degree of flexibility within the city can provide consideration for site constraints which may be present and facilitate residential development within vacant or underutilized residential land in the urban growth area.

(a) Private lanes are allowed within any subdivision for efficient use for land development where the private lane tract of land connects to a public road and is adjacent to the properties of a maximum of four residential units based on maximum allowable units per lot according to the underlying zoning. All properties that touch the private lane will be restricted to access through that lane to the public road. The following minimum standards apply to private lanes within a subdivision that connects to an existing or new public road:

(i) Land set aside for the private lane shall be 25 feet in width. Any land set aside for required turnaround is according to subsection (6) of this section, Dead End Streets.

(ii) Length and Turnaround Criteria for Private Lanes. The length of a private lane shall not exceed 400 feet. A turnaround shall be provided at the end of a private lane exceeding 150 feet in length and improved with curbs. Options of turnaround curb shapes to adequately accommodate emergency vehicles are according to subsection (6) of this section, Dead End Streets.

(iii) Pavement Width for Private Lanes. Private lanes shall be improved with 20 feet of pavement with curbs (no parking either side) constructed to a standard consistent with a public local access street.

(b) Private Lanes – Permitted within Residential Development or Binding Site Plans. The following minimum standards apply:

(i) Land Set Aside for the Private Lane.

(A) Private lane lengths of 150 feet or less shall be a minimum 25-foot right-of-way width with no required turnaround; or

(B) Private lane lengths of between 151 feet and 501 feet shall be minimum 25-foot right-of-way width. Any land set aside for required turnaround is according to subsection (6) of this section, Dead End Streets; or

(C) Private lane lengths of 501 feet or longer shall be a minimum 32-foot right-of-way width. Any land set aside for required turnaround is according to subsection (6) of this section, Dead End Streets.

(ii) Length and Turnaround Criteria for Private Lanes. The length of a private lane within a residential development or binding site plan is not limited. A private lane that loops from a public road back to a public road is preferred. A turnaround shall be provided, improved with curbs, at the end of a private lane exceeding 150 feet in length. Options of turnaround curb shapes to adequately accommodate emergency vehicles are according to subsection (6) of this section, Dead End Streets.

(iii) Pavement Width for Private Lanes. Private lane lengths of 500 feet or less shall be improved with a minimum of 20 feet of pavement between curbs (no parking either side) constructed to a standard consistent with a public local access street; or

Private lane lengths of 501 feet or longer shall be improved with a minimum 27 feet of pavement between curbs (parallel parking allowed one side only) constructed to a standard consistent with a public local access street.

(c) Private Lanes – Minimum Standards for All Private Lanes. The following minimum standards apply to private lanes within a subdivision, planned development or binding site plan that connects to an existing or new public road:

(i) Storm drainage may be required, in a manner acceptable to the city engineer.

(ii) Private lanes shall be named with a name acceptable to the city, not duplicating any street name.

(iii) A utility easement shall be dedicated to the city for the total width of the lane unless easements are provided in other locations acceptable to the utility purveyors.

(iv) A recorded binding covenant shall be prepared providing for maintenance of the lane and its associated improvements.

(v) An approved driveway approach from the street to the lane shall be provided meeting the standards of the department of public works.

(12) Shared Driveway Easement.

(a) Many constrained and underutilized lots exist in the city of Wenatchee, which due to historic development patterns, or the built or natural environment, cannot accommodate the requirements for a private tract necessary for access for a two-lot short plat under subsection (11) of this section, Private Lanes. Additionally, in limited circumstances where an access easement could provide for improved building envelopes or lot design, such as limiting the proliferation of flag lots, the use of an easement for access may be appropriate. When an applicant demonstrates these circumstances to the satisfaction of the city engineer, a shared driveway easement may be authorized for a two-lot short plat subject to meeting the following criteria and standards:

(i) At least one of the two lots abut a public right-of-way or private lane tract with at least 45 linear feet of property;

(ii) A public street is not anticipated by the city of Wenatchee to be necessary for existing or future traffic and/or pedestrian circulation through the short subdivision or to serve adjacent property;

(iii) The shared driveway would not adversely affect future circulation to neighboring properties;

(iv) The shared driveway poses no safety risk and provides sufficient access for emergency vehicles and personnel;

(v) The applicant shall ensure the shared driveway can be continually maintained to minimum standards listed in this section by the owners of the lots served by the driveway to the satisfaction of the city of Wenatchee, prior to recording of the short plat. An operation and maintenance agreement approved by the administrator shall be recorded with the Chelan County auditor's office concurrent with the final short plat;

(vi) The area of the shared driveway must be identified in an access easement to be recorded with the Chelan County auditor's office and be shown on the face of the final short plat. The easement shall prohibit any temporary or permanent physical obstructions within the easement including, but not limited to, the parking of non-emergency vehicles;

(vii) The minimum width of the shared driveway easement shall be 20 feet;

(viii) The driveway shall be a minimum width of 12 feet wide and have a minimum base of six inches of compacted gravel base, crushed surfacing base course or crushed surfacing top course. The surfacing shall be concrete, asphalt, or other approved surfacing capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds;

(ix) All dead end access easements greater than 150 feet in length shall be improved with an approved turnaround for emergency vehicles in accordance with the International Fire Code. The length of the access easement shall not exceed 450 feet, excluding the turnaround, unless otherwise approved by the city fire code official;

(x) The maximum clear vertical distance shall not be less than 13 feet, six inches;

(xi) Appurtenant traffic control devices including installation of "No Parking" signs, as required by the department of public works, shall be provided by the subdivider. Lots served by the shared driveway shall be addressed to the public street to which the shared driveway connects;

(xii) The front yard of the proposed lot with no street frontage shall be determined by the primary point of access;

(xiii) The applicant shall demonstrate that the proposed short plat can accommodate front and rear yard open space areas, outside of necessary parking and building envelopes; and

(xiv) The inability to meet the requirements under subsection (11) of this section as a private lane cannot be a result of the owners' own actions.

(13) Private Lanes Established by Easement.

(a) Many constrained and underutilized lots exist in the city of Wenatchee, which due to historic development patterns, or the built or natural environment, cannot accommodate the requirements for a private tract necessary to meet access requirements for a short plat, binding site plan or major subdivision under subsection (11) of this section, Private Lanes. Additionally, in limited circumstances where an access easement could provide for improved building envelopes or lot design, such as limiting the proliferation of flag lots, the use of an easement for access may be appropriate. When an applicant demonstrates these circumstances to the satisfaction of the city engineer, a private lane established as a permanent easement to provide legal access to each lot or dwelling unit of a residential development may be authorized subject to meeting the following criteria and standards:

(i) The private lane easement is developed in conformance with the criteria and requirements of subsection (11) of this section, with the sole exception that the private lane is established as a permanent easement providing legal access instead of a private tract;

(ii) The private lane easement is accessible at all times for emergency and public service vehicle use;

(iii) The proposed private lane easement does not obstruct the present or future circulation identified in the Wenatchee urban area motorized transportation circulation map and is consistent with the goals, policies and adopted provisions of the transportation element of the Wenatchee urban area comprehensive plan;

- (iv) A public street is not anticipated by the city of Wenatchee to be necessary for existing or future traffic and/or pedestrian circulation through the development or to serve adjacent property;
- (v) The inability to meet the requirements under subsection (11) of this section as a private lane cannot be a result of the owners' own actions; and
- (vi) A finding can be made in the preliminary approval that the proposal will further the goals and policies of the Wenatchee urban area plan for residential infill compatible with the surrounding residential neighborhoods.

(14) Alternatives.

- (a) These standards represent reasonable approaches based on past experience in Wenatchee and other jurisdictions. These standards indicate the appropriate practice under most conditions.
- (b) Engineering design is an endeavor that examines alternative solutions to real world situations and, accordingly, these standards are not provided to hamper the introduction of new ideas. It is fully expected that creative engineering will continue to take place. Situations will present themselves where alternatives may be preferred to allow conformance with existing conditions, to overcome adverse topography or to allow for more affordable solutions without adversely affecting safety, maintainability or aesthetics. These standards are intended to provide predictability yet still allow for the flexibility necessary for innovation.
- (c) Alternatives to these standards may be proposed and evaluated as a component of a pre-application meeting process. Submittal of alternative proposals after or with a permit application submittal may result in additional time necessary to review the subject application.
- (d) The alternative request shall be in writing, submitted to the city engineer, and address the following points:
 - (i) Specifically outline the reason for the alternative request.
 - (ii) Specify the section within this chapter for which the alternative is requested.
 - (iii) Provide supporting evidence demonstrating that an alternative from these standards is based on sound engineering judgment that the requirements for safety, function, appearance, fire protection and maintainability are fully met and complies with the Wenatchee Urban Area Comprehensive plan and appropriate subarea plan if applicable.
 - (iv) The above information shall be used by the city engineer in evaluating requests for the use of alternatives to these standards. Alternative requests that conflict with the International Fire Code as adopted by the city of Wenatchee shall also require written concurrence from the city of Wenatchee building and fire code official and the fire chief of Chelan County Fire District No. 1.
 - (v) Specify how the alternative proposal is equivalent to what would be achieved if the standards were followed. (Ord. 2019-36 § 3; Ord. 2018-13 § 1 (Exh. B); Ord. 2017-16 § 2 (Exh. B); Ord. 2013-41 § 1 (Exh. B); Ord. 2010-24 § 1; Ord. 99-38 §§ 1, 2; Ord. 3080 § 502, 1994)

11.20.030 Alley design standards.

Alleys provided at the rear of lots shall have a minimum width of 20 feet, shall be paved with a dustless surface and shall follow the general development standards governing streets. (Ord. 2013-41 § 1 (Exh. B); Ord. 2010-24 § 1; Ord. 3080 § 504, 1994)

11.20.040 Blocks.

(1) Length. In general, blocks shall be as long as it is reasonable and consistent with the topography and the needs for convenient access, circulation, control, safety of street traffic, and the type of land use proposed. For residential subdivisions, the block length ordinarily should not exceed 1,320 feet or be less than 400 feet.

(2) Width. Except for reverse frontage parcels, the width of blocks shall ordinarily be sufficient to allow for two tiers of lots of depth consistent with the type of land use proposed. This width should not be less than 200 feet for the sum of two lot depths.

(3) Pedestrian Walks and Bike Paths. In a residential subdivision, a through-pedestrian walk and/or bike path right-of-way not less than 10 feet wide shall be provided, with six-foot usable surface and ramps at curbs at the midpoint of any block exceeding 600 feet in length, where such a walk is deemed essential to provide circulation or pedestrian access to schools, parks, shopping centers, and other community facilities. (Ord. 2013-41 § 1 (Exh. B); Ord. 2010-24 § 1; Ord. 3080 § 506, 1994)

11.20.050 Lot design.

(1) Access. Every lot shall be provided with satisfactory access by a public street connecting to an existing public street, except as provided in WCC 11.16.190 and 11.20.020(11) through (13).

(2) Limited Access. Upon the recommendation of the city engineer, lot access to adjacent public streets may be limited where public safety concerns or other extraordinary factors warrant.

(3) Width and Depth of Lots. All lots shall have a minimum width and depth sufficient to meet WCC Title 10 lot width and depth requirements for the particular zone the property is in, except when the cluster subdivision process is used in accordance with Chapter 11.32 WCC.

(4) Lot Corners at Street Intersections. At street intersections in residential areas, lot corners shall be rounded by an arc, the minimum radius of which shall be not less than 10 feet or more than 30 feet.

(5) Lot Size Related to Slope. As slope increases, residential lot sizes shall increase to partially or completely avoid the problems of drainage, siltation, flood control, potential landslides, and accessibility which frequently are attributable to overdevelopment of slope areas.

(6) Reverse Frontage Lots. No residential lots shall have street frontage along two opposite boundaries unless topographical features or the need to provide separation of the lots from arterials, railways, commercial or industrial activities justify the designing of reverse frontage lots. Reverse frontage lots shall meet the landscape standards of Chapter 10.62 WCC, Landscape and Screening.

(7) Lot Line Angles.

(a) The shape of lots shall be generally rectangular in shape and minimize the number of angles.

(b) Side lot lines shall be straight lines running within 20 degrees of perpendicular to the road upon which the lots front for a minimum distance equal to half the required lot depth. Side lot lines on curved roads should run at or near radially to the curve.

(c) Flag lots shall be avoided whenever possible, except on the outside radius of a curved street, where side lot lines should run at or near radially to the curve not to exceed half the minimum lot depth.

(d) For the purpose of promoting good lot design which facilitates site planning for home placement, open space, infrastructure, or addressing existing site constraints, the director may grant limited exceptions to these rules. (Ord. 2020-37 § 3 (Exh. A); Ord. 2017-16 § 2 (Exh. B); Ord. 2013-41 § 1 (Exh. B); Ord. 2010-24 § 1; Ord. 99-38 § 3; Ord. 98-30 § 3; Ord. 3080 § 508, 1994)

11.20.060 Easements.

(1) Public Utilities. Shall be granted to the City for all utilities outside of right of way for the purpose of access and maintenance as published in the City of Wenatchee Public Works Pre-Approved Plans and Policies. Where alleys are not provided, easements for public utilities shall be provided along rear lot lines and side lot lines where necessary, including any necessary access easements. ~~Where easements are necessary, they shall be a minimum of 10 feet in width.~~ Where possible, the width of rear and side lot line easements shall be equally shared by abutting lots, and easements shall be continuous and aligned from block to block within the subdivision and with adjoining subdivisions. The width and placement of proposed utility easements shall account for the topography of the site,

including any proposed grading of the site, and any additional challenges that may reasonably be predicted when a utility may need to be accessed in the future.

(2) Unusual Facilities. Easements for unusual facilities such as high voltage electric transmission lines, drainage canals, pondage areas, etc., shall be of such width as is adequate for the purpose, including necessary access easements.

(3) Utility Installations. Utility lines, including, but not limited to, for electricity, communications and street lighting, serving and located within the subdivision, shall be placed underground.

Where topography, soil, or other conditions make underground installations impractical, and the city, upon recommendation from the city engineer, so finds upon written evidence presented by the supplier of such utilities, the city may waive this requirement for underground utilities.

(4) Watercourses. Where a subdivision is traversed by a watercourse, a drainage easement conforming substantially to the line of such watercourse, drainage way, waste way, channel or stream, and of such width for construction, maintenance and control as will be determined by the city, upon recommendation from the city engineer, adequate for the purpose shall be provided. (Ord. 2021-40 § 3 (Exh. A); Ord. 2013-41 § 1 (Exh. B); Ord. 2010-24 § 1; Ord. 3080 § 510, 1994)

11.20.070 Fire protection standards.

(1) When Required. All subdivisions of lots containing less than one acre shall be required to provide water supplies for fire protection which shall be in addition to those water supplies required for domestic purposes. Water supplies for fire protection of lots over one acre in size may be required by the city.

(2) Ingress and Egress. New subdivisions shall be provided with fire apparatus access roads in accordance with the International Fire Code, Appendix D, Fire Apparatus Access Roads, as administered by the Wenatchee fire department.

(3) Provision of Water. Water distribution mains on which fire hydrants are located shall be a minimum of six inches in diameter. Minimum fire flows in one- and two-family developments shall be 1,000 gallons per minute for two hours' duration in all cases where water supplies for fire protection are required by the city, upon recommendation of the fire marshal.

(4) Hydrants. In one- and two-family subdivisions, fire hydrants shall be spaced no further than 500 feet apart. The size, type and location of fire hydrants shall meet the approval of the Wenatchee fire department.

(5) Special Considerations. Where it is determined that in the future, additional developments will also be served by the distribution mains being installed as a part of the plat, the city may require additional fire safety precautions, including, but not limited to, the provision of easements for access to adjacent lands, and the installation of larger than minimum distribution mains.

(6) Additional Requirements. Subdivisions intended for other than one- and two-family dwellings shall provide fire protection facilities consistent with the standards established by the International Fire Code as administered by the Wenatchee fire department.

(7) Wildland-Urban Interface. All properties and new structures/additions constructed within the wildland-urban interface zone pursuant to WCC 3.36.010 shall comply with applicable provisions of Chapter 3.36 WCC, Wildland-Urban Interface Standards. (Ord. 2013-41 § 1 (Exh. B); Ord. 2012-11 § 3 (Exh. A); Ord. 2011-14 § 1; Ord. 2010-24 § 1; Ord. 3155 § 7, 1995; Ord. 3080 § 512, 1994)

¹ Code reviser's note: Ord. 99-38 and Exhibit A are on file in the city clerk's office.

Chapter 11.24

REQUIRED IMPROVEMENTS

Sections:

- 11.24.010 Improvement procedures.
- 11.24.020 Approval by city engineer.
- 11.24.030 Inspection.
- 11.24.040 Utility installations.
- 11.24.050 Maps.
- 11.24.060 Clearing.
- 11.24.070 Grubbing.
- 11.24.080 Culverts, trestles, bridges and drainage channels.
- 11.24.090 Monuments.
- 11.24.100 Grading and surfacing.
- 11.24.110 Sidewalks.
- 11.24.120 Curbs and gutters.
- 11.24.130 Water distribution.
- 11.24.140 Sanitary sewers.
- 11.24.150 Storm sewers.
- 11.24.160 Capacity and dimension standards.
- 11.24.170 Traffic signs.
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- 11.24.190 Other improvements.
- 11.24.200 Improvement agreement.
- 11.24.210 ~~Bonds~~Performance Security.
- 11.24.220 Forfeiture of ~~surety~~Performance Security.
- 11.24.230 Release of ~~surety~~Performance Security.
- 11.24.240 Maintenance Security

11.24.010 Improvement procedures.

In addition to other requirements, all improvements installed by the subdivider, either as a requirement of these regulations or at his own option, shall conform to the requirements of this title and any other improvement standards, specifications, inspections and procedures as set forth and administered by the city of Wenatchee, and shall be installed in accordance with the following procedures. (Ord. 2010-24 § 1; Ord. 3080 § 600, 1994)

11.24.020 Approval by city engineer.

Upon receipt from the administrator of the approved preliminary plat decision issued pursuant to WCC 11.12.060 or 11.16.110, and associated improvement plans required by this chapter, the city engineer shall review the same and shall inform the subdivider of corrections to the data supplied which are required.

Prior to the construction of improvements, the city engineer shall indicate approval by signing final plans. Neither the approval of plans by the city nor any action or inaction by the city shall relieve the subdivider of any duty, obligation, or responsibility for the competent design, construction and installation of the required improvements. All construction shall be completed in accordance with the final plans approved by the city engineer and associated permits issued except in instances in which deviation may be allowed when approved in writing from the city engineer, or designee.

When the city engineer finds the data submitted to be sufficient, and that all provisions of the city engineer have been complied with, he shall then submit his certified approval to both the applicant and the administrator in accordance with Chapter 11.12 or 11.16 WCC, as applicable. (Ord. 2012-11 § 3 (Exh. A); Ord. 2010-24 § 1; Ord. 3080 § 602, 1994)

11.24.030 Inspection.

Improvements shall be constructed under the supervision, and to the satisfaction of the city engineer or, in the instance of subdivision containing 10 or more lots, and if authorized or required by the city engineer, the developer may be compelled to provide his own engineer for the purpose of inspecting and certifying that all public improvements have been accomplished according to city standards. The city engineer may require changes in typical sections and details in the public interest if unusual conditions arise during the construction to warrant such changes. The city may decline to accept any responsibility for the maintenance of streets and utilities until all improvements are completed and accepted in writing by the city engineer. (Ord. 2010-24 § 1; Ord. 3080 § 608, 1994)

11.24.040 Utility installations.

All utilities shall be undergrounded where feasible. Sanitary sewers and storm drains installed in the street by the subdivider shall be constructed prior to the surfacing of the streets. Stubs for service connections for all underground facilities and sanitary sewers shall be placed to the property line. Private facilities encountered within proposed or newly dedicated right-of-way, including but not limited to private irrigation systems, may be required to be removed, except for crossings, by the city engineer if he determines that their existing location in any way interferes, or could potentially interfere, with the public's full use and interest in lands so dedicated to the public. (Ord. 2010-24 § 1; Ord. 3080 § 610, 1994)

11.24.050 Maps.

Maps showing all improvements as-built shall be filed with the city engineer upon completion of the improvements. (Ord. 2010-24 § 1; Ord. 3080 § 612, 1994)

11.24.060 Clearing.

All streets and alleys shall have all standing trees, brush, downed timber, and snags cleared and removed from the right-of-way. However, this requirement shall not prohibit the city from allowing or requiring at the time of preliminary plat approval, that certain plant materials not be removed from the boulevard areas of particular streets. (Ord. 2010-24 § 1; Ord. 3080 § 614.100, 1994)

11.24.070 Grubbing.

All streets and alleys shall be grubbed by the removal of all large rocks, roots, snags, brush, etc., upon the surface of the ground. All excavation and holes left by such grubbing shall be refilled. (Ord. 2010-24 § 1; Ord. 3080 § 614.110, 1994)

11.24.080 Culverts, trestles, bridges and drainage channels.

All culverts, trestles or bridges over waterways, draws or gulches shall conform to the city engineer's specifications for structures of this nature. Where streets or roads of subdivisions connect to, or intersect with, existing roadways, there shall be installed drains of metal or concrete pipe approved by the city engineer. Existing drainage channels draining Dry Gulch, Number One Canyon and Number Two Canyon shall be improved pursuant to the city engineer's specifications so as to provide the following minimum flow capacities:

Dry Gulch: 150 cubic feet per second;

Number One Canyon: 100 cubic feet per second;

Number Two Canyon: 100 cubic feet per second. (Ord. 2010-24 § 1; Ord. 3080 § 614.120, 1994)

11.24.090 Monuments.

All lot corners, street intersections, boundary angle points, and points in curves in streets shall be marked by three-quarter-inch galvanized iron pipe 24 inches long or equivalent approved by the city engineer. Street monuments shall be set between six inches and one foot below finished street grades, and shall be enclosed in a standard monument case acceptable to the city engineer. (Ord. 2010-24 § 1; Ord. 3080 § 614.130, 1994)

11.24.100 Grading and surfacing.

All streets and alleys shall be graded and surfaced from curb to curb, or roadbed widths specified in Chapter 11.20 WCC, and shall be crowned and surfaced to a depth complying with the standards of the city engineer. (Ord. 2010-24 § 1; Ord. 3080 § 614.140, 1994)

11.24.110 Sidewalks.

Sidewalks shall be required by the city in accordance with Chapter 7.22 WCC, Sidewalk Construction Standards. (Ord. 3080 § 614.150, 1994)

11.24.120 Curbs and gutters.

Curbs and gutters shall be installed along both sides of each street within the proposed subdivision. (Ord. 2010-24 § 1; Ord. 3080 § 614.160, 1994)

11.24.130 Water distribution.

All subdivisions shall be served by public, private or community water supply systems approved by and installed to meet the requirements and standards of the city of Wenatchee. (Ord. 2010-24 § 1; Ord. 3080 § 614.170, 1994)

11.24.140 Sanitary sewers.

The proposed subdivision shall be provided with a complete sanitary sewer system designed to serve the subdivision, and to connect the subdivision with the existing trunk sanitary sewer system if engineeringly feasible. (Ord. 2010-24 § 1; Ord. 3080 § 614.180, 1994)

11.24.150 Storm sewers.

Surface drainage from streets and other areas within the proposed subdivision shall be provided with a complete storm sewer system designed to serve the subdivision and to connect the subdivision with the existing trunk storm sewer system. (Ord. 2010-24 § 1; Ord. 3080 § 614.190, 1994)

11.24.160 Capacity and dimension standards.

The capacities and dimensions of all improvements shall be adequate to provide for the future needs of other undeveloped properties in the general vicinity. The city may share in the cost of these improvements to the extent of the difference in cost between the capacities needed to serve the subdivision and the capacities to serve the vicinity. (Ord. 2010-24 § 1; Ord. 3080 § 614.200, 1994)

11.24.170 Traffic signs.

Traffic control and street name signs, as recommended by the city engineer, shall be installed by the subdivider. (Ord. 2010-24 § 1; Ord. 3080 § 614.210, 1994)

11.24.180 Street lighting.

The undergrounding of electrical services for street lighting, light standards and approved illumination devices shall be installed by the subdivider as recommended by the city engineer. (Ord. 2010-24 § 1; Ord. 3080 § 614.220, 1994)

11.24.190 Other improvements.

When special conditions are encountered in the plans for improvements, such as a fill section requiring the placement of guardrails, or ditches requiring planting such as trees, ground cover, sodding and/or seeding, the improvements of such special conditions shall be considered as an integral part of the improvement construction. (Ord. 2010-24 § 1; Ord. 3080 § 614.230, 1994)

11.24.200 Improvement agreement.

The subdivider shall either install all required improvements and repair any existing streets or other facilities damaged in the development of a subdivision, or execute and file an agreement between himself and the city specifying the period acceptable to the city within which he shall complete all required improvement work to the satisfaction of both the city engineer and the administrator. Said agreement shall follow the Performance Security procedures identified and adopted in the most current edition of the Pre-approved Plans and Policies on file with the Public Works Department. ~~-All work performed shall be guaranteed for a period of one year following completion.~~

The filing of the final plat by the subdivider constitutes the subdivider's acknowledgment that such work is so guaranteed. The subdivider shall set all monuments and lot corner markers to the satisfaction of the city engineer. If the subdivider fails to complete such work within such period, the city may complete the same and recover the full cost and expense thereof from the subdivider or his surety. The agreement shall also provide for inspection of all improvements by the city. Such agreement may also provide:

- (1) For the construction of all improvements in units;

(2) For the extension of time under conditions specified therein;

(3) For the termination of the agreement upon the completion of the construction of improvements deemed by the city engineer and administrator to be at least the equivalent of the improvements specified in such agreement and required to be constructed by the subdivider;

(4) For progressive remittances to the subdivider for any deposit money which the subdivider may have in lieu of providing a ~~surety bond~~ Performance Security, as provided in WCC 11.24.210; providing, however, that no such progress payments shall be made for more than 90 80 percent of the value of ~~any-all~~ installation work; and provided, that each installment of work shall be completed to the satisfaction of the city engineer and administrator. (Ord. 2010-24 § 1; Ord. 3080 § 616, 1994)

11.24.210 ~~Bonds~~ Performance Security.

The subdivider shall file with the improvement agreement required in WCC 11.24.200, a Pperformance Security~~bond~~ in an amount deemed sufficient by the city engineer to cover the estimated costs of said improvements, and to cover the estimated costs of setting monuments and lot corner markers that are to be set after the improvements are completed. ~~Upon completion of the improvements, the city engineer shall fix an amount deemed necessary to cover the costs of failure of any of the improvements or work done occurring within one year following completion.~~ Said Performance Security bond shall be executed per the procedures identified in the most current edition of the adopted Pre-approved Plans and Policies on file with the Public Works Department. ~~by a surety company authorized to transact a surety business in the state of Washington, and shall be approved as to form by the city attorney. In lieu of a faithful performance bond, the subdivider may deposit with the city clerk, in the form of cash, bonds, savings deposit books, certificates of deposit, or any other surety acceptable to the city attorney in an amount fixed by the city engineer. Upon completion of the improvements, the city engineer shall fix an amount deemed necessary to cover the costs of failure of any of the improvements or work done occurring within 18 months as required in WCC.11.24.240~~ (Ord. 2010-24 § 1; Ord. 3080 § 618, 1994)

11.24.220 Forfeiture of ~~surety~~ Performance Security.

In the event the subdivider shall fail to complete all improvement work in accordance with the provisions of this title and improvement agreement, the city shall complete the same and shall ~~either~~ call upon the Performance Security surety for reimbursement, ~~or appropriate from any cash deposit funds for reimbursement.~~ If the amount of Performance Security surety bond or cash deposit shall exceed all costs and expenses incurred by the city, it shall release the remainder of such Performance Security bond or cash deposit, and if the amount of ~~the surety bond~~ Performance Security or cash deposit is less than the cost of expense incurred by the city, the subdivider shall be liable to the city for such difference. (Ord. 2010-24 § 1; Ord. 3080 § 620, 1994)

11.24.230 Release of ~~surety~~ Performance Security.

No progress payments from such Performance Security deposit or release of surety bond or cash deposit shall be made except upon certification of the city engineer that work covered thereby has been satisfactorily completed. ~~Surety bond or cash deposit to cover the costs of failure of any improvement or work shall be released by the end of one year after completion of such work or improvements upon certification of the city engineer, if such improvement or work has not failed. In the event of failure during such period of one year following completion, the procedure utilized in WCC 11.24.220 shall be implemented so as to restore the work so failing.~~ (Ord. 2010-24 § 1; Ord. 3080 § 622, 1994)

11.24.240 Maintenance Security

Whenever a subdivider installs public utility or right-of-way improvements or private storm drainage improvements exceeding \$10,000 in value, the construction of the improvements shall be guaranteed to be free of defects for at least eighteen (18) months after final inspection by the City. The owner of the improvements shall post a maintenance security with the City Wenatchee Public Works Department per the procedures identified in the most current edition of the adopted Pre-approved Plans and Policies on file with the Public Works Department.