

WENATCHEE PLANNING COMMISSION
SCHEDULED MEETING
May 18, 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 April 20, 2022.
- B. Planning Commission applicant interviews.

III. PUBLIC COMMENT PERIOD

Comments for any matters not included on the agenda.

IV. OLD BUSINESS

None

V. NEW BUSINESS

- A. Workshop – Parking within the Waterfront Mixed Use and Pedestrian Overlay Districts

VII. ADJOURNMENT

Wenatchee City Hall is open for the public to attend meetings in person. The public may also participate in the meeting via phone by calling: (509) 888-3298, passcode 16995#. If you have questions about participating in the meeting, please contact Stephen Neuenschwander, Planning Manager at sneuenschwander@wenatcheewa.gov or (509) 888-3285.

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 5:30 p.m., with the following members in attendance: Ace Bollinger, Joe Gamboni, Susan Albert, and Lael Gaston. Commissioner Josh Jorgensen was absent. The Planning Commission continues to have one vacant position.

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

II. ADMINISTRATIVE AFFAIRS

A. Approval of the minutes from the regular meeting on March 16, 2022.

Commissioner Ace Bollinger moved to approve the minutes of the March 16, 2022 regular meeting. Commissioner Susan Albert seconded the motion. The motion carried.

III. PUBLIC COMMENT PERIOD

There was no public comment.

IV. OLD BUSINESS

None

V. NEW BUSINESS

Chair Rani Sampson provided an explanation of public hearing procedures and the appearance of fairness.

A. Public hearing: Limited amendments to WCC10.10 District Use Chart

Matt Parsons, Associate Planner, presented the staff report.

Commissioners asked questions of staff.

Chair Sampson asked if there was any public comment on the matter.

Lilith Vespier, 177 Sunny Meadows Loop, Wenatchee, WA addressed the commission. Vespier advised that she and her husband own and have developed property in the Waterfront Mixed-Use District's Residential-Recreation Overlay and support the allowance of duplexes in the area. Vespier advised that their property has limited options for development, but is conducive to this housing type and explained how it would be complimentary to historical housing units that they have previously restored in the area.

Chair Sampson closed the public hearing and opened deliberations of the Commission.

Commissioner Bollinger moved to forward a recommendation to City Council to approve the proposed amendments to Chapter 10.10 of the Wenatchee City Code relating to the land uses “Live-work dwellings” and “Home-occupation, mailing address only” as depicted in the agenda packet, based upon the suggested findings of fact and conclusions of law contained in the April 13, 2022 staff report. Commissioner Gaston seconded the motion. The motion carried.

Commissioner Bollinger moved to forward a recommendation to City Council to approve the proposed amendments to Chapter 10.10 of the Wenatchee City Code relating to the land uses “Duplex” and “Patio Homes” as depicted in the agenda packet, based upon the suggested findings of fact and conclusions of law contained in the April 13, 2022 staff report. Commissioner Gamboni seconded the motion. The motion carried.

VI. OTHER

Stephen Neuenschwander, Planning Manager, advised commissioners that in May there would be at least two applicant interviews for the vacant position on the Planning Commission. He advised commissioners that if they knew additional people interested in applying, they should encourage them to submit an application before the next meeting.

VII. ADJOURNMENT

With no further business to come before the Planning Commission, Chair Rani Sampson adjourned the meeting at 6:03 p.m.

Respectfully submitted,

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



**City of
Wenatchee**

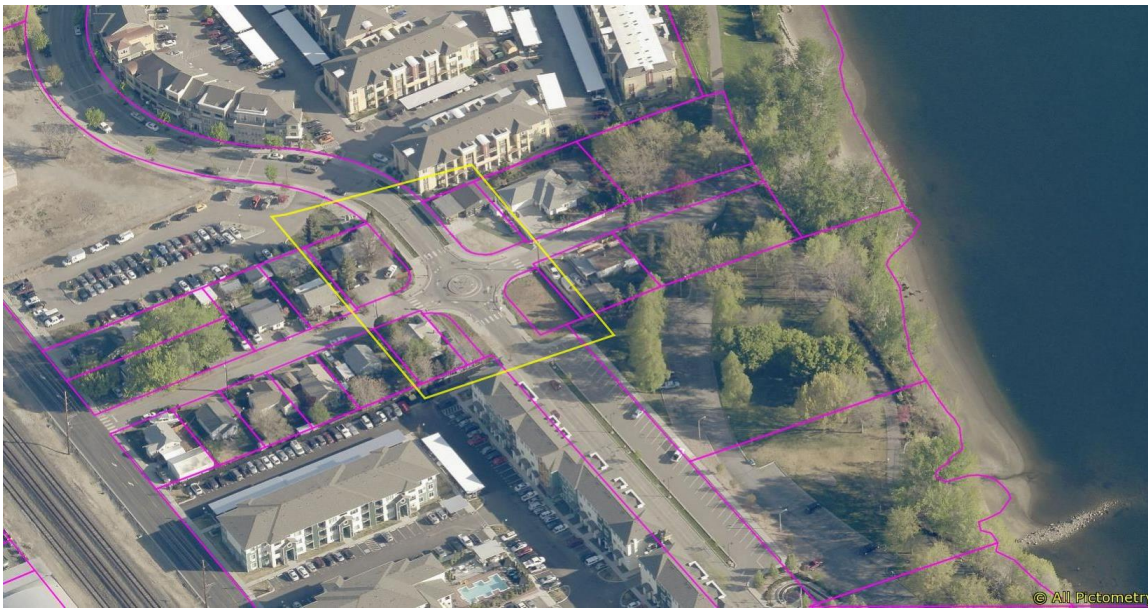
DEPARTMENT OF COMMUNITY DEVELOPMENT

Public Services Center
1350 McKittrick Street, Suite A
Wenatchee, WA 98801

(509) 888-3200
Fax (509) 888-3201

TO: Planning Commission
FROM: Community Development Staff
SUBJECT: Workshop regarding innovative parking solutions
DATE: May 11, 2022

As part of the 2022 Planning division work plan, the Mayor's office has requested that the planning commission consider innovative off-street parking solutions for small lots within the general vicinity of Riverside Dr. and Island View. The parcels in this area are small in nature, all less than 10,000 square feet and are situated on all four quadrants of the roundabout. See highlighted area in the image below. To aid this discussion, staff has prepared a map that highlights parcels within commercial and mixed-use districts at or below 10,000 square feet. This map shows patterns of smaller lots throughout the community. See attached map.

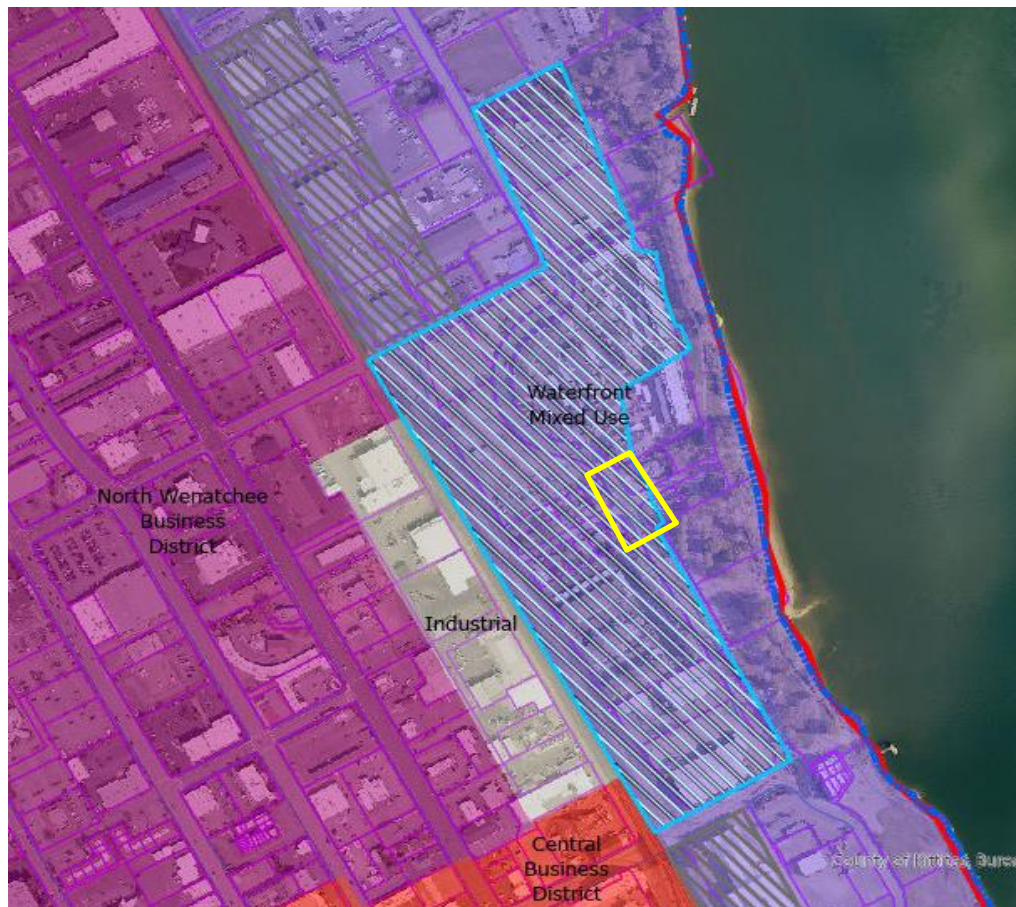


The purpose of this workshop is to have an initial, high level conversation about the area, applicable comprehensive plan and subarea plan goals and policies, existing zoning standards and some standards from other jurisdictions.

1. Site Characteristics

This area is located within the Waterfront Mixed Use (WMU) comprehensive plan designation and zoning district as well as the Pedestrian Overlay (PO). The properties are all located at the intersection of the roundabout at Riverside Drive and Island View. The Apple Capital Loop Trail and Riverfront Park are located immediately to the east. There is limited on-street parking on Riverside Drive. The PUD manages and operates surface parking facilities to the

south of the roundabout. City sidewalks connect this area to the north and south. The area is served by LINK Transit Route B, which serves the Riverfront area as well as the college. See attached map. This site is located between two large apartment complexes and a recently constructed hotel on Pierre St. and 9th St. See vicinity and zoning maps below:



2. Review the comprehensive plan and any applicable subarea plan

The comprehensive plan and the Waterfront Subarea Plan include several applicable goals and policies that must be considered as we review and discuss parking revisions. Goal 5, Policy 1 of the Transportation Element (highlighted below) is particularly applicable as we consider potential parking standard revisions. The policy directs the city to, where appropriate, to manage parking by a defined area or district. Goal 2, Policy 4 (highlighted below) of the Community Design and Healthy Communities Element also directs this approach when considering parking revisions. This policy also envisions the removal of parking standards on a district level, when the forms of development and infrastructure are appropriate.

In addition to the comprehensive plan, the Waterfront Subarea Plan also provides goals and policies that support the creation of nodes, fostering pedestrian-oriented focus areas between 5th and 9th streets, and implementing standards that will result in high-quality mixed-use development.

Transportation Element:

Goal 5: Parking - Establish parking to be highly utilized, efficient, and safe, while promoting community appearance and alternative modes of transportation.

Policy 1: Coordinate parking in a manner that supports and strengthens the unique character of existing and emerging districts and neighborhoods. Consider developing a parking matrix to establish varying parking requirements at the individual district level. Where appropriate, manage parking by defined area or district.

Policy 4: Reduce parking requirements for appropriate types of projects (e.g. affordable housing or senior housing); and onsite amenities such as bike racks, interior bike storage and showers for employees, or where employers provide employee incentives for alternative modes of transportation for commuting (cash out of parking spot, free transit pass, etc).

Policy 5: Adopt parking management strategies including better signage and enhanced pedestrian connections to optimize existing or new public parking facilities.

Policy 6: Promote existing off-street parking reductions for new development with access to transit or public parking facilities.

Community Design and Health Communities Element:

GOAL 2: DISTRICTS – Foster distinct and vibrant mixed use and commercial districts.

Policy 4: Review which districts, forms of development, and infrastructure parameters that would be appropriate for the removal of parking standards, allowing the market to drive parking needs, encouraging compact pedestrian oriented development.

Waterfront Subarea Plan (pages 3 and 4)

Goal: Encourage positive redevelopment that enhances the community's most precious resource – its waterfront.

Policy: Create a series of development nodes or focal points along the waterfront – each with a different type of setting, different mix of land uses, design emphasis, and park improvements. Specifically:

- Foster the development of a pedestrian-oriented mixed-use focus area in the area between 5th and 9th streets.

Policy: Create the regulatory framework that provides predictability and encourages desired development. Specifically:

- Create a new mixed-use zoning designation that allows for the desired uses and is simple to administer.
- Create a series of overlay areas that foster concentrations of pedestrian-oriented uses in the South End and Central Node, and residential and recreational uses in the North End.

Policy: Promote quality development to strengthen the waterfront's character and sense of identity. Specifically:

- Adopt design standards that promote high quality design appropriate for Wenatchee.
- Develop attractive and inviting streetscapes.

3. Review the zoning code standards applicable to the situation

The stated purposes of the Waterfront Mixed Use District in WCC 10.32.005 are:

The waterfront mixed use (WMU) land use classification is intended to implement the Wenatchee waterfront subarea plan and support a range of activities along the waterfront that will:

(1) Improve local access to and visibility of the waterfront;

(2) Add significant recreational, commercial and residential activity to complement the waterfront parks system and downtown businesses; and

(3) Upgrade the waterfront's image and physical condition as a setting for investment.

The purpose of the Pedestrian Overlay at WCC 10.40.030 provides additional detail and direction for development in this overlay area:

This designation applies to those areas on the waterfront (see zoning map) where the community seeks a concentration of activity at the street level with pedestrian-oriented commercial uses, including restaurants, festival retail, and hotels or motels. Residential,

lodging and office uses are encouraged on upper floors to add vitality and take advantage of views. Development standards focus on encouraging pedestrian-friendly facades and proper siting and design of parking and service areas.

The Wenatchee City Code also includes development standards, parking requirements, and landscaping that directly affect how a lot is developed.

Development standards, per WCC 10.46.030 Mixed use and 10.46.050 Overlay districts require the following minimum for development in the WMU and PO district:

- Minimum lot are: None
- Minimum lot width: None
- Minimum lot depth: None
- Setbacks (street, rear, side): None; except garages and carports must be setback 20 feet
- Building height: 90 feet
- Maximum lot coverage: 100%

Off-street parking requirements, per WCC 10.60.080, vary by land use.

- Residential: Multi-family and townhomes require 1 space per bedroom with a maximum of 2 spaces per unit;
- Restaurants and taverns: 10 spaces per 1,000 square feet of gross floor area;
- Office and retail: Vary between 2.5 to 4 spaces per 1,000 square feet of gross floor area depending on the size of the building.

Landscaping requirements:

- Street front: Street trees;
- Parking lots require shade trees within landscape islands and 17.5 square feet of landscaping per parking space;
- Façade planting when a wall surface is greater than 3,000 square feet facing a public street.

4. Review standards from other jurisdictions

City staff have completed some analysis of similar sized jurisdiction in the state regarding parking standards and reductions.

Lynnwood (4,884 people per square mile)

City of Lynnwood, WA has a population density of 4,884 people per square mile. Restaurants must provide 10 spaces per 1,000sf GFA and retail must provide 3.3 spaces per 1,000sf GFA. Reduced off-street parking is allowed:

- Parking requirements may be reduced by up to 20%, or increase the proportion of compact stalls by 10% when a parking study shows less parking is needed and there will be no adverse impact in the vicinity.

- Sites with 100 or more employees may develop a commute trip reduction program to reduce employee parking up to 50%.
- Shared parking lots may request a reduction based on uses, occupancy rates and a parking study.

Wenatchee (4,400 people per square mile)

City of Wenatchee, WA has a population density of 4,400 people per square mile. Restaurants must provide 10 spaces per 1,000sf GFA and retail must provide 4 spaces per 1,000sf GFA.

Reduced off-street parking is allowed:

- Parking requirements may be reduced by up to 20% when a parking plan shows the use of transit within 700' radius
- Parking requirements may be reduced by up to 20% when a parking plan shows the use of public parking lots within 700' radius
- Alternative parking analysis shows there will be no adverse impact in the vicinity and that uses transit, or other special programs that reduce vehicle use. Reductions granted by Planning Commission.

Kirkland (4,022 people per square mile)

City of Kirkland, WA has a population density of 4,022 people per square mile. Non-residential parking requirements are based on a case-by-case basis, utilizing a 2-day analysis of parking demand of existing similar uses to the proposed use and on-street parking available.

Reduced off-street parking is allowed:

- Residential parking near transit

Spokane (3,501 people per square mile)

City of Spokane has a population density of 3,501 people per square mile. Parking for bars and restaurant at a minimum are 1 space per 250 square feet of floor area and a maximum of 1 space per 60 square feet. Retail services range from 1 space per 200 to 330 square feet of floor area.

Reductions in parking include:

- Buildings or additions with a floor area less than 3,000 square feet have no parking requirement;
- In neighborhood retail zone, the first 3,000 square feet of floor area is deducted from the overall size of the structure and then the parking standards are applied to the remaining floor area;
- Parking may be reduced or waived if property owners and business establish a parking management area program with shared parking agreements.

Vancouver (3,485 people per square mile)

City of Vancouver, WA has a population density of 3,485 people per square mile. Restaurants must provide 4 spaces per 1,000sf GFA and retail must provide 3.3 spaces per 1,000sf GFA.

Reduced off-street parking is allowed:

- in the City Center District commercial uses 1 space per 1,000sf GFA;
- no commercial parking is required for a particular area within the City Center District and in the Community Commercial District;

- on-street parking is allowed to be used in the Neighborhood Commercial District for commercial uses
- The Transit Overlay requires only 75% of the parking of the underlying zone and includes a maximum restriction of 125%.
- Parking requirements may be reduced by up to 10% when a parking study shows there will be no adverse impact in the vicinity and that uses transit, or other special programs that reduce vehicle use (as compared with ITE vehicle trip generation rates).
- Parking requirements may be reduced by up to 20% when a parking study shows there will be no adverse impact in the vicinity and that uses transit, or other special programs that reduce vehicle use (as compared with ITE vehicle trip generation rates).
- 7% reduction from 5 bicycle parking spaces per 1 vehicle space
- 5% reduction from transit plaza
- 5% reduction from building orientation and site design
- Mixed use projects allow for tiered application of requirements
- Primary use 100% parking requirement
- Secondary use 90% parking requirement
- Subsequent use(s) 80%

Bellingham (2,977 people per square mile)

City of Bellingham, WA has a population density of 2,977 people per square mile. Restaurants must provide 13.3 spaces per 1,000sf public floor area (min 7) and retail must provide 4 spaces per 1,000sf public floor area.

Reduced off-street parking is allowed:

- When no existing space is available, nor within 500' the proponent may develop public on-street parking adjacent to development
- If a City Council approved area-wide parking plan/district allows for it.
- 25% reduction with parking study shows feasibility and transit is within ¼ mile, and there are enhanced bicycle and pedestrian facilities and the proponent pays into the fee-in-lieu-of-parking program
- Shared lot reduction for two or more uses when parking at different times of day; the facility is within 1,000 feet; number of spaces meet each use combined; there is a parking study and a deed restriction.

5. Conclusion/Summary

This memorandum presents a high-level approach to the issue raised by the Mayor's office regarding innovative parking solutions for small parcels within the WMU/PO District. The attached small parcel distribution map will assist the planning commission and staff as we analyze this area of concern as well as other areas in the City that may warrant further review.

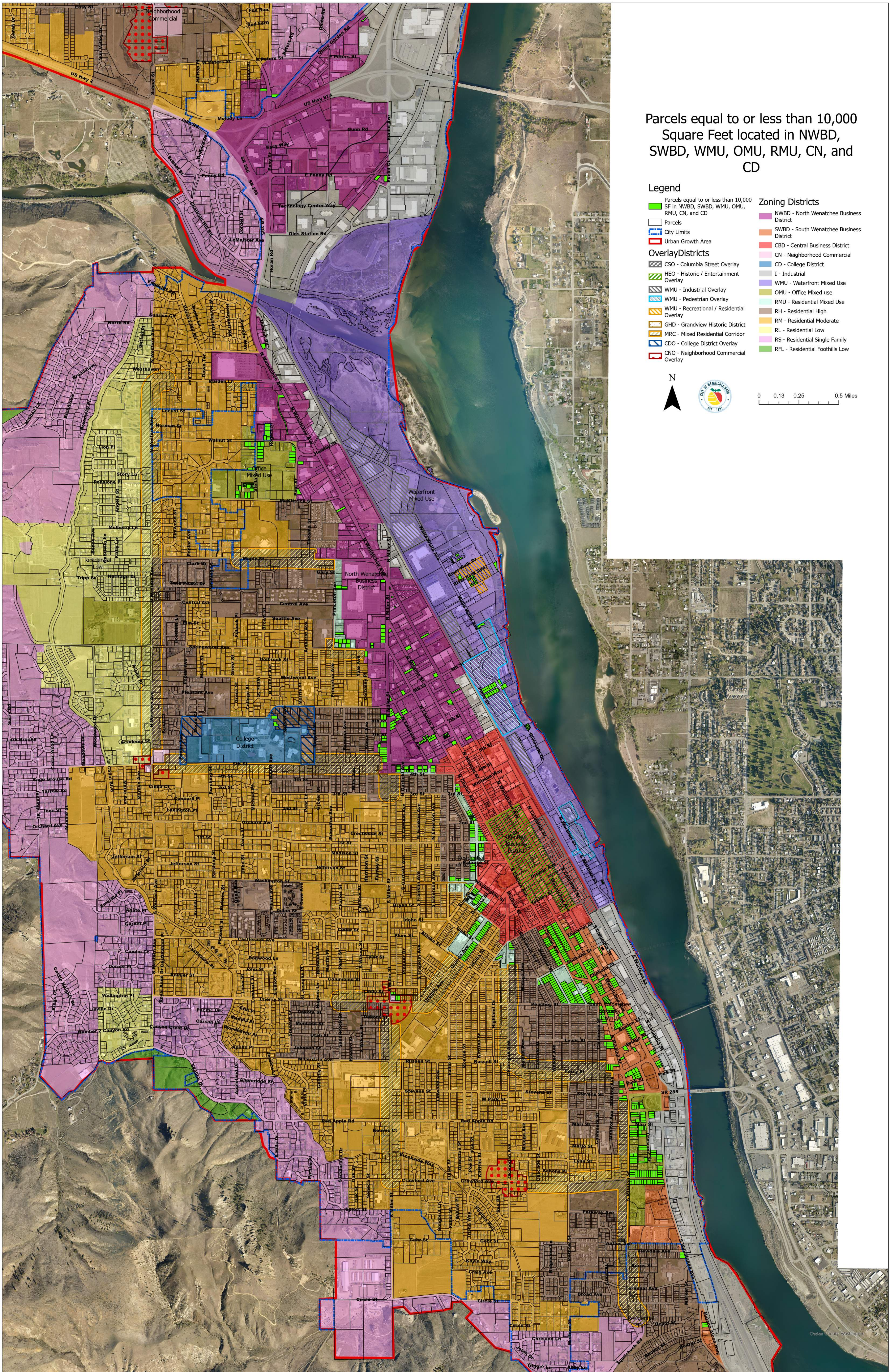
The comprehensive plan includes goals and policies that support the reduction and/or elimination of parking when appropriate. Even with limited development standards (setbacks, lot coverage, and lot dimensions), small lots developing or re-developing into commercial land

uses are challenged with accommodating the required parking on-site. This is a reoccurring theme as development occurs throughout the city.

Please review the memorandum and come prepared to discuss the issue at hand within the context of our existing comprehensive plan goals and policies. Staff has purposefully not prepared or presented a preferred option or draft code revisions. This high-level discussion of the goals and policies to the plan and the needs of the community will be the foundation to the eventual recommendation to the City Council.

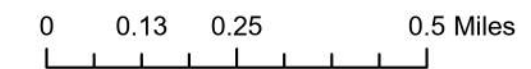
If you have questions on this agenda, please contact either:

- Stephen Neuenschwander at sneuenschwander@wenatcheewa.gov or by phone at 509-888-3285; or
- Matt Parsons at mparsons@wenatcheewa.gov or by phone at 509-888-3253



Parcels equal to or less than 10,000 Square Feet located in NWBD, SWBD, WMU, OMU, RMU, CN, and CD

- Legend**
- Parcels equal to or less than 10,000 SF in NWBD, SWBD, WMU, OMU, RMU, CN, and CD
 - Parcels
 - City Limits
 - Urban Growth Area
- Overlay Districts**
- CSO - Columbia Street Overlay
 - HEO - Historic / Entertainment Overlay
 - WMU - Industrial Overlay
 - WMU - Pedestrian Overlay
 - WMU - Recreational / Residential Overlay
 - GHD - Grandview Historic District
 - MRC - Mixed Residential Corridor
 - CDO - College District Overlay
 - CNO - Neighborhood Commercial Overlay
- Zoning Districts**
- NWBD - North Wenatchee Business District
 - SWBD - South Wenatchee Business District
 - CBD - Central Business District
 - CN - Neighborhood Commercial
 - CD - College District
 - I - Industrial
 - WMU - Waterfront Mixed Use
 - OMU - Office Mixed use
 - RMU - Residential Mixed Use
 - RH - Residential High
 - RM - Residential Moderate
 - RL - Residential Low
 - RS - Residential Single Family
 - RFL - Residential Foothills Low



Western Ave

Madison

Pershing

Elliott St

Elliott

Poplar

Westside High School

Wenatchee Valley College



Elmwood

Pershing

Foothills Middle School

Senior Center

Tacoma

Springwater Ave

Lewis & Clark Elementary

Princeton

Valley North Center

Maple St

Miller

Wenatchee Valley Medical Center

Franklin

Emerson

Delaware

Cleveland

Palouse

Chelan

Mission

Wenatchee Ave

Walla Walla Ave

1

served on inbound trip

3







Riverside Drive

Worthen St

Pybus Market

Columbia St

LEGEND

-  = Bus Route
-  = Direction of travel
-  = Connection Point, Route #, Direction of travel
-  = Timepoint
-  = Bus Stop
-  = Passenger shelter





VOLUNTEER COMMISSION/BOARD APPLICATION

COMMISSION/BOARD INFORMATION

Board (s) I would like to be considered for: (If more than one, please rank them in order of preference)

- | | |
|--|---|
| <input type="checkbox"/> Arts, Recreation & Parks Commission | <input type="checkbox"/> Greater Wenatchee Regional Events Center PFD Board |
| <input type="checkbox"/> Cemetery Advisory Board | <input type="checkbox"/> Historic Preservation Board |
| <input type="checkbox"/> Civil Service Board | <input type="checkbox"/> Lodging Tax Advisory Committee |
| <input type="checkbox"/> Code Enforcement Board | <input type="checkbox"/> Planning Commission |
| | <input type="checkbox"/> Tourism Promotion Area Board |

APPLICANT INFORMATION

City of Wenatchee Resident Yes No

Residency Requirement: Applicants must reside within the City Limits of Wenatchee except the Historic Preservation Board, and the Arts, Recreation & Parks Commission

Last Name: _____ First Name: _____ Initial: _____

Physical Address: _____ City: _____ Zip: _____

Mailing Address: _____ City: _____ Zip: _____

Day Phone: _____ Evening Phone: _____

E-mail: _____ Years lived in Wenatchee Valley: _____

Occupation: _____ Years of Experience: _____

Work Address: _____ City: _____ Zip: _____

Education and Formal Training: _____

Have you ever been convicted of a felony or released from prison? Yes No

(A conviction record will not necessarily bar you from serving. Factors such as the nature and gravity of the crime, the length of time that has passed since the conviction and/or completion of any sentence, and the nature of the position for which you have applied will be considered.)

Volunteer/Community Experience:

Organization and Duties: _____ Length of Service: _____

Organization and Duties: _____ Length of Service: _____

Organization and Duties: _____ Length of Service: _____

Organization and Duties: _____ Length of Service: _____

Organization and Duties: _____ Length of Service: _____

Skills/Special Interests: _____

Experience related to the Commission/Board: _____

Why are you seeking this appointment? _____

Would any conflict of interest be created as a result of your appointment? Yes No

If yes, please explain: _____

REFERENCES

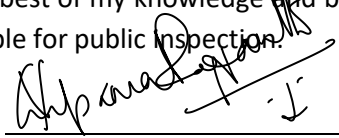
Name: _____
Address: _____ City: _____ Zip: _____
Phone: _____ Email: _____
Occupation: _____ Years known: _____

Name: _____
Address: _____ City: _____ Zip: _____
Phone: _____ Email: _____
Occupation: _____ Years known: _____

Name: _____
Address: _____ City: _____ Zip: _____
Phone: _____ Email: _____
Occupation: _____ Years known: _____

AFFIDAVIT OF APPLICANT

I, _____, do hereby certify that the information contained in the foregoing application is true and correct to the best of my knowledge and belief. I also understand that this completed application may be made available for public inspection.



(Signature)

Date: _____



Volunteer Board, Commission and Committee Responsibilities

To be selected and serve as a City of Wenatchee volunteer Board, Commission or Committee Member is a high honor and provides an unusual opportunity for genuine public service. Although the specific duties of each of the City's Boards vary widely with the purpose for which they are formed, there are certain responsibilities that are common to all members. As a volunteer Board, Commission or Committee representative of the City of Wenatchee, I agree to:

1. Understand my role and scope of responsibility. I will be informed of the individual group's scope of responsibility and operating procedures.
2. Represent the majority views of the group. Individual "opinions" to the public and press are discouraged, and, if given, must be identified as such.
3. Practice open and accountable government. I will be as open as possible about my decisions and actions, and also protect confidential information.
4. Represent the public interest and not special interest groups.
5. Not make decisions in order to gain financial or other benefits for myself, my family, or friends.
6. Serve as a liaison between the City and its citizens and can help reconcile contradictory viewpoints and to build a consensus around common goals and objectives. I will serve as a communication link between community, staff, and City, representing City programs and recommending and providing a channel for citizen expression.
7. Understand my role as a supportive relationship with the City Council and City staff and to follow the proper channel of communication through the designated staff person providing support for the group.
8. Do my homework and be thorough in recommendations. I will review agenda items under consideration prior to the meeting in order to be fully prepared to discuss, evaluate, and act on all matters scheduled for consideration. My conclusions will be based on careful preparation to strengthen the value of the group's recommendation.
9. Adhere to the highest standards of integrity and honesty in all endeavors and strive to safeguard the public trust. I shall announce any direct or remote conflict of interests prior to the discussion (RCW 42.36).
10. Understand that my authority is limited to decisions made by the group, and that in most cases, the decisions are advisory.
11. Understand that in my role I recommend policy while administrators and staff carry out approved policy.
12. Establish a good working relationship with fellow group members. I will respect individual viewpoints and allow other members time to present their views fully before making comments. I will be open and honest and welcome new members.
13. Not use or involve my membership in the conduct of political activities. However, I am not restricted from participating in political activities outside of my involvement in the group.

I hereby pledge to be positive in my role as a volunteer with the City and accept responsibility for my participation.

Signed: _____

Date: _____



VOLUNTEER COMMISSION/BOARD APPLICATION

COMMISSION/BOARD INFORMATION

Board (s) I would like to be considered for: (If more than one, please rank them in order of preference)

- | | |
|--|---|
| <input type="checkbox"/> Arts, Recreation & Parks Commission | <input type="checkbox"/> Greater Wenatchee Regional Events Center PFD Board |
| <input type="checkbox"/> Cemetery Advisory Board | <input type="checkbox"/> Historic Preservation Board |
| <input type="checkbox"/> Civil Service Board | <input type="checkbox"/> Lodging Tax Advisory Committee |
| <input type="checkbox"/> Code Enforcement Board | <input checked="" type="checkbox"/> Planning Commission |
| | <input type="checkbox"/> Tourism Promotion Area Board |

APPLICANT INFORMATION

City of Wenatchee Resident Yes No

Residency Requirement: Applicants must reside within the City Limits of Wenatchee except the Historic Preservation Board, and the Arts, Recreation & Parks Commission

Last Name: Boles First Name: Maggie Initial: R

Physical Address: 1901 Hideaway PL City: Wenatchee Zip: 98801

Mailing Address: _____ City: _____ Zip: _____

Day Phone: 5096626786 Evening Phone: same

E-mail: Maggie.r.boles@gmail.com Years lived in Wenatchee Valley: 33

Occupation: City Planner Years of Experience: 5+

Work Address: 700 US Hwy 2 City: Leavenworth Zip: 98826

Education and Formal Training: B.A. in Education, AICP

Have you ever been convicted of a felony or released from prison? Yes No

(A conviction record will not necessarily bar you from serving. Factors such as the nature and gravity of the crime, the length of time that has passed since the conviction and/or completion of any sentence, and the nature of the position for which you have applied will be considered.)

Volunteer/Community Experience:

Organization and Duties: John Newbery Elementary School PTA Board Length of Service: 5+ y

Organization and Duties: OPS FC G08 Team Manager Length of Service: 2 yrs

Organization and Duties: _____ Length of Service: _____

Organization and Duties: _____ Length of Service: _____

Organization and Duties: _____ Length of Service: _____

Skills/Special Interests:I have a background in planning and have worked for several jurisdictions and Chelan County. I am passionate about housing for all in our community.

Experience related to the Commission/Board:I believe my experience in building and planning have provided me with the experience necessary to serve on the PC. I earned my AICP in 2020, to further my foundational knowledge of planning, and have retained my inspect to keep up with current code requirements. I have lived in the valley since age 6, my husband was born and raised here, and I am passionate about this community and its future growth.

Why are you seeking this appointment?I want to be a part of something that can create positive community. The housing crisis is making it difficult for young families and individuals to live. As a resident and mother of three, I want to be a part of the group that creates positive change. I am interested in outreach in the community, encouraging affordable and a variety of housing, encouraging appropriate use of land, looking at existing development standards, etc.

Would any conflict of interest be created as a result of your appointment? Yes No

If yes, please explain: I don't believe so. My position as a senior planner at the City of Wenatchee has no any direct relation with the City of Wenatchee, or my ability to serve.

REFERENCES

Name:Kevin Loomis
Address:182 Red Fern Rd City:Wenatchee Zip:99901
Phone:360-708-1936 Email:Kandmloomis@gmail.com
Occupation:Retired School Principal - John Newbery Elementary (Current) Years known:5+

Name:Mike Osborn
Address:219 S Wenatchee Ave City:Wenatchee Zip:98801
Phone:509-670-7047 Email:ops.mo13@gamil.com
Occupation:Business Owner - OPS FC / OPS Gym Years known:6

Name:Chris & Ashlee Davis
Address:313 W Peters Street City:Wenatchee Zip:98801
Phone:509-423-9978 / 509-679-5368 Email:cwdavis@gmail.com / amdavis19@gmail.com
Occupation:ER Doctor, Confluence Health / Stay-at-home Mother of 4 Years known:10+

AFFIDAVIT OF APPLICANT

I, Maggie Boles, do hereby certify that the information contained in the foregoing application is true and correct to the best of my knowledge and belief. I also understand that this completed application may be made available for public inspection.



(Signature)
Date:March 11, 2022

 Digitally signed by Maggie Boles
Date: 2022.03.11 11:01:48 -08'00'



Volunteer Board, Commission and Committee Responsibilities

To be selected and serve as a City of Wenatchee volunteer Board, Commission or Committee Member is a high honor and provides an unusual opportunity for genuine public service. Although the specific duties of each of the City's Boards vary widely with the purpose for which they are formed, there are certain responsibilities that are common to all members. As a volunteer Board, Commission or Committee representative of the City of Wenatchee, I agree to:

1. Understand my role and scope of responsibility. I will be informed of the individual group's scope of responsibility and operating procedures.
2. Represent the majority views of the group. Individual "opinions" to the public and press are discouraged, and, if given, must be identified as such.
3. Practice open and accountable government. I will be as open as possible about my decisions and actions, and also protect confidential information.
4. Represent the public interest and not special interest groups.
5. Not make decisions in order to gain financial or other benefits for myself, my family, or friends.
6. Serve as a liaison between the City and its citizens and can help reconcile contradictory viewpoints and to build a consensus around common goals and objectives. I will serve as a communication link between community, staff, and City, representing City programs and recommending and providing a channel for citizen expression.
7. Understand my role as a supportive relationship with the City Council and City staff and to follow the proper channel of communication through the designated staff person providing support for the group.
8. Do my homework and be thorough in recommendations. I will review agenda items under consideration prior to the meeting in order to be fully prepared to discuss, evaluate, and act on all matters scheduled for consideration. My conclusions will be based on careful preparation to strengthen the value of the group's recommendation.
9. Adhere to the highest standards of integrity and honesty in all endeavors and strive to safeguard the public trust. I shall announce any direct or remote conflict of interests prior to the discussion (RCW 42.36).
10. Understand that my authority is limited to decisions made by the group, and that in most cases, the decisions are advisory.
11. Understand that in my role I recommend policy while administrators and staff carry out approved policy.
12. Establish a good working relationship with fellow group members. I will respect individual viewpoints and allow other members time to present their views fully before making comments. I will be open and honest and welcome new members.
13. Not use or involve my membership in the conduct of political activities. However, I am not restricted from participating in political activities outside of my involvement in the group.

I hereby pledge to be positive in my role as a volunteer with the City and accept responsibility for my participation.

Signed: Maggie Boles

Date: March 3, 2022