

WENATCHEE PLANNING COMMISSION
SCHEDULED MEETING
June 15, 2022
WENATCHEE CITY HALL COUNCIL CHAMBERS
301 Yakima Street, 2nd Floor
Wenatchee, WA 98801
5:30 PM

| |
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| AGENDA |
|---------------|

I. CALL TO ORDER AND WELCOME

II. ADMINISTRATIVE AFFAIRS

- A. Approval of the minutes from the last regular meeting on May 18, 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 – CPRZ 2022-01: a site-specific comprehensive plan amendment and re-zone from Residential Moderate (RM) and Mixed Residential Corridor (MRC) to Neighborhood Commercial (CN) for properties located at 1697 N Western Ave and 1730 McKittrick St.
- B. 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, and Lael Gaston. Commissioners Josh Jorgensen and Susan Albert were absent. The Planning Commission continues to have one vacant position.

City Planning staff was represented by: Stephen Neuenschwander, Planning Manager and Matt Parsons, Senior Planner.

II. ADMINISTRATIVE AFFAIRS

A. Approval of the minutes from the regular meeting on April 21, 2022.

Commissioners noted that with regard to the Planning staff, Matt Parsons title should be updated to reflect his promotion to Senior Planner.

Commissioner Ace Bollinger moved to approve the minutes of the April 21, 2022 regular meeting. Commissioner Joe Gamboni seconded the motion. The motion carried.

B. Planning applicant interviews

Staff advised that one of the applicants had withdrawn their application due to family needs and the other applicant was not in attendance.

Staff advised that they would see if the applicant was available to attend the next regular meeting in June.

III. PUBLIC COMMENT PERIOD

There was no public comment.

IV. OLD BUSINESS

None

V. NEW BUSINESS

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

Matt Parsons, Senior Planner, presented the staff report.

Commissioners asked questions of staff.

VI. OTHER

None

VII. ADJOURNMENT

With no further business to come before the Planning Commission, Chair Rani Sampson adjourned the meeting at 6:36 p.m.

Respectfully submitted,

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

DRAFT



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: Vembar First Name: Anupama Initial: Ms

Physical Address: 1220 Columbine Street City: Wenatchee Zip: 98801

Mailing Address: 1220 Columbine Street City: Wenatchee Zip: 98801

Day Phone: 515-441-9205 Evening Phone: 515-441-9205

E-mail: anupama.vembar@gmail.com Years lived in Wenatchee Valley: 05

Occupation: Urban Planner and Architect Years of Experience: 06

Work Address: N/A City: N/A Zip: N/A

Education and Formal Training: Masters in Public Administration (MPA), MA in Urban Design, Bachelors in Architecture

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: Parent Volunteer at Washington Elementary School, WA. Length of Service: 05

Organization and Duties: Parent Volunteer at Northwood Pre-school, IA Length of Service: 01

Organization and Duties: Volunteer Co-ordinator at Praire Rivers of Iowa, IA Length of Service: 04

Organization and Duties: _____ Length of Service: _____

Organization and Duties: _____ Length of Service: _____

Skills/Special Interests: Urban Development, Sustainable urban design and planning, Architecture, Land-use development, Local enforcements and by-laws invloved in planning, Mixed-use developments.

Experience related to the Commission/Board: As an urban planner, when at Carmarthenshire County Council, I have been a part of various planning meetings and boards to present my concerns about an application that were either refused or deferred based on the County's ordinance plans, enforcement rules, by-laws, environmental laws and land-use planning rules and regulations.

Why are you seeking this appointment? My educational background in the field of public administrartion, urban planning and design will help me to will valuable advice to the planning commision. Additionally my experience in India, UK and USA will help me look at issues in a holistic approach. Having worked as a planner, architect, and volunteer at various organization my experience will help me to utilize my skills and qualifications to the best of my ability by given back to the community where I live.

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

If yes, please explain: _____

REFERENCES

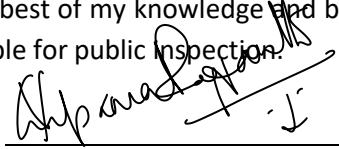
Name: Mr. Devin Poulson
Address: 1622 Orchard Stret City: Wenatchee Zip: 98801
Phone: _____ Email: devin.poulson@nwjustice.org
Occupation: Attorney - Northwest Justice Years known: 05

Name: Ms. Caroline Lake
Address: 1401 Washington Street City: Wenatchee Zip: 98801
Phone: _____ Email: lake.c@wenatcheeschools.org
Occupation: Teacher - Wenatchee School District Years known: 05

Name: Mr. John Mazzello
Address: 118 North Tioga Street, Suite 304 City: Ithaca Zip: 14850
Phone: _____ Email: jmazzello@hsctc.org
Occupation: Deputy Director- Human Services Coalition of Tompkins Years known: 09

AFFIDAVIT OF APPLICANT

I, Anupama Vembar, 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: 04/18/2022



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: _____

04/18/2022

SUMMARY OF QUALIFICATIONS

- Strong relationship building and team management abilities
- Excellent quantitative, analytical and communication skills
- Versatile, adaptable, energetic team player
- Proven ability to solve problems independently and manage multiple projects in fast changing environments
- Good knowledge of fundamentals about urban and city planning, budgeting, revenue and finance, organizational development, and ethical considerations relevant to city and local government management.

EDUCATION**Google Data Analytics Professional Certificate, Online, Feb 2022 - Present**

Extensive six-month Google Career Certificate training. Hands on experience with data cleaning, data visualization, project management, interpreting and communicating data analytic findings, transforming complex data into actionable and clear insights.

MPA - Public Administration, University of North Texas, TX, USA, 2011

Emphasis on public policy and affairs, budgeting, revenue and finance, organizational development, issues related to human resources, public relations, hazard mitigation and emergency management, city and local government management.

MA - Urban Design, Planning & Architecture, The University of Nottingham, Nottingham, UK 2004

Emphasis on Urban Design and Regeneration, Land-use planning, Sustainable Urban Design and Green Issues (Public transit systems and livable communities), Planning Methods and Architectural research methods.

B.Arch - Architecture, Shivaji University, Maharashtra, India, 2001

Emphasis on architectural design, theory of structures, building sciences and services, history of architecture, building construction, landscape design, environmental design, building management and AutoCAD

PROFESSIONAL EXPERIENCE**December 2013 – April 2016****Volunteer at Prairie Rivers of Iowa – Ames, USA**

- Identifying the various stakeholders as part of the long-term goal and objective for conserving the Lincoln Highway Heritage Byway
- Assist in developing and conducting a strategic plan for the Historic Lincoln Byway
- Work in collaboration with staff to develop and draft a Corridor Management Plan for the Byway to conserve the intrinsic qualities of the corridor in order to enhance its value to the community.

August 2009 – August 2011**Graduate Research Assistant – Office of Disability Accommodations, University of North Texas - Denton, USA**

- Provide qualifying disabled students with alternative format textbooks and other alternative format reading materials and services
- Supervise scanning of textbooks into electronic format, enlarging documents and creating tactile graphics
- Assist students with learning disabilities (i.e., visually impaired, dyslexic) in obtaining alternative format materials through Recordings for the Blind and Dyslexic (RFBD), in Braille

- format, and in other electronic formats.
- Provide instruction and training to students on how to use their alternate formats and technology
- Maintain a catalogue system i.e., Database management for managing books in audio and electronic format
- Responded to student walk-ins and telephone inquiries and handled other relevant administrative work
- Assist in administering and coordinating student exams, monitoring, and submitting the exam materials to relevant departments
- Researched current standards and advancements in the creation of alternative formats

May 2007 – August 2009

Self-employed Freelance Architect – Margao, India

- Understand client needs and delivering designs as per requirements
- Prepared design proposals and working drawings for the client on commercial and residential projects, right from conceptual level to final stages of design.
- Assisted team members in project analysis and documentation work.

January 2005 - April 2007

City Planner - Carmarthenshire County Council - Carmarthen, UK.

- Worked in Development Control section as part of the West Team of Carmarthen County, Wales, United Kingdom
- Processed minor and major planning related applications in accordance with the current National planning policies and the policies of Carmarthenshire County Council, thereby providing the public with confidence in a consistent and equitable development control service
- Reviewed various planning application related to listed buildings, conservation, and heritage development by analyzing them in terms of the by-laws and design guidelines
- Reviewed monitoring reports and traffic impact analyses for various planning developments at the regional level as well as smaller land use developments
- Was responsible for the accurate and efficient assessment of full range of planning queries
- Provided detailed professional and technical advice and policy guidance to the public, their professional representatives and elected members to achieve a high level of customer care
- Served as a liaison with other Departments of the Council and outside bodies and all interested parties to ascertain, collate and analyze their views including Development Plan policies, Conservation and landscaping aspects and highway implications to assist in achieving an informed and reasoned recommendation on development proposals
- Provided graphic and technical support to other colleagues and contributed to the maintenance of planning records and files to ensure an efficient and professional service for customers

October 2001 - December 2002

Lecturer - Jawaharlal Nehru Technological University - Hyderabad, India.

- Worked as an Academic Assistant, having taught Undergraduate Architecture students
- Architectural Design Studios; Co-Instructor, History of Architecture, Visual Arts, Graphic Design, Building Construction and Building Materials.
- Coordinated with senior faculty members on several urban planning and design projects
- Graded papers and tests for undergraduate students in architecture classes
- Assisted senior faculty members in administrative jobs.
- Worked on design projects within the prescribed timescales and in accordance with the Local policies and processes

VOLUNTEER SERVICE

- Parent Volunteer at Northwood Pre-school Center, Ames, IA (August 2016 – June 2017)
- Parent Volunteer at Washington Elementary School, Wenatchee, WA
 - Kindergarten – (August 2017 – June 2018)
 - First Grade – (August 2018- June 2019)
 - Second Grade – (August 2019 – June 2020)

TECHNICAL SKILLS AND KNOWLEDGE

- Well versed in MapInfo, Plan web, AutoCAD, Photoshop, PowerPoint, Kurzweil 3000, Jaws (Version 9
- Thorough working knowledge of GIS, Microsoft Word, Outlook & Excel
- Extremely familiar with Internet resources

PROFESSIONAL AFFILIATIONS

Registered Member of the Royal Town Planning Institute (RTPI) - Urban Design Network Group, UK
Member of Council of Architecture (COA), India.
National Association of Schools of Public Affairs and Administration (NASPAA), USA



**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 on CPRZ-22-01 Proposed Comprehensive Plan Land Use Map and Zoning Map amendment

DATE: June 8, 2022

Attachments

Introduction

On March 30, 2022, the Community Development Department received an application for a Comprehensive Plan/Zone Change Amendment from Forte Architects on behalf of Fair Properties LLC. The application materials are attached to this memo. The proposal is for two parcels located at or near the northwest corner of McKittrick St and N Western Ave to have their comprehensive plan land use map and zoning map designation changed from Residential Moderate (RM) and Mixed Residential Corridor (MRC) to Neighborhood Commercial (CN). The two parcels are:

- 232033230150, located at 1697 N Western Ave
- 232033230850, located at 1730 McKittrick St

The two parcels are highlighted in the image below:



Both properties are currently developed with commercial land uses that have been in place since the 1980s and 1990s. The property at 1697 N Western Ave is developed with a small office building, and 1730 McKittrick St has a mini-storage. Under the current zoning designations, "Business office" is a permitted use (WCC10.10) when part of a "Corridor Mixed Use Project" (WCC10.40.070(4)) and a

mini-storage is not a permitted use. Under the proposed zoning designations, the business office would be a permitted use and a mini-storage is a permitted use if not occupying grade level commercial street frontage, which this one currently does.

The applicant is applying for this zone change because they want to build another office building on their property at 1697 N Western Ave but under the current zoning, 50% of the floor area would need to be residential (WCC10.40.070(4)(d)). The zone change would allow for a set of standards that work better for the applicant. Similarly, for the mini-storage at 1730 McKittrick St, the zone change would not make it a conforming use but would put the property in a better position by being less nonconforming. The property owner would need to establish a different use along the grade level street frontage—such as residential, retail, or office— to become fully conforming. It is staff’s understanding that the owner of the mini-storage property agreed to be a part of this proposal.

The two properties are currently in unincorporated Chelan County but are part of an area that is currently in the process of being annexed.

Background on Neighborhood Commercial:

The Neighborhood Commercial zoning district is meant to provide small commercial nodes throughout otherwise residential portions of the city. The idea is to provide opportunities for basic goods and services a short distance from a given residence both for convenience and to reduce vehicle miles traveled. Great examples of this are located at 5th and Western and Cherry and Miller. A more detailed description of the purpose of the Neighborhood Commercial Zoning District can be found in WCC10.22.005 “Purpose” where it describes the purpose of the CN Districts as follows:

The neighborhood commercial (CN) land use classification is a district suited to small-scale retail and commercial activities and uses that offer retail convenience goods, professional and business services, and personal services for the daily needs of nearby residents. This district is designed to reduce vehicular traffic by providing convenient shopping and services. The allowed uses are intended to primarily serve the neighborhoods in close geographical proximity. The size of the neighborhood commercial area is in keeping with the scale of served neighborhoods and nearby uses. Architectural design, landscaping, construction materials, and buffering will be utilized to create a neighborhood commercial area that blends and harmonizes with the natural beauty of the surrounding valley and foothills. High-quality design and landscaping are used to make the area attractive, functional and to minimize impacts on nearby uses. Mixed uses and above ground-floor residential uses are encouraged and desirable.

Similarly, the Comprehensive Plan has the following description of the CN in the Implementation Table in the Land Use Element (page 37):

| | | |
|---------------------------------------|---|--|
| <p>Neighborhood Commercial</p> | <p>Primary Uses:</p> <ul style="list-style-type: none"> ▪ Neighborhood services, such as banks, convenience store, bakery, coffee, book stores <p>Secondary Uses:</p> <ul style="list-style-type: none"> ▪ Residential uses | <ul style="list-style-type: none"> ▪ Neighborhood commercial zone intended to provide services at a neighborhood level ▪ Design controls for ground floor residential uses ▪ Height: 35ft |
|---------------------------------------|---|--|

Goal 6 Policy 4 in the Land Use Element of the Wenatchee Urban Area Comprehensive Plan states: “Provide opportunities for expansion of existing or new neighborhood commercial areas to better serve neighborhoods.”

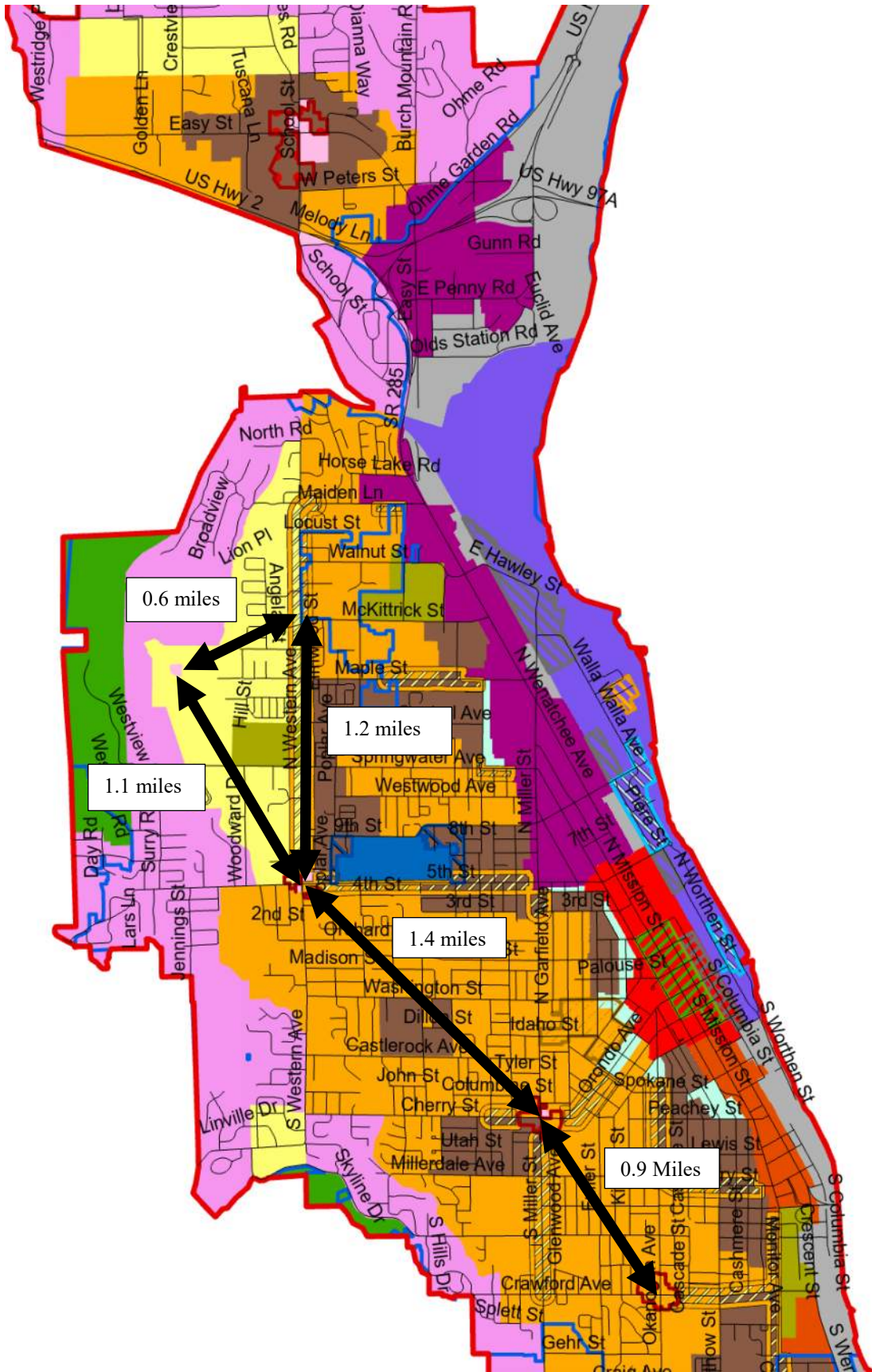
A key part of fulfilling the purpose of the CN is the distribution of those areas throughout the city. While there is no policy on this, in a pragmatic sense there should be some correlation between a comfortable or practical walking distance and the spacing between these areas. In the world of urban planning the idea of a 15-minute city or a 20-minute city is a common objective. These phrases represent the time it takes to walk from a given residence to basic needs such as a grocery store, park, school, or transit stop. Cities that developed prior to the invention of the automobile often either currently have or historically had land use patterns that meet something equivalent to a 15- or 20-minute walk to a corner store or other amenities. While the distribution of these established or envisioned commercial nodes might be a bit farther than a 15- or 20-minute walking distance from a given residence they nevertheless provide a helpful framework, and a great starting point, for a walkable city now and in the future.

Distribution of Neighborhood Commercial Zoning Districts

There are currently 5 areas zoned Neighborhood Commercial (CN) and/or Neighborhood Commercial Overlay (CNO) in the UGA. The CNO allows a property to have a development application reviewed under the CN standards when reviewed as a Type III application and would ultimately be rezoned to CN if the application is approved (WCC10.40.080). Current CN/CNO areas include:

- Crawford and Okanogan – CNO
- Cherry and Miller – CN and CNO
- 5th and Western – CN and CNO
- Triad Development (west of the current extent of Maple St) – CN
- Easy St and School St – CN and CNO

South of the Wenatchee River, the areas with either a CN or CNO designation are spaced 0.9-1.4 miles apart. The proposed area is about a mile north of the CN/CNO area at 5th and Western and about a half a mile northeast of the CN area in the Triad Development. The following image shows distances between the current and proposed neighborhood commercial areas:



Considering that the CN designation in the Triad area is expected to be limited and because it will not be on a principal arterial, having another area at McKittrick and Western seems appropriate.

Site suitability

The steep topography on the east side of Western Ave adjacent to the mini-storage would make it difficult to have grade level commercial at that portion of street frontage. The current land uses both in the area proposed for change and the immediate surrounding area make it seem unlikely that a mix of businesses that provides the kind of amenities envisioned for a CN area will be realized in the near future. However, the two current and proposed uses are permitted in the CN (even if not in their current form in the case of the mini-storage) and the topography is appropriate for those uses. Considering that both properties are already developed and that in the proposed zoning designation they would be conforming (in the case of the office building) or less-nonconforming (in the case of the mini-storage), the suitability of the immediate area should play a limited role in the evaluation of this proposal.

Next Steps

- SEPA and GMA 60-day review and comment period starting in August or September
- Public Hearing with PC at November 2022 meeting
- Public Hearing with City Council in early December 2022



Department of Community Development

Planning Division

1350 McKittrick Street, Suite A
Wenatchee, WA 98801
(509) 888-3200

COMPREHENSIVE PLAN AMENDMENT REQUEST FORM

Date Submitted: 03/02/2020 Accepted By: Receipt No. File No.

Please select all that apply:

- Comprehensive Plan Text Amendment Comprehensive Plan Map Amendment
- Comprehensive Plan Map/Zone Change Amendment

GENERAL INFORMATION

Applicant: Forte Architects

Mailing Address: 240 N Wenatchee Ave

Contact No.: (509) 2935566 E-mail Address: Lenka@ForteArchitects.com

If applying for a map amendment complete owner information:

Property Owner(s): WENATCHEE EXPRESS LLC

Mailing Address: 321 HIGH SCHOOL RD NE, D-3 PMB 632, BAINBRIDGE ISLAND, WA 98110

Contact No.: 206.669.7845 E-mail Address: msherry@sherrydevco.com

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

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

Authorized Agent: Lenka Slapnicka

Mailing Address: 240 N Wenatchee Ave, Wenatchee, WA 98801

Contact No.: (509) 293-5566 E-mail Address: Lenka@ForteArchitects.com

Please indicate who should receive correspondence and notices:

- Applicant Owner Authorized Agent

PROPERTY INFORMATION (complete if applying for a map amendment)

Street Address(es): 1730 MCKITTRICK ST, WENATCHEE, WA 98801

Parcel No(s): 232033230850

Legal Description: (Attach a separate sheet if necessary) T 23N R 20EWM S 33 SS#1180 LOT 3 4 BA#03-009 L A 2.0700 ACRES

Area of property in acres or square feet: 2.0700 ACRES

Zoning District Designation: Residential Moderate (RM)

Overlay District: Mixed residential corridor (MRC)

Comprehensive Plan Designation: Residential Mixed Use (RMU)

Shoreline Environmental Designation: N/A

Please attach a narrative to this request that addresses the proposed amendment including how it is consistent with the Growth Management Act (RCW 36.70A), countywide planning policies, the City of Wenatchee Capital Facilities Plan, the Wenatchee Urban Area Comprehensive Plan goals and policies, any applicable sub-area plans, and how the amendment is in the best interest of the public. Additionally, please include as part of the narrative: 1) a detailed statement explaining how the site is more consistent with the proposed land use designation than with the existing land use designation; 2) a statement explaining how the site is suitable for the proposed designation and that there is a lack of appropriately designated alternative sites in the vicinity; and 3) are public facilities, infrastructure and transportation systems present to serve the intended amendment or have provisions been made in accordance with the Wenatchee City Code to provide necessary facilities.

If a map amendment is being proposed please also include the following information: current use of the site and the adjacent land uses and comprehensive plan designations.

An environmental checklist prepared pursuant to the State Environmental Policy Act (SEPA) is required to be submitted as part of this request.

The submittal of this application will docket the requested change(s) for consideration during the annual amendment process. This office will compile and maintain a list of requested changes for consideration during the next available annual amendment of the comprehensive plan pursuant to the procedures described in the Wenatchee Zoning Code Chapter 10.05. Applications submitted after the close of business on April 1st of each calendar you are generally processed in the following year's amendment process.

ACKNOWLEDGEMENTS AND SIGNATURE

I acknowledge that:

1. The information, plans, maps, and other materials submitted on an with this application are, to the best of my knowledge, a true and accurate representation of this proposal;
2. City of Wenatchee does not guarantee success of this request, and/or the issuance of an affirmative notice of action. The City's assistance to the applicant(s)/owner(s) does not preclude the need to address impacts raised by the public or by other federal, state, or local agencies;
3. In the event of any legal proceeding to challenge this application, any environmental determination or any other aspect of the proposal, the applicant(s)/owner(s) shall be solely responsible to defend such challenge and pay all court costs and attorney's fees necessary for such defense;
4. All persons executing this acknowledgement in a representative capacity shall be personally liable and hereby personally guarantee payment of all fees and costs required by this applicaiton.

Date: 03/28/2022

Applicant Signature: Laura Hamrick

Please attach a narrative to this request that addresses the proposed amendment including how it is consistent with the Growth Management Act (RCW 36.70A), countywide planning policies, the City of Wenatchee Capital Facilities Plan, the Wenatchee Urban Area Comprehensive Plan goals and policies, any applicable sub-area plans, and how the amendment is in the best interest of the public.

The proposed amendment is to request a Comprehensive Plan Amendment for two properties:

1. Fair Properties 26329, T 23N R 20EWM S 33, L 1 SP 1180, 0.8700 ACRES, 1697 N WESTERN AVE WENATCHEE, WA 98801 to change from MRC - Mixed Residential Corridor to NC- Neighborhood Commercial as to accommodate a 2,500 SF or less addition of its existing use.
2. Wenatchee Express Mini-Storage 26341, T 23N R 20EWM S 33 SS#1180 LOT 3 4 BA#03-009 L A 2.0700 ACRES, 1730 MCKITTRICK ST, WENATCHEE, WA 98801 to change from MRC - Mixed Residential Corridor to NC- Neighborhood Commercial.

This proposed change would be consistent with the Growth Management, Countrywide planning policies, The City of Wenatchee Capital Facilities Plan, and would be in the best interest of the public.

Brief History about The Fair Property & Wenatchee Express Self-Storage

The Fair building was built and founded in 1985 by Gwin White & Prince Inc., a fruit brokerage firm owned primarily by Bob Riggian and his sons Mac and Tom and operated as such.

In approximately 2008 to 2010 REMAX Real Estate officers leased the building from Gwin White & Prince Inc.

In 2010 Brian Fair, Fair Properties LLC, started leasing the building and in 2015 purchased this and property.

Brian Fair has operated this building solely as a business. As no street side parking exists across Western Ave, Brian has supported his neighbors by allowing them to use the parking lot whenever they asked and even allowed a giant neighborhood yard sale. When the mobil home park across the street needed to repave their parking lot Brian allowed them to use his parking lot until it was done. The parking lot provided by Brian has been an asset to the neighborhood.

The Wenatchee Express Self-Storage has been operating since 2013 that have served the community with all their storage needs for the last 9 years.

History of The Pioneer Title Company

The original predecessor to the Pioneer Title Company, LLC of today was first founded as the Chelan County Abstract Company by John A. Gellatly and incorporated in the early 1900's. There were several successor names and entities during the 20th century, but in 1951 the name was changed to Chelan County Title Company.

Complete Douglas County records were also maintained in the Chelan County Title Company office. In 1947, the Douglas County Title Abstract Company, which has operated continuously in Waterville, Washington since 1890, was acquired by Washington Title Insurance Company. The Douglas County Title Abstract continued operation in Waterville until the year 1951 when the name was changed to Douglas

County Title Company and the entire plant moved to Wenatchee and integrated with the Chelan County Title Company operation. In 1965, Pioneer National Title Insurance, a nationally owned title agency, purchased Chelan County Title Company and it was no longer locally owned.

In 1982 the local general manager, John Ellis purchased the office from Pioneer National Title Insurance and the operation again became locally owned. Later the company was transitioned to John's son Steve Ellis, who managed it for over 20 years, before selling it to Brian Fair on July 1, 2021.

Pioneer Title Company is one of four title companies in Chelan/Douglas counties and has a 5% share of the market. Mr. Fair endeavors to increase the market share. The present-day Pioneer Title Company is located at 201 N Mission St and does not accommodate the expected growth. Mr. Fair desires to move Pioneer to the Fair office Building at 1697 N Western Ave, as Mr. Fair already owns and would not need to incur transaction costs, such as realtor commissions, excise tax, federal capital gains tax, and now possibly state capital gains tax, to purchase and move to a location that accommodates expected growth.

The recent COVID pandemic has also caused Mr. Fair to recognize the importance of having the flexibility to minimize contact outside the office should another contagious virus invade the community. Title and Escrow operations can face intense and sudden deadlines, necessitating the need for employees to continuously juggle their schedules. Part of Mr. Fair's plan is to provide a modern kitchen with appliances and a workout gym on site for the health and welfare of his employees to accommodate their constantly moving schedules to meet with customer deadlines.

Pioneer Title Company desires to stay and continue to be one of the communities' locally owned source for real estate title, escrow and closing services for Chelan & Douglas Counties in this new location. The Pioneer Title Company prides themselves as a member of the Wenatchee Valley Chamber of Commerce and loyally serve the Wenatchee and greater area. Nationally owned title companies tend to take advantage of cheap labor provided by offshore service providers. Mr. Fair believes this reduces the quality of service, but the trend is for local companies in this industry to be bought out by national companies, causing local jobs to be eliminated. Mr. Fair believes a newly remodeled building designed to provide first class working conditions to employees will make Pioneer Title Company a competitive and a strong local company built to last and will not fall under the economic pressures of using offshore service companies in place of local employees.

Similarly, Wenatchee Express also desired to stay and continue to be one of the communities' locally owned source for self-storage and packing needs for Chelan & Douglas Counties. In the current zoning mini-storage facilities are a 'prohibited use.'

Proposed Action

The proposed action would be for the Fair Office Building at 1697 N Western Ave and the Wenatchee Express mini-storage on 1730 McKittrick Street to amend their current zone to Neighborhood Commercial.

Brian Fair wishes for a 2,500 SF more or less addition of its existing commercial use, and the Wenatchee Express wishes to have the option in the future to improve its facility and this will only be possible with a zone change.

This proposed change would be consistent with the Growth Management Act. In RCW 36.70A.010 legislative findings stated that if planned growth, this proposed growth, is cooperated and coordinated with one another that it could be in the public's best interest.

In RCW 36.70A.020 (1) Urban Growth Planning goals are described and created to encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner. The Fair office building and Wenatchee Express Self Storage are both on the MRC Mixed Residential Corridor where they both existed, and solely used, as a neighborhood commercial building since they were built in the 1980's and 1990's. The Fair Office building and the Wenatchee Express Self Storage is surrounded by existing adequate public facilities such as daycares, churches, mixed use business such as the upholstery store next-door on 1609 N Western Ave, amongst all the housing.

In RCW 36.70A.020 (5) The proposed action would encourage Economic development throughout Wenatchee, Chelan and the greater Douglas County that would be consistent with Comprehensive Plan if a change of zone to Community Commercial was implemented. Wenatchee Express, The Pioneer Title company and the Fair Office Building would promote economic opportunity by continuing to provide all the communities self storage, title and escrow procedures in-house. This proposed action would also promote the retention and expansion as an existing business, its growth would encourage the recruitment of new businesses, and they would strive to continue to recognize regional differences impacting economic development opportunities and encourage growth in areas experiencing insufficient economic growth where applicable as a Title Company.

The City of Wenatchee has noted on their website under the Comprehensive Plan that; *The City has continued to see steady population and commercial growth. Growth has spread out to the logical geographic boundaries of the City. Wenatchee is facing some tough decisions on how to accommodate growth while protecting the quality of life.* The proposed Land-Use change is a sign of progress of the steady commercial growth due to population growth. This change would encourage the existing geographic boundary use since 1993 and 1985 when the buildings were first built and solely used as an as a self-storage facility, and an office by Gwinn White & Prince Inc. as a fruit brokerage. This change would preserve and accommodate growth while protecting the quality of life.

This proposed change would be consistent with Wenatchee Urban Area Comprehensive Plan. In this plan it projects the Urban Growth Area and greater Areas to grow up to 28% in the next five years with an increase of more than 35,000 persons. The Existing Land Use is projected to be dominated by the residential use by over 60% followed by the second largest sector of commercial sector at 10.5%. Not only can Wenatchee Express and The Pioneer Title Company be part of this growth, but they can also serve and facilitate the residential-use growth as a Title Company and a self-storage.

The Urban Area Comprehensive plan confirms that Western Ave is an Arterial corridor linking elements of the City. Where the corridor *“provide mobility to citizens between and within districts. Corridors provide connections between different areas and destinations within Wenatchee, as well as to places beyond. These corridors carry the largest volume of traffic. There are two types of corridors: commercial corridors and residential corridors. In commercial areas along such corridors, the development has been predominately auto-oriented. Where these arterials bisect traditionally residential areas, many non-residential uses, such as schools, churches, public facilities and some businesses have already located.”*

As a business and business office location established in 1980's The Fair Office building has grandfathered itself within this residential corridor and would be best suited to change to a Neighborhood Commercial District as proposed. Similarly the Wenatchee Express mini-storage has done the same since 2013 and would also be best suited to change to a Neighborhood Commercial District as proposed.

Under roads and transportation, The Urban Area Comprehensive Plan outlines the need for more parking and N Western Ave falls in the Priority Projects for transportation. This proposed change for The Pioneer Title Company in the Fair Office building as a Neighborhood Commercial Zone would supply its own existing parking and would also allow for parking and sidewalk improvement that's consistent with the Plan goals. Similarly Wenatchee Express would also continue to supply its own facility parking.

Under Economic Development, The Urban Area Comprehensive Plan outlines that an Economic Development chapter is not yet a requirement of the Growth Management Act (GMA). However, it does support the City's own goals encouraging economic development. The Pioneer Title Company in The Fair Office Building would enhance the area's quality of life based on the services they provide and because it builds on the areas existing resources and strengths as a local business that serves the community since the 1900's and an office building that has served the local community since the 1980's. Similarly Wenatchee Express has also served the local community with all their storage needs since 1993.

Under Community Design, The Urban Area Comprehensive Plan defines Urban Design, or community design, as the purposeful manipulation of the built or natural environment to achieve public goals of form and function. The community design also recognizes that transitioning arterial streets such as Western Ave provide opportunities for corridor improvements. *"To help mitigate traffic and aesthetic impacts of more intense land uses, major corridors such as 5th Street, Western, Miller and Maple could be targeted for enhancements."* The Pioneer Title Company in The Fair Office Building addition would be a corridor improvement that would be tastefully designed to serve the community *and look at the sum of all parts* to achieve a cohesive appearance consistent with its environment, appearance of the existing building, and its neighboring residential neighborhood appearance in terms of scale, orientation, and building materials. The Wenatchee Express would continue to operate in its current space and scale.

Additionally, please include as part of the narrative: 1) a detailed statement explaining how the site is more consistent with the proposed land use designation than with the existing land use designation; 2) a statement explaining how the site is suitable for the proposed designation and that there is a lack of appropriately designated alternative sites in the vicinity; and 3) are public facilities, infrastructure and transportation systems present to serve the intended amendment or have provisions been made in accordance with the Wenatchee City Code to provide necessary facilities.

- 1) The Fair Office building and Wenatchee Express Self-Storage is more consistent with the proposed land use designation of a Neighborhood Commercial Zone rather than with the existing land use designation of Mixed Residential Corridor because it has been built, operated and established as a Neighborhood Commercial building since 1985 & 1993. The current zoning would require Fair to add an equal amount of residential space for every square foot of commercial space added. To our knowledge, there is no parcel in the vicinity that provides a mix of commercial and residential accommodations inside that same parcel. True, there is a daycare facility operating out of a home nearby, but daycare facilities are almost always

operated out of a home. The site is also best suited as a Neighborhood Commercial Zoned building because its neighbor is Self-Storage Facility on 1730 McKittrick Street, which under the current zone is a prohibited use, as well as the city cemetery located at 1804 N Western Ave. Should the proposed change in zoning be disallowed, Mr. Fair would be forced to incur the transaction costs to sell the property, move to another location, or to build or improve an office building. The new owner, likely wanting to maximize the square footage of the lot, would likely have to build out the maximum high density residential units possible. While this may not be a bad fit across Western Avenue, the lots to the East of Fair's parcel are large low density (greater than an acre) with livestock (horses). Mr. Fair does not believe a high-density development would fit with these neighbors, as opposed to a professional office space that operated from 8-5 M-F, that is not taxing on the neighborhood's peaceful living.

- 2) The site is suitable for the proposed designation because it would allow for continued commercial use of the Wenatchee Express and the expansion for the Pioneer Title Company at the Fair Office Building. The Fair provides just the right amount of square footage that with a small addition, will be the perfect size for the operations, and not force Mr. Fair to instead purchase a parcel that forces him to buy more land than he needs, and incur transaction costs. There is a lack of appropriately designated alternative sites in the vicinity because this existing site and building has been purchased and operated as a commercial business since 2015 and earlier by previous owner and under the current MRC classification does not allow for alterations or upgrade of its existing use. There has never been a residential component to this site as required under its current MRC zoning and is considered non-Conforming as result.
- 3) Due to the existing use of the building along with public facilities such as daycares, churches, and the cemetery infrastructure and transportation system are already present to serve the intended amendment. Other provisions include improvement of the sidewalks, the proposed addition and entry to be street facing in accordance with the Wenatchee City Code to provide necessary facilities.

If a map amendment is being proposed, please also include the following information: current use of the site and the adjacent land uses and comprehensive plan designations.

An environmental checklist prepared pursuant to the State Environmental Policy Act (SEPA) is required to be submitted as part of this request. The submittal of this application will docket the requested change(s) for consideration during the annual amendment process. This office will compile and maintain a list of requested changes for consideration during the next available annual amendment of the comprehensive plan pursuant to the procedures described in the Wenatchee Zoning Code Chapter 10.05. Applications submitted after the close of business on April 1st of each calendar you are generally processed in the following year's amendment process.

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for non-project proposals:

For non-project proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable:

Wenatchee Express Self-Storage

2. Name of applicant:

Michael A. Sherry | Sherry Development

3. Address and phone number of applicant and contact person:

*Owner: Wenatchee Express LLC
1730 McKittrick Street
Wenatchee, WA 98801
msherry@sherrydevco.com
206-669-7845*

*Contact: Forte Architects
Lenka Slapnicka
240 North Wenatchee Avenue
Wenatchee WA, 98801
lenka@fortearchitects.com
509-293-5566*

4. Date checklist prepared:

March 28th, 2022

5. Agency requesting checklist:

City of Wenatchee Department of Community Development Planning Division

6. Proposed timing or schedule (including phasing, if applicable):

NA/ April 1st 2022 Zone Change Comprehensive Plan Amendment Processing deadline

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

None known.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No specific knowledge of any additional applications pending beyond the Comprehensive Plan Amendment Request.

10. List any government approvals or permits that will be needed for your proposal, if known.

None.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

This proposal is for an Existing Self Storage Business to be part of a comprehensive Plan Amendment for zone change to Neighborhood Commercial

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

This proposal is located on the north side of N Western Ave in Wenatchee, north of McKittrick Street, on the corner of N Western & McKittrick Street.

This site is located on Lots 3-4, as delineated on Gwin-White & Prince Short Plat No. 1180, Chelan County, Washington, recorded January 23, 1985 in Book SP-2 of Short Plats, Page 70 under Auditor's File No. 8501230010

An overall site plan for this project is included with the building permit submittal. The legal description is: LOT 3-4, GWIN-WHITE & PRINCE SHORT PLAT NO. 1180, CHELAN COUNTY, WA, T 23N R 20EWM S 33 SS#1180 LOT 3 4 BA#03-009 L A

Accessors parcel # - 232033230850

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site:

(circle one) Flat rolling, hilly, steep slopes, mountainous, other _____

The bulk of the site is nearly tabletop flat. There are slopes of varying nature to match existing surrounding grades.

b. What is the steepest slope on the site (approximate percent slope)?

Some of the tailing & leading slopes at the perimeter approach 2:1

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Sand, gravel and loam sand.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

None known.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

None.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

No

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

None Proposed.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

None Proposed.

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

NA

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None known.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

No specific measures proposed.

3. Water [\[help\]](#)

- a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

N/A

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

N/A

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground Water: [\[help\]](#)

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

N/A

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

None Proposed.

2) Could waste materials enter ground or surface waters? If so, generally describe.

No.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

No proposed specific measure proposed.

4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

None Proposed.

c. List threatened and endangered species known to be on or near the site.

None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

None.

e. List all noxious weeds and invasive species known to be on or near the site.

None known.

5. **Animals** [\[help\]](#)

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site.

None known or identified on this project site.

- c. Is the site part of a migration route? If so, explain.

Not to our knowledge.

- d. Proposed measures to preserve or enhance wildlife, if any:

No specific measures proposed.

- e. List any invasive animal species known to be on or near the site.

None known.

6. Energy and Natural Resources [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

None Proposed.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

Not anticipated.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

All new structures will meet or exceed current energy standards.

7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

None anticipated.

- 1) Describe any known or possible contamination at the site from present or past uses.

The site has been used for commercial purpose in the past.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None known.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None known or anticipated.

- 4) Describe special emergency services that might be required.

None anticipated.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

No measures proposed.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

None that will affect the intended uses for this proposed project.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

None Proposed.

- 3) Proposed measures to reduce or control noise impacts, if any:

No specific measures proposed.

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

This 2.07 acres has been a self-storage [only] facility since 2013. The neighboring property on 1697 N Western Avenue has been an office building [only] since 1985. The neighboring property on 1622 McKittrick Street has been a residence since 1959. A cliff edge separates all other properties and visible view of the business. The proposal is not anticipated to affect the current land uses on nearby or adjacent properties.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or non-forest use?

No.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No.

c. Describe any structures on the site.

There is are multiple self storage units with a total of 28,450 SF and a 1248 sf mobile home office building that has operated as a business since 1993.

d. Will any structures be demolished? If so, what?

No.

e. What is the current zoning classification of the site?

*RM- Residential Medium Density District
Overlay MRC- Mixed Residential Corridor*

f. What is the current comprehensive plan designation of the site?

*RM- Residential Medium Density District
Overlay MRC- Mixed Residential Corridor*

g. If applicable, what is the current shoreline master program designation of the site?

N/A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No.

i. Approximately how many people would reside or work in the completed project?

N/A

j. Approximately how many people would the completed project displace?

None.

k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A

- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

All development will be consistent with adopted design, land use, construction and development standards that have been adopted by the City of Wenatchee and Chelan County.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

N/A

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None.

- c. Proposed measures to reduce or control housing impacts, if any:

No measures proposed. As this SEPA is part of a Zone change application to CN-Neighborhood Commercial any new construction will adhere to all City of Wenatchee and Chelan County regulations, including design standards applicable in the applied CN zone.

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

None Proposed.

- b. What views in the immediate vicinity would be altered or obstructed?

None Proposed.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

None Proposed.

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

None Proposed.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

None Proposed.

- c. What existing off-site sources of light or glare may affect your proposal?

None.

- d. Proposed measures to reduce or control light and glare impacts, if any:

None Proposed.

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Wenatchee cemetery is within 0.3 miles on the same road to the north. The Rotary Park is within 0.5 miles on the same road to the south. The Church of God and the Three Hierarchs Orthodox Church is also within 0.3-0.5 miles to the North on the same road. The surrounding neighborhoods with well-developed sidewalk/trails allow for many different walking and biking opportunities.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

None Proposed.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None proposed.

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

Unknown if any of the surrounding homes or buildings are listed or eligible. However, there are most likely homes, cemetery & buildings which are 45 + years old with-in a couple block radius of the site.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

Not aware of any professional studies on or near this site. No evidence of Indian or historical use or occupation on this site.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

None proposed.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Any future development activity must conform to currently adopted City, County and State Archive Office standards & procedures.

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

None Proposed.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Yes, this site is served by Link Transit. There are three nearby transit stops of the proposed addition along North Western Ave. One is 0.1 miles north on Western & Story Ln, another is 0.2 miles south on Western & Maple Street, and 0.3 miles east on the corner of McKittrick & Pershing Street.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

None Proposed.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

None Proposed.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

N/A

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

- h. Proposed measures to reduce or control transportation impacts, if any:

No measure proposed.

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

None Proposed.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

No measures proposed.

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

Electricity, Water, Refuse Service, Telephone, Sanitary Sewer.

- e. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

None Proposed.

C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: *Lenka Slapnicka*

Name of signee Lenka Slapnicka

Position and Agency/Organization Forte Architects

Date Submitted: 3/28/2022



**City of
Wenatchee**

DEPARTMENT OF COMMUNITY DEVELOPMENT

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TO: Planning Commission
FROM: Community Development Staff
SUBJECT: Workshop regarding innovative parking solutions
DATE: June 8, 2022

At the May 2022 meeting, the Planning Commission discussed the Planning division work plan item related to the Mayor's office requested to consider innovative off-street parking solutions for small lots within the general vicinity of Riverside Dr. and Island View Street. This workshop resulted in the identification of several options related to addressing the question of parking on small lots in the target area as well as some potential changes to the way in which off-street parking is regulated throughout the City. The purpose of this memo is to further refine this conversation with potential options for the Planning Commission to consider.



Figure 1- Aerial Image of PO Area

For the purposes of discussion at the upcoming workshop, planning staff has prepared a series of potential options based on the previous planning commission workshop:

1. Eliminate off-street parking requirements for all lots within the PO with the exception of new residential:

This option would eliminate all required off-street parking in the entire PO area with the exception of new residential uses. The reason to continue to require new residential uses to meet the required off-street parking requirements is that these uses are more

permanent in their nature rather than commercial uses that have clients and employees are only at the property for limited times during the day.

The PO is served in close proximity by LINK transit, the Apple Capital Loop Trail, and has sidewalks along Riverside Drive. The PO is approximately 39 acres in size. The majority of the PO is already developed with multi-family housing, single-family housing, commercial uses such as a hotel, restaurants and breweries, a church and a couple of surface parking lot. Approximately 2.5 acres are vacant. There is existing on-street parking along portions of Riverside Dr. Island View Street is narrow public street without sidewalks or designated on-street parking.

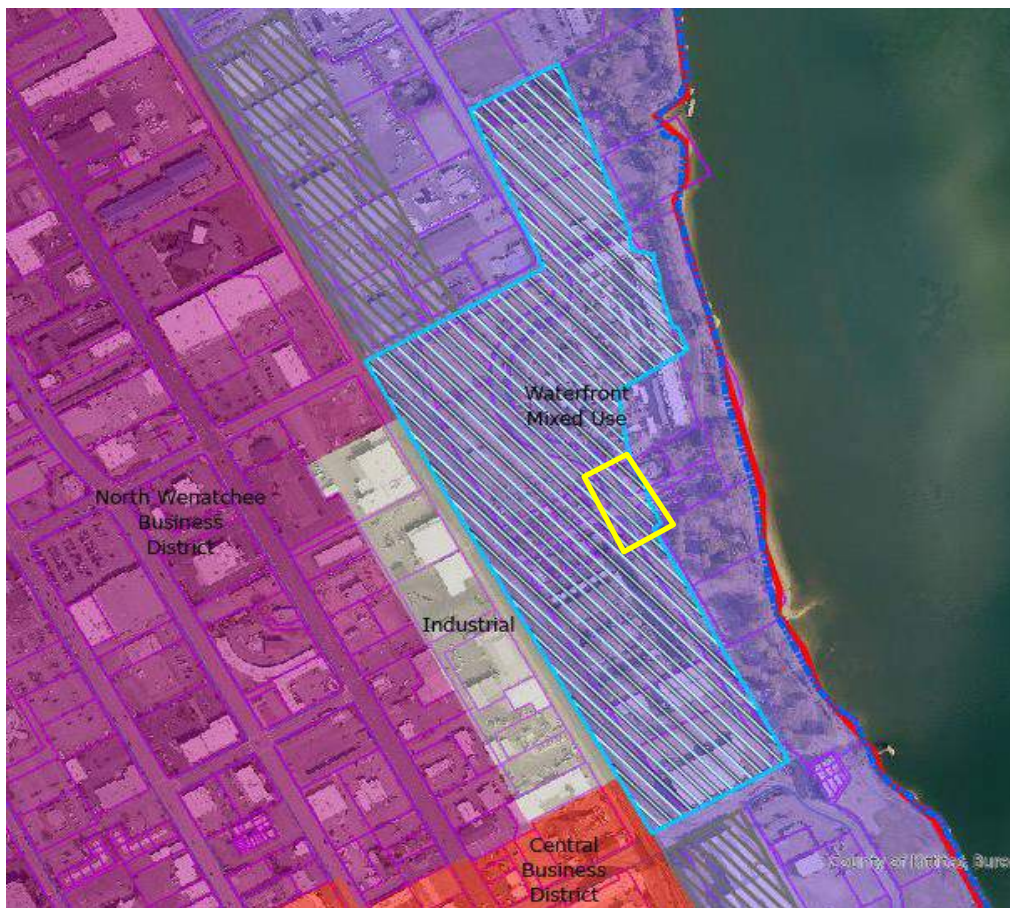


Figure 2- Pedestrian Overlay Boundaries

2. Eliminate off-street parking in the PO for lots less than 10,000 square feet, with the exception of new residential:

This option would eliminate off-street parking for lots within the PO that are less and 10,000 square feet in area. There are 16 lots in the PO below this size threshold. Of these parcels, 2 are owned by either the City or the PUD, 2 are vacant, 1 is used as a brewery/restaurant, and 11 are single-family homes. While this option would not apply as broadly as the first option, it would address the question posed to the planning commission about alleviating the parking requirements in the PO area for smaller lots.

3. Amend existing off-street parking standards:
 - a. Increase reduction ratios for proximity to transit or public parking from 20 to 25%. The City has two existing parking reduction incentives for proximity to a bus shelter or a public parking lot. If projects meet all the required criteria, a parking reduction of up to 20% may be applied. The City could consider increasing this reduction up to 25%.
 - b. Change parking reduction incentive – transit from projects located within 700 feet of a public bus shelter to any bus stop. Also consider increasing the distance radius to a ¼ mile or 1350 feet. According to the [Pedestrian Safety Guide](#) published by the Federal Highway Administration, most pedestrians are willing to walk ¼ of a mile (~1320 feet) and up to ½ mile (2640 feet) to a transit stop.
 - c. Increase shared parking facility radius to a distance greater than 500 feet; Shared parking can already accommodate 100% of the required off-street parking so long as the shared parking facility is within 500 feet of the subject property. The City could consider increasing this radius.
4. Comprehensive review of off-street parking standards based on land use category
 - a. Staff research has indicated that other jurisdictions have lower off-street parking ratios than Wenatchee. A review of the off-street parking standards is a significant work item that would require study and analysis of best management practices and the ITE parking manual, as well as study to understand the application of these changes to our local community. This approach is outside the scope of this current review and should be added to a future workplan for the planning commission to consider.

Please review the memorandum and come prepared to discuss the issue at hand within the context of our existing comprehensive plan goals and policies.

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