

WENATCHEE PLANNING COMMISSION
SCHEDULED MEETING
July 20, 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 meetings on May 18, 2022 and June 15, 2022.

III. PUBLIC COMMENT PERIOD

Comments for any matters not included on the agenda.

IV. OLD BUSINESS

None

V. NEW BUSINESS

A. Workshop – Proposed amendments to Title 10 Zoning of the Wenatchee City Code

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Staff advised that one of the applicants had withdrawn their application due to family needs and the other applicant was not in attendance.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

MINUTES

I. CALL TO ORDER

Chair Rani Sampson called the meeting to order at 5:30 p.m., with the following members in attendance: Lael Gaston and Susan Albert. Commissioners Josh Jorgensen, Ace Bollinger, and Joe Gamboni were absent. The Planning Commission continues to have one vacant position.

City Planning staff was represented by: Glen DeVries, Community Development Director; Stephen Neuenschwander, Planning Manager; and Matt Parsons, Senior Planner.

II. ADMINISTRATIVE AFFAIRS

A. Approval of the minutes from the regular meeting on May 18, 2022.

The Commission did not have a quorum present to approve the minutes. Approval was moved to the next regular meeting on July 20, 2022.

B. Planning applicant interview

The Commissioners interviewed applicant Anupama Vembar. After deliberation, Commissioners unanimously agreed to forward a recommendation to City Council for her appointment to the Planning Commission.

III. PUBLIC COMMENT PERIOD

There was no public comment.

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.

The staff report was presented by Matt Parsons, Senior Planner.

Commissioners asked questions of staff.

B. 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 6:35 p.m.

Respectfully submitted,

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

DRAFT



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 proposed amendments to Title 10 Zoning of the Wenatchee City Code

DATE: July 13, 2022

Attachments

Staff is preparing a limited set of amendments for potential adoption by the end of the year and a portion of those are included in the attached set of proposed amendments. Staff would like to hold a workshop with the Planning Commission to discuss this set of amendments. Below, you will find a description and explanation of each proposed amendment attached to this memo.

10.08.060 "E"

- Definition of "Equipment rental services, commercial" – Staff recently had a customer that wanted to open a retail space that included party supplies. The particular zoning district where they wanted to locate does not allow "Equipment rental services, commercial". The zones where this land use designation is permitted seems to be based on the "...power and hand tools, yard and garden equipment..." rather than the party supplies. Staff proposes that range of uses be taken out of this definition.

10.08.065 "F"

- Definition of "Furniture, home furnishings, and home appliances" – Staff proposes that a "business which rents or leases equipment for personal or household use, including but not limited to ...party supplies such as dishware, glassware, and folding tables and chairs" is better suited to this definition and the zoning districts it is permitted in.

10.08.100 "M"

- Definition of "Motor vehicle sales" – The proposed amendment is an important clarification so that if a business is selling any vehicles at all, they must adhere to the relevant regulations which would include being located in the appropriate zoning district.

10.10.020 District Use Chart

- With the exception of the row for "Modular home", which is described below, the rest of the rows included in the chart are provided for context.
- The code reference for "Modular home" is incorrect. The chart currently cites WCC10.48.150 "Travel trailers/motor, mobile and manufactured homes". This section has no mention of Modular homes and is not relevant. The proposed amendment is to cite WCC10.47.050 "Single Family Dwellings" as this is the relevant section. Modular homes are assembled in a factory (i.e.

off-site) and placed on a foundation. They are built to local and state building codes. While sometimes they look very similar to a manufactured home, there is a significant difference in that manufactured homes are built to a different set of standards established and enforced by the US Department of Housing and Urban Development (HUD).

10.40.030 Waterfront pedestrian overlay (PO)

- (7) Parking – In response to direction provided at the workshop last month on this topic staff has drafted code amendments for discussion at this workshop. The way this is drafted, any residential dwelling units would still require off-street parking but all other uses would be exempt on lots less than 10,000 SF and located in the northern portion of the Pedestrian Overlay.

10.72.030 Nonconforming structures.

- Subsection (2) – The way this subsection is currently written, a property owner with a non-conforming structure, could potentially apply for and be issued a building permit for an addition utilizing this provision, then in the future with another further extending the structure in the setback. Staff believes this provision is adequate as is and doesn't need to open the possibility of being utilized multiple times. The intent of Chapter 10.72, as described in 10.72.010, is to "...permit these nonconformities to continue but not to encourage their perpetuation or survival.". Similarly, WCC10.72.010 also states "...nonconformities shall not be enlarged upon, expanded, enjoy an increase in intensity of use...". WCC10.72.030(2) is a limited exception and should be conservatively applied in order to comply with the stated intent and purpose.

Next Steps

- Additional amendments will be provided at the August Meeting.
- The full set of code and comprehensive plan amendments will go out for public comment and environmental review in late August or early to mid-September.
- Additional workshops may occur at the September and October meetings as needed.
- A public hearing will be held at the November meeting and the Planning commission will be asked to make a recommendation to the City Council.
- The City Council will hold a public hearing at a meeting in early December.

Questions?

If you have any questions for staff please don't hesitate to contact either:

- Matt Parsons, Senior Planner, at (509) 888-3253 or mparsons@wenatcheewa.gov
- Stephen Neuenschwander, Planning Manager, at (509) 888-3285 or SNeuenschwander@WenatcheeWA.Gov

Chapter 10.08 DEFINITIONS

10.08.060 “E.”

“Equipment rental services, commercial” means a business which rents or leases equipment for personal or household use, including but not limited to power and hand tools, and yard and garden equipment, ~~or party supplies such as dishware, glassware, and folding tables and chairs.~~ This does not include rental of furniture or appliances classified as “furniture, home furnishings, and appliances,” nor rental or leasing of portable toilets, heavy equipment like bulldozers, or similar services to the construction trades, classified as “maintenance and service facilities for motor vehicle passenger transportation” uses.

10.08.065 “F.”

“Furniture, home furnishings, and home appliances” means a business primarily engaged in the retail sale of goods used for furnishing the home, such as furniture, floor coverings, draperies, lighting fixtures, wood stoves, domestic cook stoves, refrigerators, and other household electrical and gas appliances. This category also includes rental of furniture, appliances, and the like; ~~as well as~~ and the rental of party supplies such as dishware, glassware, and folding tables and chairs.

10.08.100 “M.”

“Motor vehicle sales” means a business ~~primarily~~ engaged in the sale of new and/or used autos: cars, trucks, motorcycles, recreational vehicles, utility trailers, aircraft, snowmobiles, and the like.

Chapter 10.10 DISTRICT USE CHART

10.10.020 District use chart.

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District Use Chart

P = Permitted use
P1 = Permitted, not to occupy grade level commercial street frontage
AU = Accessory use
C = Conditional use
C1 = Conditional use, not to occupy grade level commercial street frontage
~ = Prohibited use
M = Permitted use in a corridor mixed use project within the MRC overlay

Uses	Commercial Districts						Mixed Use Districts			Residential Districts				Overlay Zones						
	CBD	NWBD	SWBD	CN	CD	I	WMU	OMU	RMU	RF	RS	RL	RM	RH	HEO	CSO	MRC	IO	PO	RRO
Commercial, Retail																				
Equipment rental services, commercial	~	C ₇	C ₇	~	~	P	~	C	~	~	~	~	~	~	~	P	~	P	~	~
Furniture, home furnishings, and appliances	P	P	P	P	~	P	P	~	~	~	~	~	~	~	P	P	~	P	P	P1
General retail	P	P	P	P	P ₁₃	~	P	~	~	~	~	~	~	~	P	P	~	~	P	P1
Motor vehicle sales	P	P	P	~	~	P	~	~	~	~	~	~	~	~	~	AU	~	~	~	~
Residential																				
Manufactured home ¹ (WCC 10.48.150)	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Manufactured home, designated (WCC 10.47.020)	~	~	~	~	~	~	~	P	P	P	P	P	P	P	~	~	P	~	~	~

District Use Chart

P = Permitted use
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Uses	Commercial Districts						Mixed Use Districts			Residential Districts				Overlay Zones						
	CBD	NWBD	SWBD	CN	CD	I	WMU	OMU	RMU	RF	RS	RL	RM	RH	HEO	CSO	MRC	IO	PO	RRO
Manufactured/ mobile home park (as a residential planned development) (Chapter 10.42 WCC)	~	~	~	~	~	~	P ₁₀	P ₁₀	P ₁₀	~	P ₁₀	P ₁₀	P ₁₀	P ₁₀	~	~	P ₁₀	~	~	~
Manufactured home community (WCC 10.47.180)	~	~	~	~	~	~	~	~	~	~	P	P	P	~	~	~	~	~	~	~
Mobile home ² (WCC 10.48.150)	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Modular home (WCC 10.48.150 10.47.050)	~	~	~	~	~	~	~	P	P	P	P	P	P	P	~	~	P	~	~	~

10.40.030 Waterfront pedestrian overlay (PO).

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.

Proposed amendments to Title 10 Wenatchee City Code prepared for the July 2022 Meeting of the City of Wenatchee Planning Commission

In addition to the general conditions set forth in the WMU zone, development projects within a pedestrian overlay zone shall meet the following additional standards:

(1) Building Orientation. Buildings shall front on Riverside Drive, Orondo Street and/or the Waterfront Plaza/Park and shall be constructed with pedestrian-oriented facades as outlined below:

(a) The primary building entry shall be from Riverside Drive, Orondo Street, and/or the Waterfront Plaza/Park.

(b) Blank wall limitations shall be consistent with WCC [10.32.050](#)(9) and is amended to require the building facade to have at least 75 percent transparent window coverage between the height of two feet and eight feet above the sidewalk.

(2) Maximum Setbacks. Buildings shall be set back a maximum of five feet from the property line abutting Riverside Drive, Orondo Street, and/or the Waterfront Plaza/Park unless that space between the building and the street is an area which promotes visual and pedestrian access to the abutting structures and which provides pedestrian-oriented amenities and landscaping to enhance the public's use of the space for passive activities such as resting, reading, picnicking, etc. To qualify as a pedestrian-oriented space, an area must have the following:

(a) Visual and pedestrian access (including barrier-free access) to the abutting structures from the public right-of-way or a nonvehicular courtyard.

(b) Paved walking surfaces of either concrete or approved unit paving.

(c) Lighting below 15 feet in height and providing at least two foot-candles (average) on the ground.

(d) At least three feet of seating area (bench, ledge, etc.) or one individual seat per 60 square feet of plaza area or open space.

(e) The pedestrian-oriented space is encouraged to have:

(i) Landscaping that does not act as a visual barrier.

Proposed amendments to Title 10 Wenatchee City Code prepared for the July 2022 Meeting of the City of Wenatchee Planning Commission

(ii) Site furniture, artwork, or amenities such as fountains, kiosks, etc.

(f) A pedestrian-oriented space shall not have:

(i) Asphalt or gravel pavement.

(ii) Adjacent chain-link fences.

(iii) Adjacent blank walls without blank wall treatment.

(iv) Adjacent visual barriers which could represent a safety/security hazard.

(3) Gross Floor Area Limits. Tenant space for retail uses listed as permitted grade level commercial street frontage uses in the district use chart is limited to a maximum of 20,000 square feet. Buildings may be larger than this limit; provided, that individual tenant spaces not exceed this maximum size.

(4) Drive-In Prohibited. Drive-in services, including but not limited to food, drink, film, and banking, are not permitted in the pedestrian overlay zone.

(5) Uses. Uses permitted in the pedestrian overlay are listed in the district use chart under PO; uses listed in the WMU are not eligible in the PO unless listed under the PO column. Grade level commercial street frontage shall be limited to uses as listed in the district use chart. Residential uses may be permitted when constructed in a manner that allows for conversion to commercial use. Live/work units are permitted as a ground

floor use. Live/work units combine residential and non-residential spaces where the proprietor both lives and works. Ground floor street frontage



along Piere Street may be exempt.

This image represents how a live/work unit may function, but is not representative of the architectural scale requirements of the underlying zoning.

(6) Wireless Communication Antennas. Any wireless communication antennas shall be integrated into building design and not visible from public places.

(7) Parking.

(a) Parking areas shall be located to the rear of buildings and not front along Riverside Drive, Orondo Street, and/or the Waterfront Plaza/Park except for driveway access to the parking area.

(b) Non-residential uses shall be exempt from the off-street parking standards in 10.60.080 provided they meet both of the following criteria:

(i) Located on a lot smaller than ten thousand (10,000) square feet in area that was in existence on [insert date of ordinance]; and

(ii) Located in the portion of the Waterfront Pedestrian Overlay (PO) north of 5th Street.

(Ord. 2016-22 § 1 (Exh. B); Ord. 2010-03 § 1 (Exh. A); Ord. 2007-34 § 2 (Exh. A))

10.72.030 Nonconforming structures.

(1) A structure which is legally nonconforming as of the effective date of the ordinance codified in this title by reason of restrictions on area, lot coverage, height, required setbacks or other requirements concerning structures may be continued so long as it remains otherwise lawful.

(2) A structure with one or more nonconforming setbacks may be extended when said addition or extension would be no less conforming as to setback distance than the existing structure; and provided, that the addition shall be no longer in linear feet along the nonconforming setback than 50 percent of the length of the existing nonconformity. After utilizing this provision once, any subsequent additions located within a given setback shall comply with the applicable setbacks.

(3) A nonconforming structure shall not be altered, extended, enlarged, or otherwise physically changed in any manner that would have the effect of increasing its amount or degree of nonconformity.

(4) A nonconforming structure destroyed by any cause to an extent exceeding 50 percent of its cost of replacement using new materials shall only be replaced with a structure conforming to the provisions of this title.

(5) Nothing in this title shall be deemed to prevent the normal maintenance and repair of a nonconforming structure or its restoration to a safe condition when declared to be unsafe by any official charged with protecting the public safety. (Ord. 2010-03 § 1 (Exh. A); Ord. 2007-34 § 2 (Exh. A))