



Community Development Department
301 Yakima Street
Wenatchee, WA 98801
(509) 888-3256

STAFF REPORT
CONDITIONAL USE PERMIT FOR A NEW PARKING FACILITY AND EXTENSION OF A
TEMPORARY PARKING FACILITY AT THREE HIERARCHS ORTHODOX CHURCH
(CUP-24-07)

TO: City of Wenatchee Hearing Examiner
FROM: City of Wenatchee Community Development Department
RE: Public hearing for CUP-24-07
DATE: August 20, 2024

1. REQUESTED ACTION

Conduct a public hearing on an application for a Conditional Use Permit for a new parking facility and time extension of a temporary parking facility at the Three Hierarchs Orthodox Church, located at 1915 N. Western Avenue and identified by APN 23-20-28-331-000.

2. SITE INFORMATION

Applicant: Keanna Valdez Gonzalez, Forte Architects
Property Owner: Andy Barber, Three Hierarchs Antiochian Orthodox Christian Church
Location: 1915 N. Western Avenue and identified by APN 23-20-28-331-000
Zoning District: Residential Moderate (RM) and Mixed Residential Corridor (MRC)
Comp. Plan Designation: RM and MRC

A. Project Description

The City of Wenatchee received a Conditional Use Permit (CUP) application for a new parking facility and time extension of a temporary parking facility at the Three Hierarchs Orthodox Church, located at 1915 N. Western Avenue. The church and the existing temporary parking facility were approved by the Hearing Examiner in 2016 (CUP-16-08). The temporary parking facility currently has approximately 37 parking spaces, and was conditioned to operate for a period not to exceed two years.

The new parking facility will be located to the north of the existing temporary parking and church buildings and provide approximately 25 parking spaces. The new parking facility is a part of the church operations, meeting the definition of "Place of Worship" in Wenatchee City Code Chapter 10.08 and requires a CUP in the Residential Moderate (RM) zoning district. The time extension of the use of the temporary parking facility also requires a CUP in the RM zoning district.

Attachment A, application materials, provides additional detail and plans for the parking facilities.

B. Project Background

A Conditional Use Permit application for a place of worship was approved by the Hearing Examiner on October 20, 2016 under CUP-16-08, for the existing operations at the Three Hierarchs Orthodox Church. The CUP authorized the following uses on the site:

- Addition of a modular structure to be used for the primary church services and activities
- Remodel of a single-family residence for use as a parish
- Temporary parking facility

The temporary parking facility was subject to the following condition of approval, "*The temporary parking facility is permitted to operate for a maximum of 2 years unless site development for the master plan is initiated prior to the 2-year limit.*" The master plan referenced in the condition of approval was as shown on the application materials submitted with CUP-16-08, and included a new church building and a new fellowship hall. There was a pre-application meeting held on October 19, 2023 regarding an updated site plan for the proposed master plan, but as of the publication date of this staff report, no development applications have been received for any buildings shown on the master plan.

The current application (CUP-24-07) proposes the construction of a permanent parking facility to the north of the existing buildings, adjacent to N. Western Avenue. The application also includes a request for a 2-year extension for the use of the existing temporary parking facility. The application for a Conditional Use Permit was received on July 18, 2024. The application was determined complete on August 7, 2024 pursuant to Wenatchee City Code (WCC) Section 13.07.050. The application vested on the date a complete application was submitted and reviewed under the codes, regulations and other laws in effect on the date of vesting (WCC Section 13.07.050).

The notice of application and public hearing was distributed on August 12, 2024 and there was a public comment period through August 26, 2024. The notice of public hearing was distributed on August 12, 2024 and the hearing is scheduled for August 27, 2024.

C. Site Characteristics

The property is ±1.64 acres and located within the Residential Moderate (RM) zoning district and the Mixed Residential Corridor (MRC) overlay district. There are three buildings on the property, as well as the gravel parking area (temporary parking facility) and a play structure. The property currently has one access point from N. Western Avenue, and three additional driveways that are not in use.

D. Surrounding Properties

North: N. Western Avenue and single-family residential uses, within the Residential Moderate (RM) zoning district and Mixed Residential Corridor (MRC) overlay district

East: Single-family and residential uses, within the RM and MRC

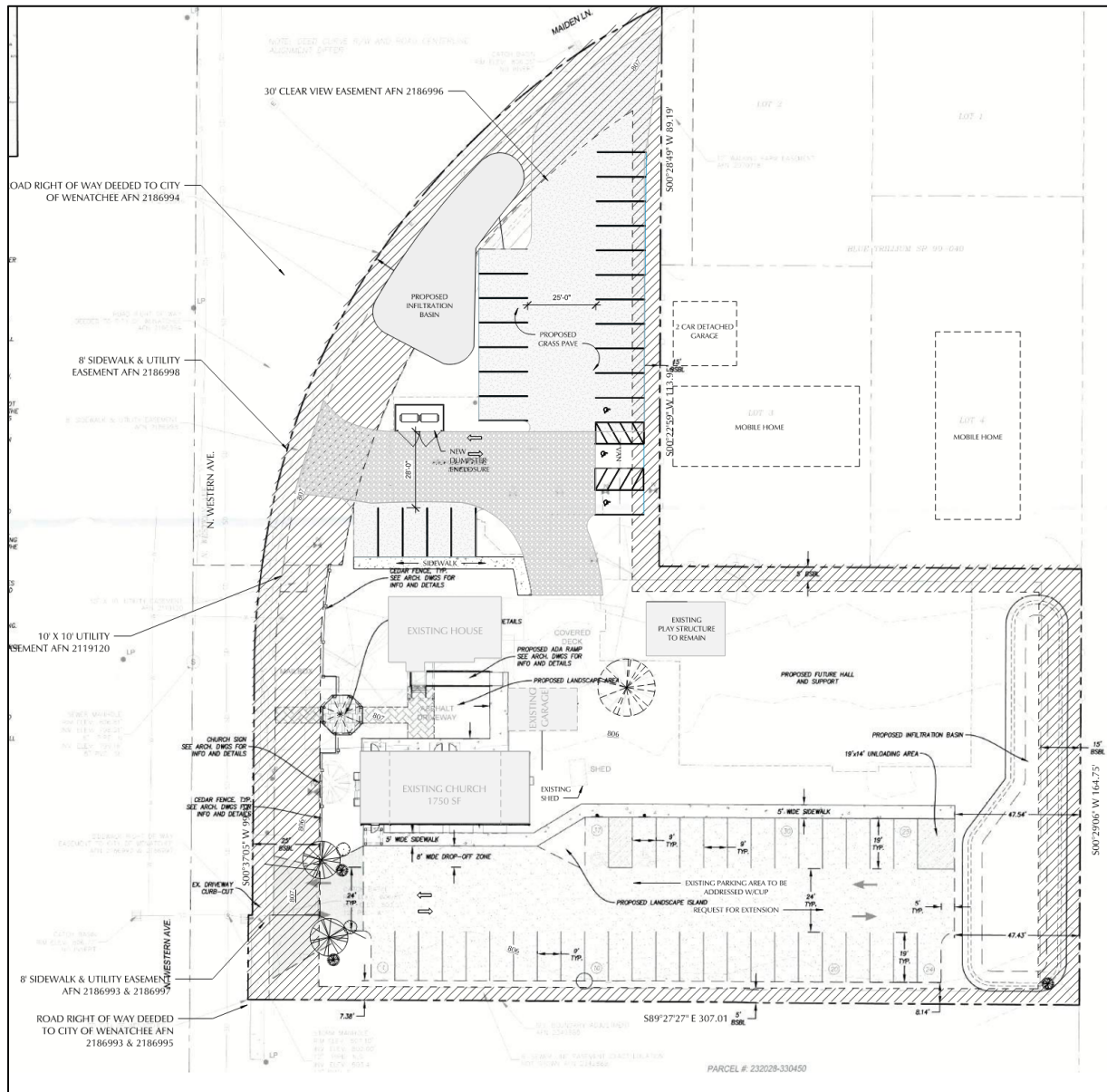
South: Single-family and residential uses, within the RM and MRC

West: N. Western Avenue and residential uses, within the Residential Low (RL) zoning district

Figure 1. Aerial image and zoning districts of proposed project area



Figure 2. Excerpt of proposed site plan for CUP-24-07



3. COMPLIANCE ANALYSIS OF APPLICABLE POLICIES AND REGULATIONS

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

A. Wenatchee Urban Area Comprehensive Plan

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

Land Use / Urban Growth Area Element, Goal 15. Neighborhoods – Utilize neighborhood planning as a way to tailor the comprehensive plan and implement it in areas that reflect the neighborhood's history, character, current conditions, needs, values, vision and goals.

Policy 4: New non-residential development in existing residential neighborhoods should be designed (landscaping and building design) and operated (traffic, noise, lighting, hours) to be compatible with the existing neighborhood.

Project compliance: The proposed project, new and continued use of the church's parking facilities, is considered non-residential development in an existing residential neighborhood, as described in the policy. The project is within the Residential Moderate (RM) and Mixed Residential Corridor (MRC) land use designations, which allows for a range of residential and light commercial developments and compatible uses. The parking facilities are intended to support the use of the property as a place of worship (WCC Section 10.08.115), and require a Conditional Use Permit as such. The new parking facility is also subject to design, WCC Chapter 10.60, Off-street parking, and landscape requirements, WCC Chapter 10.62, Landscaping standards.

Operations (traffic, noise, lighting, hours) will be consistent with current service operations and with the criteria for places of worship in residential neighborhoods (WCC Section 10.65.080). There is not an anticipated increase in overall site capacity, as related to parking and traffic, as a result of the new parking facility, as it is presented in the application. Site capacity is determined by the number of seats in the main assembly area(s), as provided for in WCC Section 10.60.080, Off-street parking requirements. There are no changes proposed to any building or the assembly areas

Parking lot lighting will be evaluated at the time of the land surface modification permit application. The Wenatchee City Code does not have any lighting standards that apply to non-residential uses; however, pursuant to WCC Section 10.60.030(3)(c), parking facilities located in or adjacent to residential zones shall have any illumination arranged so as to reflect the light away from adjacent residential structures. In addition, lighting could be considered a nuisance where it creates a direct glare or impact off site. The permit will be reviewed for any exterior lighting that may create an impact off site.

Land Use / Urban Growth Area Element, Implementation Table

<p>Residential Moderate</p>	<p>Primary Uses:</p> <ul style="list-style-type: none"> ▪ Entire range of housing choices <p>Secondary Uses:</p> <ul style="list-style-type: none"> ▪ Accessory Dwelling Units ▪ Agricultural uses ▪ Home based business 	<ul style="list-style-type: none"> ▪ Moderate density residential development suitable to a variety of housing choices, subject to appropriate design and development standards for neighborhood compatibility. ▪ <u>Density:</u> Up to 20 units per acre ▪ <u>Height:</u> 35ft
<p>Mixed Residential Corridor</p>	<p>Primary Uses:</p> <ul style="list-style-type: none"> ▪ Variety of housing choices ▪ Schools, churches, public buildings ▪ Adult homes <p>Secondary Uses:</p> <ul style="list-style-type: none"> ▪ Apartments ▪ Neighborhood services ▪ Professional offices 	<ul style="list-style-type: none"> ▪ Architectural controls on multifamily and non-residential development ▪ Development limited to suitable locations only ▪ Focus on intersection development as first phase ▪ Could require road improvements ▪ Landscaping required ▪ Signs strictly limited

Project compliance: The RM and MRC land use designations primarily support a wide variety of residential uses, with other uses such as schools, churches, and parks allowed by Conditional Use Permit. The proposed use, a parking facility to support the use of the property as a church (place of worship), is identified as a primary use in the Mixed Residential Corridor. The purpose of the Conditional Use Permit process is to require additional review to ensure compatibility with the surrounding area. Where a use may be found to be compatible, conditions may be imposed to protect neighborhood interests from any potential adverse impacts.

B. Wenatchee City Code Title 10, Zoning

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

WCC Chapters 10.08 and 10.10, Definitions and District Use Chart

Wenatchee City Code (WCC) Section 10.08.115, “P,” defines “place of worship” to mean:

“Place of worship” means a structure, group of structures, or portion thereof which is utilized for the purpose of conducting religious worship, services, or ceremonies. A place of worship may contain facilities such as a sanctuary or chapel, assembly rooms, offices, kitchen, parsonage, or multi-purpose room. Uses including, but not limited to, schools, dwelling units except parsonages, and child day care facilities shall not be considered incidental to the primary use, but may be allowed subject to other provisions of this title.

WCC Section 10.10.020, District Use Chart, requires a Conditional Use Permit for places of worship in the RM zoning district.

Project compliance: The new parking facility is a part of the operations at Three Hierarchs Orthodox Church, meeting the definition of “Place of Worship” in Wenatchee City Code Chapter 10.08 and requiring a CUP in the Residential Moderate (RM) zoning district. The time extension of the use of the temporary parking facility also requires a CUP in the RM zoning district. The applicant and property owner have submitted a complete application for a CUP in conformance with WCC Chapter 10.65, Conditional Uses, and following the procedural requirements for quasi-judicial review in conformance with WCC Section 13.09.050, Type III quasi-judicial review of applications.

WCC Chapters 10.46, 10.60, and 10.62. Development Standards.

The property is subject to the development standards of the RM and MRC districts, as described in WCC Section 10.46.020, Residential district development chart, and WCC Section 10.46.050, Overlay district development chart. The existing buildings are not being modified and there are no changes to setbacks, lot coverage, or building heights that require consistency analysis with the development charts.

However, the parking facilities presented in the application are subject to WCC Chapter 10.60, Off-Street Parking, and Chapter 10.62, Landscaping Standards. Table 1, below, provides a detailed summary of the applicable development standards and consistency of the proposed project.

Table 1. Consistency with parking and landscaping standards

WCC Chapter 10.60, Off-Street Parking			
Applicable Standard	Required	Proposed	Complies?
Number of parking spaces	18 parking spaces (±1,790 square feet / 1000 x 10) 10 spaces per 1,000 square feet of GFA of the main assembly area(s)	25 parking spaces in new parking facility 37 parking spaces in existing, temporary parking facility	Yes
Parking space and aisle dimensions	90-degree parking spaces shall have a minimum dimension of 9 x 18 feet and aisle width of 25 feet	All spaces are a minimum of 9 x 18 feet with an aisle width of 25 feet	Yes
Surface requirements for parking areas with six or more spaces	Durable, dustless surface of asphalt, grass-crete, or concrete, and graded to dispose of surface water	New parking facility is proposed to be grass-crete Temporary parking facility is gravel (not a durable or dustless surface)	No*

<p>Illumination requirements for parking areas with six or more spaces</p>	<p>Illumination shall be arranged so as to reflect light away from adjacent residences</p>	<p>The land surface modification permit will be reviewed for compliance with the lighting and illumination requirement</p>	<p>Yes</p>
<p>Safe pedestrian connections for parking areas with six or more spaces</p>	<p>Safe pedestrian connections shall be differentiated from vehicular areas to provide circulation to and from buildings</p>	<p>The land surface modification permit will be reviewed for compliance with the safe pedestrian connection requirement</p>	<p>Yes</p>

** WCC Section 10.10.020, District use chart, allows for temporary parking facilities with gravel surfaces to be permitted by Conditional Use Permit if they meet the specified criteria in WCC Section 10.65.315, Parking facility, temporary.*

WCC Chapter 10.62, Landscaping Standards			
Applicable Standard	Required	Proposed	Complies?
<p>Street frontage</p>	<p>At least six feet in width, with trees spaced no more than 40 feet on center</p>	<p>Conceptual / existing landscape identifies an area greater than 6 feet wide along the street that may be used to satisfy requirements</p>	<p>New parking facility – Yes*</p> <p>Temporary parking facility – Yes</p>
<p>Perimeter landscape screening</p>	<p>80 percent sight obstruction of parking lots, when viewed from abutting or facing neighboring properties</p>	<p>Conceptual / existing landscape plan identifies an area between the parking lot and the adjacent properties that may be used to satisfy requirements</p>	<p>New parking facility – Yes</p> <p>Temporary parking facility – Yes</p>
<p>Landscaping interior</p>	<p>17.5 square feet of landscaping per space, one tree per 10 spaces, and landscaped islands at the end of each row</p>	<p>Conceptual / existing landscape plan identifies an area between the parking lot and the adjacent properties that may be used to satisfy requirements</p>	<p>New parking facility – Yes</p> <p>Temporary parking facility – No</p>

** The existing clear view easement along the street (AFN 2186996) prohibits any structures or plantings exceeding six inches in height within 30 feet of the street centerline. WCC Section 10.62.050 allows alternative methods for compliance with the required location for street frontage plantings.*

WCC Section 10.65.050, General Requirements

All conditional use permit applications must comply with the general requirements in WCC 10.65.050. The city shall determine whether the conditional use permit will run with the land or be

personal. If the conditional use is personal, the permit is nontransferable to other persons. The city may require the permit to be recorded with the county auditor as a covenant on the property.

The applicant has the burden of demonstrating that the proposed use is consistent with the following review criteria, provided in WCC 10.65.060:

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

Project compliance: The Three Hierarchs Orthodox Church's existing buildings and operations have been permitted by CUP-16-08. The new parking facility does not expand the primary service capacity and does not modify the previously approved use of the property for a place of worship. The applicants have submitted the necessary application materials, which have been reviewed by the Community Development and Public Works Departments. Staff have determined that the expanded use of the site for parking, as proposed in the application and as conditioned, is compatible with surrounding properties and does not create any adverse impacts on adjacent properties.

This application and subsequent building permit are subject to all provisions of the Wenatchee City Code. Staff recommends in the conditions of approval that the conditional use permit run with the land, as does the existing Conditional Use Permit (CUP-16-08), as allowed by WCC Section 10.65.050(1).

WCC Section 10.65.080, Auditoriums, neighborhood centers, and places of worship

The project is also subject to specific conditional use permit criteria for places of worship, provided in WCC Section 10.65.080:

- (1) Maximum building height, RS, RL and RM: 40 feet. Other districts: same as the height limitation of the zoning district for other buildings;

Project compliance: There are no new buildings proposed and this requirement is not applicable.

- (2) Minimum Setback Distance.

- (a) Street: same as required in the underlying zoning district;
- (b) Rear and side: same as required in the underlying zoning district, plus one-half foot for each foot by which the building height exceeds 20 feet where a rear or side yard adjoins an RF, RS, RL or RM district;

Project compliance: There are no new structures proposed which would be subject to setbacks and this requirement is not applicable.

- (3) Auditoriums in residential zoning districts must be accessory to another nonresidential use such as a school, neighborhood center, or institution of higher education. A separate conditional use permit is not required for this use but if a new auditorium is proposed, it must be included in the review of the CUP for that property;

Project compliance: This criterion does not apply.

- (4) Landscaping and Screening. Off-street parking shall comply with Chapter 10.62 WCC, Landscaping Standards, as amended; and

Project compliance: A conceptual landscape plan has been provided to address street frontage, perimeter landscape screening, and parking lot landscaping, pursuant to Chapter 10.62, Landscaping Standards. The landscape plan demonstrates that the new parking facility has adequate area to comply with the landscape standards and a landscape plan meeting the requirements in WCC Section 10.62.040 will be reviewed with the land surface modification permit, and approved prior to permit issuance. Temporary parking facilities are not typically subject to landscape standards, until they are improved in accordance with WCC Chapter 10.60, Off-Street Parking.

- (5) Architectural Scale. New nonresidential buildings in the RF, RS, RL, RM, and RH zoning districts shall meet WCC 10.48.270. Deviations to these standards may be considered where the applicant can demonstrate that the change or deviation in design is either necessary due to the inherent function of the facility, and/or the change provides for equal or greater compatibility with the character of the surrounding neighborhood. Consideration of such a deviation shall include an informal design review workshop recommendation of the planning commission, where input from the surrounding neighborhood shall be solicited, and incorporated in staff analysis before the hearing examiner.

Project compliance: There are no new buildings proposed and this requirement is not applicable.

WCC Section 10.65.315, Parking facility, temporary

The project is also subject to specific conditional use permit criteria for temporary parking facilities, provided in WCC Section 10.65.315:

The intent is to provide minimum standards for interim/temporary parking uses. Temporary parking facilities are intended where properties meet the code required number of parking stalls and have an immediate and temporary need for additional parking. Temporary parking facilities are also intended as a transitional use for vacant properties anticipating future development.

Project compliance: The temporary parking facility is not necessary to meet the code required number of parking spaces. The new parking facility on the north side of the property has 25 parking spaces, which exceeds the number of required parking spaces. There are 18 parking spaces required for the church, based on the provisions in WCC Section 10.60.080 for places of worship, which require 10 spaces per 1,000 square feet of GFA of the main assembly area. The main assembly area is approximately 1,790 square feet.

- (1) The maximum operation shall not exceed two years. A property may reapply for a CUP at the end of the two years upon demonstration that such extension is needed to accommodate future development or a permanent parking facility. Performance review of previous conditions shall be required for reapplications.

Project compliance: The temporary parking facility was approved by the Hearing Examiner under CUP-16-08 with the condition that, "*The temporary parking facility is permitted to operate for a maximum of 2 years unless site development for the master plan is initiated prior to the 2-year limit.*" The master plan referenced in the condition of approval was as shown on the application materials submitted with CUP-16-08, and included a new church building and a new fellowship hall. There was a pre-application meeting held on October 19, 2023 regarding an updated site plan for the proposed master plan, but as of the publication date of this staff report, no development applications have been received for any buildings shown on the master plan.

Operations of the temporary parking facility began in 2018 when the building permits associated with the church were granted final approval, and use of the temporary parking facility has been ongoing since that time, totaling approximately six years. The use of the temporary parking facility exceeds the two years provided in the condition of approval in the Hearing Examiner's decision for CUP-16-08 and the maximum number of years permitted by WCC Section 10.65.315.

The applicant has stated that future development is still being planned for the area immediately north and adjacent to the temporary parking facility. They have explained their preference to not pave the gravel parking area, as the area will be impacted by future development and construction activities. They have stated that it will increase the cost of the project to pave the temporary parking facility at this time, and then pave it again at the time that the site is developed for the new buildings. However, the applicant has not yet submitted any permit applications for the future development or new buildings, or

demonstrated that they expect that work will begin within two years, if an extension of the use of the temporary parking facility were to be approved.

- (2) Parking areas shall be developed with a durable surface able to accommodate vehicle traffic. Gravel is allowed; provided, that a surface treatment is applied to control windblown dust.

Project compliance: The existing temporary parking facility is developed with a gravel surface. The application states that an adhesive, a gravel lock, will be applied to control windblown dust.

- (3) Ingress and egress points are required to be developed in a manner to prevent tracking of parking area surface material onto public streets.

Project compliance: There is evidence that the existing temporary parking facility has allowed tracking of gravel material onto N. Western Avenue. The application states that routine maintenance of tamping and watering will be used to prevent future spread of gravel into the right-of-way.

- (4) An engineered stormwater drainage control plan shall be established to protect neighboring properties from runoff.

Project compliance: A stormwater drainage control plan was submitted, reviewed, and approved with the original CUP and building permits. The application materials provide documentation of the original plans.

- (5) If conditions are not satisfactorily maintained, city has the right to revoke the CUP pursuant to WCC 13.13.020.

Project compliance: The City maintains the right to revoke CUP-16-08, pursuant to WCC 13.13.020, should the temporary parking facility continue to operate without authorization.

C. Wenatchee City Code Title 12, Environmental Protection

Project compliance: The subject site is outside of the 200' shoreline jurisdiction and outside of any critical areas as shown in the maps used by the City.

4. ENVIRONMENTAL REVIEW

The proposed development is subject to the State Environmental Policy Act (SEPA) pursuant to WAC 197-11-800(1)(c) and WWC Section 12.04.030(2)(a)(i), as a commercial project that exceeds 12,000 square feet and / or 40 parking spaces. The City has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of non-significance (DNS) on August 27, 2024.

5. PUBLIC NOTICE

A. Procedural Steps

Table 2. Procedural steps and dates

Application Submitted:	July 18, 2024
Determination of Completeness:	August 7, 2024
Notice of Application:	Notice was mailed to property owners/taxpayers, as shown on the records of the county assessor, within 350 feet of the subject property, posted on the subject property, and referred to relevant agencies on August 12, 2024.
Notice of Public Hearing:	Notice was mailed to property owners/taxpayers, as shown on the records of the county assessor, within 350 feet of the subject property and referred to relevant agencies on August 12, 2024 and published in the Wenatchee World newspaper on August 15, 2024.
Public Hearing:	The public hearing is scheduled for August 27, 2024 at 3:00p.m. at Wenatchee City Hall, Council Chambers, 301 Yakima Street, Wenatchee, WA.

B. Public Comments

The public, staff, and relevant agencies have been given an opportunity to comment on the proposal. Comments received are included herein:

- Chelan County Public Utility District email, dated August 13, 2024. The Real Estate Services division provided notification to the applicant that any paving or excavation within the existing easement area required approval by service engineers prior to any work.
- Engineering Division report, dated August 19, 2024. Engineering staff analyzed the application and the report summarized their findings related to utilities, stormwater, traffic, and frontage improvements. They have recommended four conditions of approval, including a recommendation that the gravel parking lot be closed or paved to comply with WCC Section 10.60.030(3)(b).
- Public comment from Emma Ornelas, dated August 19, 2024. Ms. Ornelas requested additional information regarding irrigation facilities on the property providing service to the adjacent residences, and identified concerns regarding lighting and noise.

6. RECOMMENDATION

As recommended and conditioned, this application does not appear to be detrimental to the general public health, safety or welfare and meets the basic intent and criteria associated with Title 10 of the Wenatchee City Code. Staff recommends **approval** of the new parking facility and **denial** of the time extension requested for the temporary parking facility, subject to the following findings of fact, conclusions of law, and suggested conditions:

This recommendation is based on the following findings of fact:

1. An application was submitted on July 18, 2024, and amended on August 2, 2024, as provided in Attachment A, for a new parking facility and time extension of a temporary parking facility at the Three Hierarchs Orthodox Church, located at 1915 N. Western Avenue and identified by APN 23-20-28-331-000.
2. The Applicant is Forte Architects.
3. The Property Owner is Three Hierarchs Antiochian Orthodox Christian Church.
4. The application has been processed as a Type III quasi-judicial review for conditional use permits pursuant to WCC Section 13.09.050; a public hearing is required for the application and is scheduled to occur on August 27, 2024.
5. The application was determined complete on August 7, 2024 and appropriate notice of the application was issued on August 12, 2024.
6. The notice of public hearing was issued on August 12, 2024. The Wenatchee World published the notice on August 15, 2024.
7. The Wenatchee Urban Area Comprehensive Plan land use designations are Residential Moderate and Mixed Residential Corridor.
8. The subject property is located within the Residential Moderate zoning district and the Mixed Residential Corridor overlay district.
9. The subject use meets the definition of “place of worship” as defined in WCC Chapter 10.08 and is permitted as a Conditional Use in the Residential Moderate zoning district as allowed by WCC Section 10.10.020.
10. The temporary parking facility is permitted by Conditional Use Permit in the Residential Moderate zoning district as allowed by WCC Section 10.10.020.
11. The new parking facility is consistent with the goals and policies of the Wenatchee Urban Area Comprehensive Plan’s Land Use / Urban Growth Area Element. The RM and MRC land use designations support a wide variety of residential uses, with other uses such as schools, churches, and parks allowed by Conditional Use Permit. The proposed project, new and continued use of the church’s parking facilities, supports the use of the property as a place of worship (WCC Section 10.08.115). Operations (traffic, noise, lighting, hours) will be consistent with current service operations and with the criteria for places of worship in residential neighborhoods (WCC Section 10.65.080). There is not an anticipated increase in overall site capacity, as related to parking and traffic, as a result of the new parking facility and there are no changes proposed to any building or the assembly areas.
12. The new parking facility is consistent with the provisions of Wenatchee City Code Title 10, Zoning. The proposed project is subject to the development standards of the RM and MRC districts, as described in WCC Section 10.46.020, Residential district development chart, and WCC Section 10.46.050, Overlay district development chart. The existing buildings are not being modified and there are no changes to setbacks, lot coverage, or building heights that require consistency analysis with the development charts. The new parking facility is subject to WCC Chapter 10.60, Off-Street Parking, and Chapter 10.62, Landscaping Standards. The new parking facility meets the minimum number of parking spaces for the place of worship, the space dimensions and aisle widths meet the minimum

requirements, and the surface, lighting, and pedestrian connection requirements will be reviewed for conformance with the code at the time of the land surface modification permit review. A conceptual landscape plan has been provided which identifies adequate area to satisfy the landscape requirements.

13. The time extension of the temporary parking facility is inconsistent with the provisions of Wenatchee City Code Title 10, Zoning. The temporary parking facility was approved by the Hearing Examiner under CUP-16-08 with the condition that, "*The temporary parking facility is permitted to operate for a maximum of 2 years unless site development for the master plan is initiated prior to the 2-year limit.*" The master plan referenced in the condition of approval was as shown on the application materials submitted with CUP-16-08, and included a new church building and a new fellowship hall. There was a pre-application meeting held on October 19, 2023 regarding an updated site plan for the proposed master plan, but as of the publication date of this staff report, no development applications have been received for any buildings shown on the master plan.
14. The time extension of the temporary parking facility exceeds the two years provided in the condition of approval in the Hearing Examiner's decision for CUP-16-08 and the maximum number of years permitted by WCC Section 10.65.315. Operations of the temporary parking facility began in 2018 when the building permits associated with the church were granted final approval, and use of the temporary parking facility has been ongoing since that time, totaling approximately six years. There is evidence that the existing temporary parking facility has allowed tracking of gravel material onto N. Western Avenue.
15. The temporary parking facility is not necessary to meet the code required number of parking spaces. The new parking facility on the north side of the property has 25 parking spaces, which exceeds the number of required parking spaces. There are 18 parking spaces required for the church, based on the provisions in WCC Section 10.60.080 for places of worship, which require 10 spaces per 1,000 square feet of GFA of the main assembly area (approximately 1,790 square feet).
16. The City shall determine whether the conditional use permit will run with the land or be personal, pursuant to WCC Section 10.65.050(1). Staff recommends that the conditional use permit run with the land, as does the existing Conditional Use Permit (CUP-16-08), and as allowed by the Wenatchee City Code.
17. The proposed development is subject to the State Environmental Policy Act (SEPA) pursuant to WAC 197-11-800(1)(c) and WWC Section 12.04.030(2)(a)(i), as a related action to a commercial project that exceeds 12,000 square feet and / or 40 parking spaces. The City has reviewed the proposed project for probable adverse environmental impacts and issued a determination of non-significance (DNS) on August 27, 2024.
18. The public and relevant agencies were given an opportunity to comment on the proposal. One public comment from Emma Ornelas was received, as well as a comment from the Chelan County Public Utility District and the City of Wenatchee's Engineering Division.
19. The Wenatchee Hearing Examiner conducted a public hearing on August 27, 2024.
20. Any Conclusion of Law that is more correctly a Finding of Fact is hereby incorporated as such by this reference.

This recommendation is based upon the following suggested conclusions:

1. The City of Wenatchee Hearing Examiner has been granted the authority to render this decision pursuant to WCC 1.09.070.
2. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.
3. As conditioned, the proposal for a new parking facility is consistent with the intent, purposes, and regulations of the Wenatchee Urban Area Comprehensive Plan and Wenatchee City Code.
4. The proposal for a temporary parking facility is inconsistent with the intent, purposes, and regulations of the Wenatchee Urban Area Comprehensive Plan and Wenatchee City Code.
5. As conditioned, this proposal for a new parking facility meets the general conditional use permit criteria in WCC Section 10.65.060 and specific conditional use criteria for WCC Section 10.65.080, Auditoriums, neighborhood centers, and places of worship.
6. The proposal for a temporary parking facility is inconsistent with the specific conditional use criteria for WCC Section 10.65.315, Parking facility, temporary.
7. The conditional use permit will run with the land.
8. Comments from the reviewing agencies have been considered and addressed where appropriate.
9. As conditioned, the proposal will not be significantly detrimental to the public health, safety and welfare; diminish the value of nearby property or improvements; or disturb persons in the use of property unless the conditional use is a public necessity.
10. As conditioned, the proposal has been designed to minimize adverse effects on neighboring properties, to include at minimum the effects of lighting, transportation, noise, odor, dust, and appearance.
11. The conditions of approval are the minimum necessary to ensure the proposal will comply with all applicable laws and regulations.
12. All conditions place upon the proposed use are conditions that are measurable and can be enforced and monitored.
13. Public use and interests will be served by approval of this proposal.
14. Any Finding of Fact that is more correctly a Conclusion of Law is hereby incorporated as such by this reference.

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

1. The project shall proceed in substantial conformance with the plans and application materials provided in Attachment A, and as amended by the conditions herein, except that the time extension for the temporary parking facility is denied. Approval is for a new parking facility providing approximately 25 parking spaces, located to the north of the existing buildings and adjacent to N. Western Avenue. Any future phases of development

and any amendment or change to the project which may substantially modify the site plan, affect the overall project character, or increase the site capacity will require an amendment to this Conditional Use Permit.

2. The existing temporary parking facility shall be either closed or improved to comply with WCC Chapter 10.60, Off-Street Parking, including a durable, dustless surface and associated landscaping.
3. The conditional use permit shall run with the land and is only applicable to the property described in the application materials and Finding of Fact #1.
4. Substantive changes or alterations to the approval are not authorized. Substantive changes or alterations to the approved project shall be reviewed and approved by the City of Wenatchee and all agencies with jurisdiction prior to commencement of any related work.
5. Pursuant to WCC 10.65.050(2), the conditional use permit must be acted upon within three years from the date of approval or the permit shall expire. The holder of the permit may request an extension of time before the expiration date and the director may grant one extension of time of up to one year past the original expiration date.
6. The Applicant is responsible for compliance with all applicable local, state and federal rules and regulations, and must obtain all appropriate permits and approvals.
7. Prior to any construction activities authorized by this permit, the Applicant shall submit for and obtain all required local permits including, but not limited to, a land surface modification permit.
8. Prior to final approval of any permit, the Applicant shall implement conditions of approval as provided in the Engineering Division Report, dated August 19, 2024.
 - a. Recommend continuing substantially as shown on submitted civil plans and storm report for construction of permanent stormwater control and treatment.
 - b. Due to the high traffic counts along Western Ave. and Maiden Ln. sight distance diagrams and calculations for each of the access points shall be provided.
 - c. The “middle” access on Western Ave. shall be removed to comply with WCC 10.48.020(2)(a).
 - d. The existing southern gravel parking lot shall be closed or paved to comply with WCC 10.60.030(3)(b).
9. The land surface modification permit shall show any lighting or illumination proposed for the site. Parking facilities located in or adjacent to residential zones shall have any illumination arranged so as to reflect the light away from adjacent residential structures.
10. The property owner shall maintain compliance with the standards of WCC Title 10, Zoning and conditions of the conditional use permit at all times. Violation of the terms of the permit and/or requirements of the WCC not expressly modified by the permit shall be processed as a violation pursuant to WCC Chapter 13.13, Enforcement and Penalties.

Attachments:

- A. Application materials, dated July 18, 2024 and as amended by materials received August 2, 2024
- B. Public and Agency Comments

Attachment A

Application materials, dated July 18, 2024 and as amended by materials received August 2, 2024



CONDITIONAL USE PERMIT APPLICATION CHECKLIST

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

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

Date Accepted:

Accepted By:

File No.



Department of Community Development

Planning Division

1350 McKittrick Street, Suite A

Wenatchee, WA 98801

(509) 888-3200

LAND DEVELOPMENT PERMIT APPLICATION

Accepted By: [] Receipt No. [] File No. []

TYPE OF PERMIT YOU ARE APPLYING FOR:

- Major Subdivision [] Short Plat [] Binding Site Plan [] Variance []
Final Plat [] Final Short Plat [] Final Binding Site Plan [] Conditional Use [x]
Plat/Binding Site Plan Alteration [] Plat/Binding Site Plan Vacation [] Planned Development []

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

GENERAL INFORMATION

Applicant: Forte Architects - Keanna Valdez Gonzalez

Mailing Address: 240 N Wenatchee Ave, Wenatchee WA 98801

Contact No.: 509-293-5566 E-mail Address: keanna@fortearchitects.com

Property Owner(s): Christian Orthodox Church- Andy Barber

*If different than applicant

Mailing Address: 1915 N Western Ave, Wenatchee, WA 98801

Contact No.: 509-293-0020 E-mail Address: storehouseassets@gmail.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: _____

Mailing Address: _____

Contact No.: _____ E-mail Address: storehouseassets@gmail.com

Surveyor: _____ Washington Registration #: _____

Contact No.: _____ E-mail Address: _____

Engineer: _____ Washington Registration #: _____

Contact No.: _____ E-mail Address: _____

Please indicate who should receive correspondence and notices:

Applicant

Owner

Authorized Agent

Surveyor

Engineer

PROPERTY INFORMATION

Street Address(es): 1915 Western Avenue

Parcel No(s): 232028331000

Abbreviated Legal Description:

T 23N R 20EWM S 28, L B BLA11-085WE; SWSW; 1.6800 ACRES

Total site size in acres: _____

Zoning District Designation: Residential Moderate (RM)

Overlay District: Mixed residential corridor (MRC)

Comprehensive Plan Designation: Residential Moderate (RM)

Shoreline Environmental Designation: N/A

Wildland-Urban Interface: N/A

Critical Areas: N/A

ACKNOWLEDGEMENTS AND SIGNATURES

I (We) acknowledge that:

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

Date: June 7th, 2024

Applicant Signature: 

Date: _____

Agent Signature: _____

Date: _____

Owner Signature: _____

2224-Three Hierarchs Greek Orthodox Church
1915 Western Ave, Wenatchee, WA 98801
Conditional Use Permit- Project Narrative

This is a temporary Conditional Use Permit narrative and amendment to the existing CUP for the Three Hierarchs Church. The first phase of the project is to expand the existing parking lot. This will be a part of a master plan for their new construction church that will be the second phase of the project.

The Northern parking lot will consist of twenty-five total parking stalls. This includes three van accessible stalls and twenty-eight typical parking stalls. Covering The proposed material for the parking lot is a grass paver. This is a highly durable material that will allow vehicles to drive atop of it while providing a grass landscape to the existing church.

The northern parking lot aims to comply with Wenatchee city code WCC Section 10.60.030(7) Except where otherwise provided by this title, off-street parking for new construction, including additions, must be within fully enclosed structures or located behind or to the side of buildings. Exceptions to this standard may be granted by the director, if site infeasibility can be demonstrated. Single-family residences and duplexes shall comply with WCC 10.48.120.

At this time the intention for the North parking lot is to install a HexPave Grass Paving System. Which is a pervious surface that uses 100% Recycled HDPE to make a grid that hydrogrow mix or artificial turf is to be imbedded in. This material can withstand 1,121kg/cm (15,940 PSI). Please see specification sheet for further information. Owner to specify exact product choice, example shown is a general installation and specification of HexPave Grass Paving Systems.

The overall intent for the parking lot is to be a part of the master plan. Given the proposed development is planned to begin after current fundraising is completed, this will require the use of the existing south parking lot for construction phasing and new church overall lot development. This will render the need for the North side parking to be developed at this time.

2224-Three Hierarchs Greek Orthodox Church
1915 Western Ave, Wenatchee, WA 98801
Conditional Use Permit- Project Narrative

This narrative outlines an amendment to the existing CUP for the Three Hierarchs Church. The first phase of the project is to develop the Northern area of the parcel with grass pavers and enhance the existing Southern gravel parking lot.

For the master plan of the main church the Northern parking lot will be paved and the existing gravel parking lot is to be expanded and paved to provide permanent parking facilities under the updated extension approval.

Currently, the intention for the Northern parking lot is to install a HexPave Grass Paving System. Which is a pervious surface that uses 100% Recycled HDPE to make a grid that hydrogrow mix or artificial turf is to be imbedded in. This material can withstand 1,121kg/cm (15,940 PSI). Please see specification sheet for further information. Owner to specify exact product choice, example shown is a general installation and specification of HexPave Grass Paving Systems. This is a highly durable material that will allow vehicles to drive atop of it while providing a grass landscape to the existing church. The Northern parking lot will consist of twenty-five total parking stalls. This includes three van accessible stalls and twenty-eight typical parking stalls.

The existing gravel parking lot aims to comply with the Wenatchee city code WCC **10.65.315 Parking facility, temporary.**

The intent is to provide minimum standards for interim/temporary parking uses. Temporary parking facilities are intended where properties meet the code required number of parking stalls and have an immediate and temporary need for additional parking. Temporary parking facilities are also intended as a transitional use for vacant properties anticipating future development.

(1) The maximum operation shall not exceed two years. A property may reapply for a CUP at the end of the two years upon demonstration that such extension is needed to accommodate future development or a permanent parking facility. Performance review of previous conditions shall be required for reapplications.

a. The exiting gravel parking lot is in violation of the existing CUP and requests an extension of two years to accommodate the continuous growth of the church, promote fundraising efforts for the construction of the main church and to provide a place for patrons while the phases of construction continue. Given the proposed development is planned to begin after current fundraising is completed, this will require the use of the existing south parking lot for construction phasing and new church overall lot development. This will render the need for the Northern parking lot to be developed at this time. To also allow for a construction loading zone for the impending church build, it makes little financial sense to pave the existing southern lot, as it will be damaged if not destroyed in the construction process.

(2) Parking areas shall be developed with a durable surface able to accommodate vehicle traffic. Gravel is allowed; provided, that a surface treatment is applied to control windblown dust.

At this time the existing gravel parking lot will be enhanced using a sprayed on adhesive, gravel lock, to ensure control of windblown dust.

2224-Three Hierarchs Greek Orthodox Church

1915 Western Ave, Wenatchee, WA 98801

Conditional Use Permit- Project Narrative

(3) Ingress and egress points are required to be developed in a manner to prevent tracking of parking area surface material onto public streets.

For the ingress and egress access points the existing gravel parking lot shall include routine maintenance of tamping and watering to prevent the spread of gravel into public roadways.

(4) An engineered stormwater drainage control plan shall be established to protect neighboring properties from runoff.

An overall site drainage and runoff plan has been performed during the first phase of the parking lot expansion. See sheets C4.0 & C4.1 of the submitted documents for further information.

(5) If conditions are not satisfactorily maintained, city has the right to revoke the CUP pursuant to WCC 13.13.020.

The owner understands that if conditions are not satisfactorily maintained that the city has the right to revoke the CUP pursuant to WCC 13.13.020.



ROAD RIGHT OF WAY DEEDED TO CITY OF WENACHEE AFN 2186994

THE CURRENT YAKIMA

IS IN PROGRESS.

IT PROVIDED BY THE OWNER

ATTEND A REPRESENTATIVE, THE CITY AND THE COUNTY LOCATION.

REMAIN BUT ARE DAMAGED

OWNER CONTRACTOR SHALL

57-8615) TWENTY-FOUR T-OFFS, AND STREET THE DISTRICT OF ALL NEW,

BY FIELD SURVEY OR APPROXIMATE ONLY AND NOT INDEPENDENTLY VERIFY THE VOID ANY OTHER UTILITIES PLAN.

DES DURING CONSTRUCTION 4-5555) AT LEAST 48

TURE LIDS, VALVE BOXES THE PROPOSED

* INSPECTOR

BY THE COUNTY PRIOR TO

UNITY INSPECTOR, IT SHALL STATE INSPECTIONS, ALLOWING EMS THAT DO NOT MEET THE

AS SHOWN HEREIN TO BE USED AS CONSTRUCTION BEST MANAGEMENT PRACTICES SHALL BE THE OBLIGATION AND MAY BE CREATED BY HIS OBJECT ADJACENT

AT ALL TIMES BY SWEEPING WHEREVER.

TRAFFIC CONTROL

ALL GAS WORK WITH

TREN APPROVAL BY THE

SAFETY DEVICES, PROTECT THE LIFE, HEALTH, AND PERFORMANCE OF WORK THAT MAY INTERRUPT OR DELAY TRAFFIC. ALL SHALL APPLY.

FOR TRENCH WALL

FOR JOB SITE COURSE OF WORK SHALL BE NOTED AND HOLD THE SETD. IN CONNECTION WITH THE SOLE

CONDITIONS WHICH THE ATTENTION OF THE CONTRACTOR SHALL BE

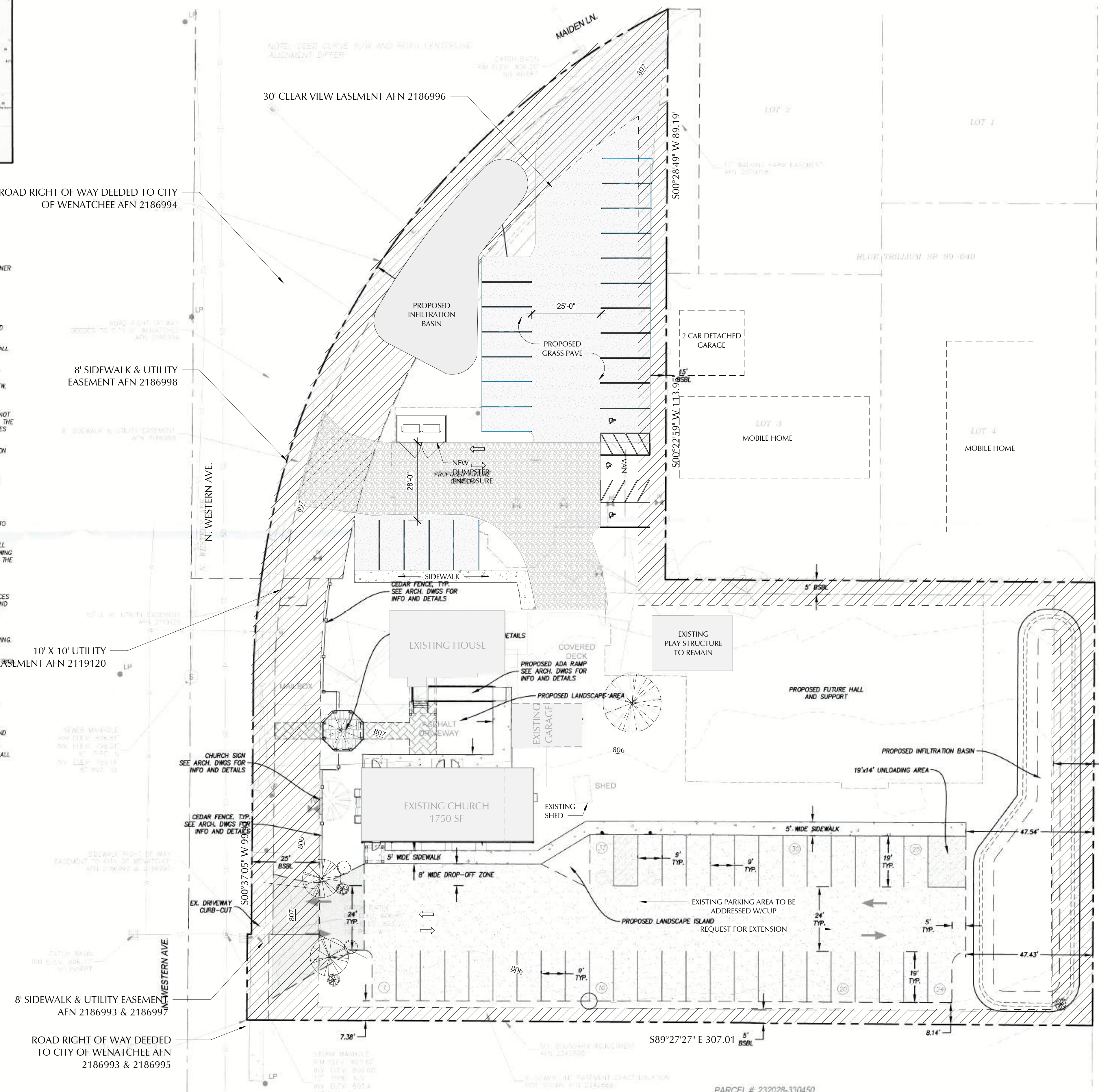
PROVIDED TO LESLIE WENACHEE 2016 FOR DESIGN INFORMATION SHOWN

8' SIDEWALK & UTILITY EASEMENT AFN 2186998

10' X 10' UTILITY EASEMENT AFN 2119120

8' SIDEWALK & UTILITY EASEMENT AFN 2186993 & 2186997

ROAD RIGHT OF WAY DEEDED TO CITY OF WENACHEE AFN 2186993 & 2186995

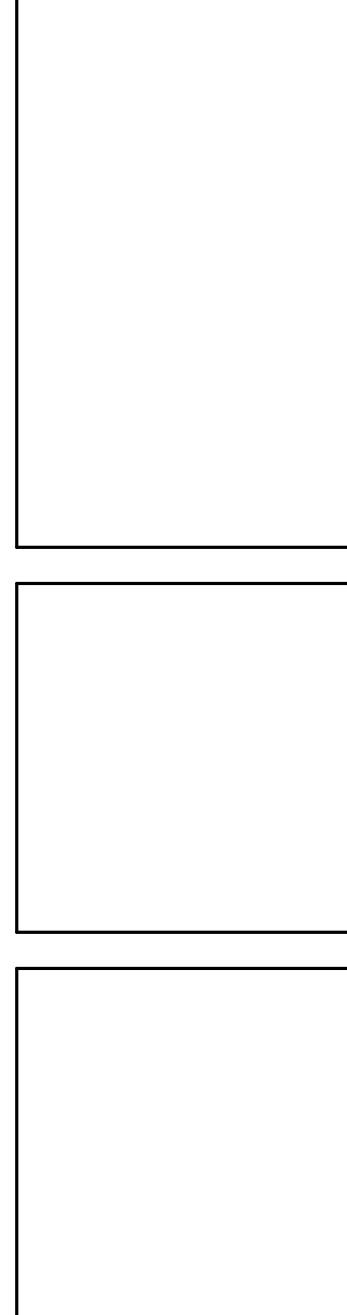
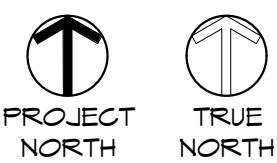


P1
OWN
PAR
PAR
PRC
ZON
FIRE
WAT
SEW
GAS
ELE

P1
REF
BUI
PRB
REF
OF
GFA
REC
(MA
REF
OF
GFA
REC
TOT
TOT
STA

H

1 PHASE ONE PARKING LOT
SCALE: 1" = 20'-0"



FORTE THREE HIERARCHS
ORTHODOX CHURCH
1915 N Western Ave, Wenatchee, WA 98801

ADDRESS: 240 North Wenatchee Ave,
Wenatchee, WA 98801

PHONE: (509) 293-5566

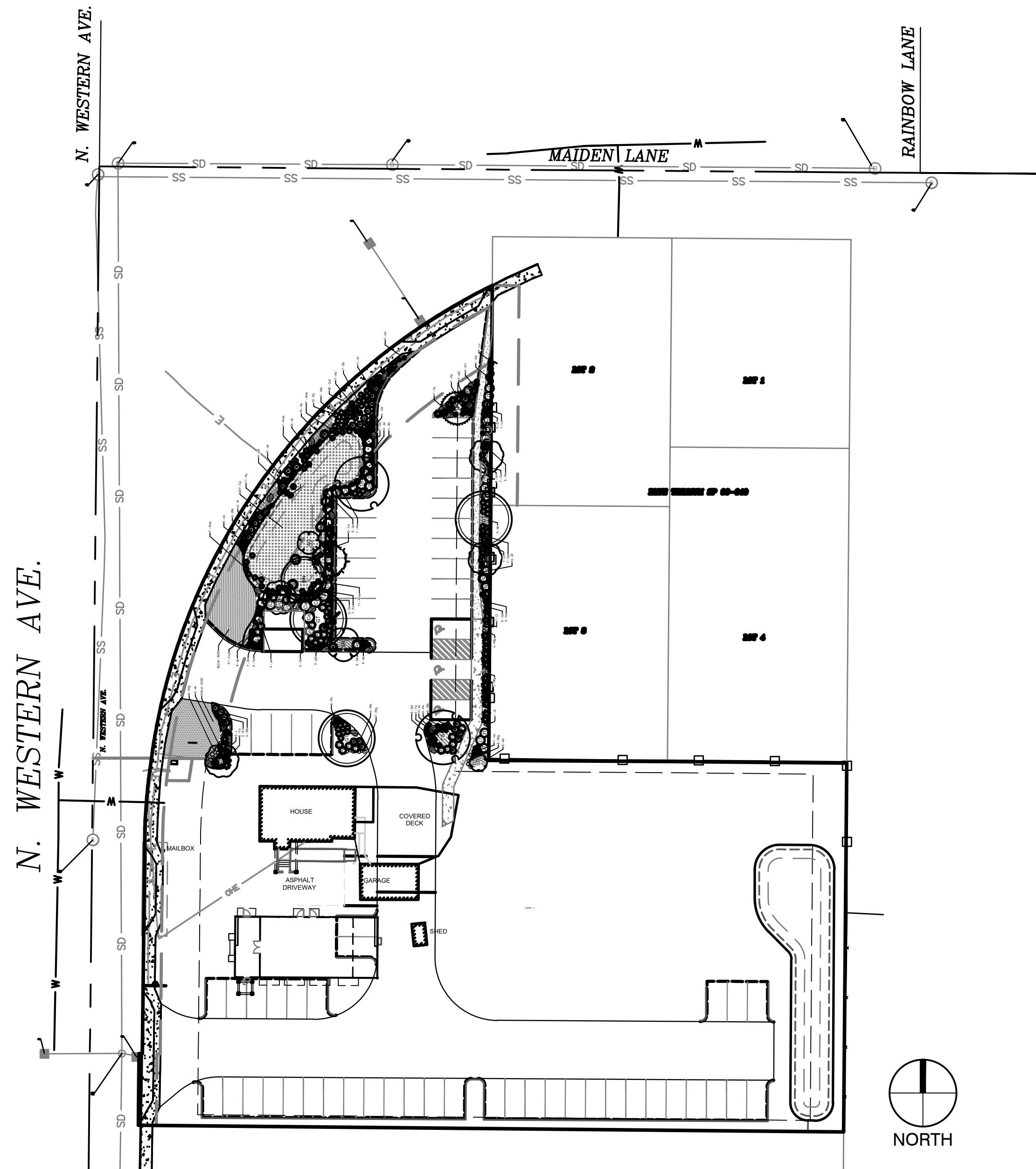
WEBSITE: www.fortearchitects.com

Copyright 2024 FORTE ARCHITECTS, INC.

Revisions		
Date	No.	Description

JOB NO. 2224
DATE: 6-7-2024
DRAWN BY: DELAY
CHECK BY: EF
DWG. ID: PHASE ONE PARKING LOT

A1.6



PROJECT LOCATION: 1915 N Western Ave, Wenatchee, WA 98801

SHEET INDEX

L100	COVER SHEET, KEY PLAN & NOTES
L101	PLANTING PLAN
L102	PLANTING SCHEDULES
L103	PLANTING DETAILS

GENERAL CONDITIONS

1. WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:
 - a. THESE GENERAL NOTES, AND CONSTRUCTION DOCUMENTS AND SPECIFICATIONS.
 - b. ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES, ORDINANCES AND REGULATIONS. ALL CODES LISTED IN SPECIFICATIONS AND DRAWINGS SHALL BE INCLUSIVE OF ALL CODES, REGULATIONS AND REQUIREMENTS ADOPTED BY THE CITY OF SPOKANE, INCLUDING ALL AMENDMENTS.
2. SOURCE OF BASE INFORMATION IS LESLIE ENGINEERING AND IS ASSUMED TO BE CORRECT. REPORT ANY DISCREPANCIES IMMEDIATELY TO THE OWNER'S REPRESENTATIVE.
3. VERIFY LOCATIONS OF PERTINENT SITE IMPROVEMENTS INSTALLED UNDER OTHER CONTRACTS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT OWNER'S REPRESENTATIVE FOR INSTRUCTIONS PRIOR TO COMMENCING WORK.
4. CONTACT LOCAL UNDERGROUND UTILITY SERVICES FOR UTILITY LOCATION AND IDENTIFICATION, PRIOR TO COMMENCING WORK.
5. PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND BY HAND, IF NECESSARY. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OF DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AND AT NO EXPENSE TO THE OWNER.

SITE DEMOLITION NOTES

1. VERIFY THE LOCATION AND DIMENSION OF ITEMS TO BE REMOVED PRIOR TO COMMENCEMENT OF THE WORK.
2. ALL CONCRETE AND ASPHALT REMOVAL SHALL BE SAW CUT. EDGES OF MATERIAL TO REMAIN SHALL BE SHORED UP AND PROTECTED DURING CONSTRUCTION TO PRESERVE EDGE INTACT. REPAIRS TO DAMAGED EDGES TO BE DONE WITH CARE AND AT NO COST TO THE OWNER.
3. ITEMS ENCOUNTERED BELOW GRADE AND NOT SHOWN ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
4. SALVAGE EXISTING MATERIALS AS INDICATED ON THE PLANS. REMOVE SALVAGED MATERIALS AS INDICATED WITH CARE AND STORE ON SITE; CLEAN ALL DEBRIS AND CONSTRUCTION MATERIAL FROM SALVAGED ITEMS; REUSE AS DIRECTED BY LANDSCAPE ARCHITECT.
5. REMOVE DEMOLISHED MATERIALS FROM SITE. DISPOSAL BY BURNING AND/OR BURYING IS PROHIBITED.
6. CONTACT THE LOCAL UNDERGROUND SERVICE UPDATE FOR UTILITY LOCATION AND IDENTIFICATION PRIOR TO DEMOLITION.
7. THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THE PLANS MAY VARY IN RELATION TO ACTUAL EXISTING CONDITIONS; ADDITIONAL UTILITIES NOT SHOWN ON THE DRAWINGS MAY EXIST. VERIFY IN THE FIELD THE DATA SHOWN, AND CALL ANY DISCREPANCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE BEFORE STARTING WORK.

LANDSCAPE PLANTING NOTES

1. REFER TO CIVIL ENGINEER'S UTILITY AND GRADING AND DRAINAGE PLANS FOR UTILITY LOCATION AND DRAINAGE INFORMATION. REFER TO CIVIL ENGINEER'S GRADING PLANS FOR GRADING INFORMATION. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS OR IF THERE ARE DISCREPANCIES BETWEEN THE PLANS, CONTACT THE LANDSCAPE ARCHITECT FOR DIRECTION AS TO HOW TO PROCEED.
2. VERIFY LOCATIONS OF PERTINENT SITE IMPROVEMENTS INSTALLED UNDER OTHER SECTIONS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT LANDSCAPE ARCHITECT FOR INSTRUCTIONS PRIOR TO COMMENCING WORK.
3. LANDSCAPE ARCHITECT TO REVIEW PLANT MATERIALS AT SOURCE OR BY PHOTOGRAPHS PRIOR TO DIGGING OR INSTALLATION OF PLANT MATERIALS.
4. EXACT LOCATIONS OF PLANT MATERIALS TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN FIELD.
5. VERIFY PLANT COUNTS AND SQUARE FOOTAGES: QUANTITIES ARE PROVIDED AS OWNER INFORMATION ONLY. IF QUANTITIES ON PLANT LIST DIFFER FROM GRAPHIC INDICATIONS, THEN GRAPHICS SHALL PREVAIL.
6. PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND IF NECESSARY, BY HAND. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OR DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
7. TREES SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO EXISTING.
8. PROVIDE MATCHING FORMS AND SIZES FOR PLANT MATERIALS WITHIN EACH SPECIES AND SIZE DESIGNATED ON THE DRAWINGS.
9. PRUNE NEWLY PLANTED TREES ONLY AS DIRECTED BY LANDSCAPE ARCHITECT.
10. ALIGN AND EQUALLY SPACE IN ALL DIRECTIONS TREES AND SHRUBS SO DESIGNATED PER THESE NOTES AND DRAWINGS.

11. FINISH GRADES OF PLANTER AREAS SHALL BE 2 INCHES BELOW ADJACENT PAVING UNLESS OTHERWISE NOTED.
12. REMOVE ENTIRE WIRE CAGE FROM ROOTBALL.
13. CUT AND REMOVE BURLAP, TWINE, AND ANY OTHER SYNTHETIC MATERIAL FROM ROOTBALL.
14. FOLLOW MUNICIPAL STANDARDS FOR INSTALLATION OF ALL MATERIALS
15. ALL TREES IN LAWN AREAS SHALL RECEIVE 3' DIA. MULCH RING
16. ALL LANDSCAPE BEDS SHALL RECEIVE MINIMUM 3" DEPTH ROCK MULCH TO BE COLUMBIA BASALT 3/8" CHIPS AND WEED BARRIER FABRIC

IRRIGATION NOTES

1. CONTRACTOR SHALL PROVIDE A DESIGN TO RETROFIT THE EXISTING IRRIGATION SYSTEM. CONTRACTOR SHALL HAVE THE PROPOSED DESIGN INDEPENDENTLY REVIEWED BY A COMPETENT IRRIGATION SPECIALIST AS APPROVED BY THE ENGINEER.
2. ALL PLANTING SHOWN SHALL RECEIVE PERMANENT IRRIGATION.
3. CONTRACTOR SHALL INSTALL APPROVED BACKFLOW PREVENTION DEVICE AND DRIP IRRIGATION SYSTEM PER LOCAL CODES.
4. CONTRACTOR TO FIELD VERIFY WATER SERVICE POINTS-OF-CONNECTION, AVAILABLE HYDROSTATIC WATER PRESSURE, AND ASSOCIATED METER INSTALLATION REQUIREMENTS PRIOR TO CONSTRUCTION.
5. IRRIGATION SLEEVE SIZES AND LOCATIONS SHALL BE INCORPORATED INTO THE CONTRACTOR-DESIGNED IRRIGATION SYSTEM PLANS. SLEEVES SHALL BE INSTALLED UNDER ALL PAVED SURFACES AND SHALL BE APPROVED BY THE CIVIL ENGINEER.
6. INSTALL VALVE BOXES PERPENDICULAR TO WALLS, WALKS, AND CURBS.
7. PLACE TWO (2) OR MORE VALVES IN SAME VALVE BOX WHEN POSSIBLE. WHERE MULTIPLE VALVE BOXES DO OCCUR, ALIGN AND SPACE BOXES EQUALLY.
8. STAKE DRIPLINE EVERY 4', TYP.
9. DRIP LINE TO BE INSTALLED UNDER MULCH LAYER.
10. STORM PONDS TO BE IRRIGATED ON SEPARATE ZONE FROM OTHER PLANTINGS, TYP.
11. IRRIGATION CONTRACTOR SHALL FLUSH ALL DRIP LINES FOR OPTIMUM PERFORMANCE.
12. IF SPRAY HEADS ARE REQUIRED TO BE INSTALLED WITHIN THE GRASS PAVE PARKING AREA, CONTRACTOR SHALL PROVIDE THE OWNER WITH OPTIONS FOR HEAD REINFORCEMENT.
13. Prior to final completion of the work, the Contractor shall provide the following:
 - 13.1. One set of as-built irrigation record drawings showing the exact actual locations of irrigation equipment.
 - 13.2. A descriptive list of control zones by valve number and point of connection (meter) number shall be provided for reference inside the controller.
 - 13.3. The Contractor shall perform one fall winterization and one spring start-up of the irrigation system.
 - 13.4. The Contractor shall lead an Owner orientation session that includes complete system and controller operation, along with winterization and spring startup procedures.
 - 13.5. O+M manuals, including manufacturer's equipment warranties, and a spare list of control zones with location descriptions.
 - 13.6. Contractor's guarantee in writing on their company letterhead all materials and workmanship for a period of one (1) full year following acceptance of system installation.
 - 13.7. Copy of the approval certificate(s) of inspection testing of all backflow devices by a certified backflow device inspector.

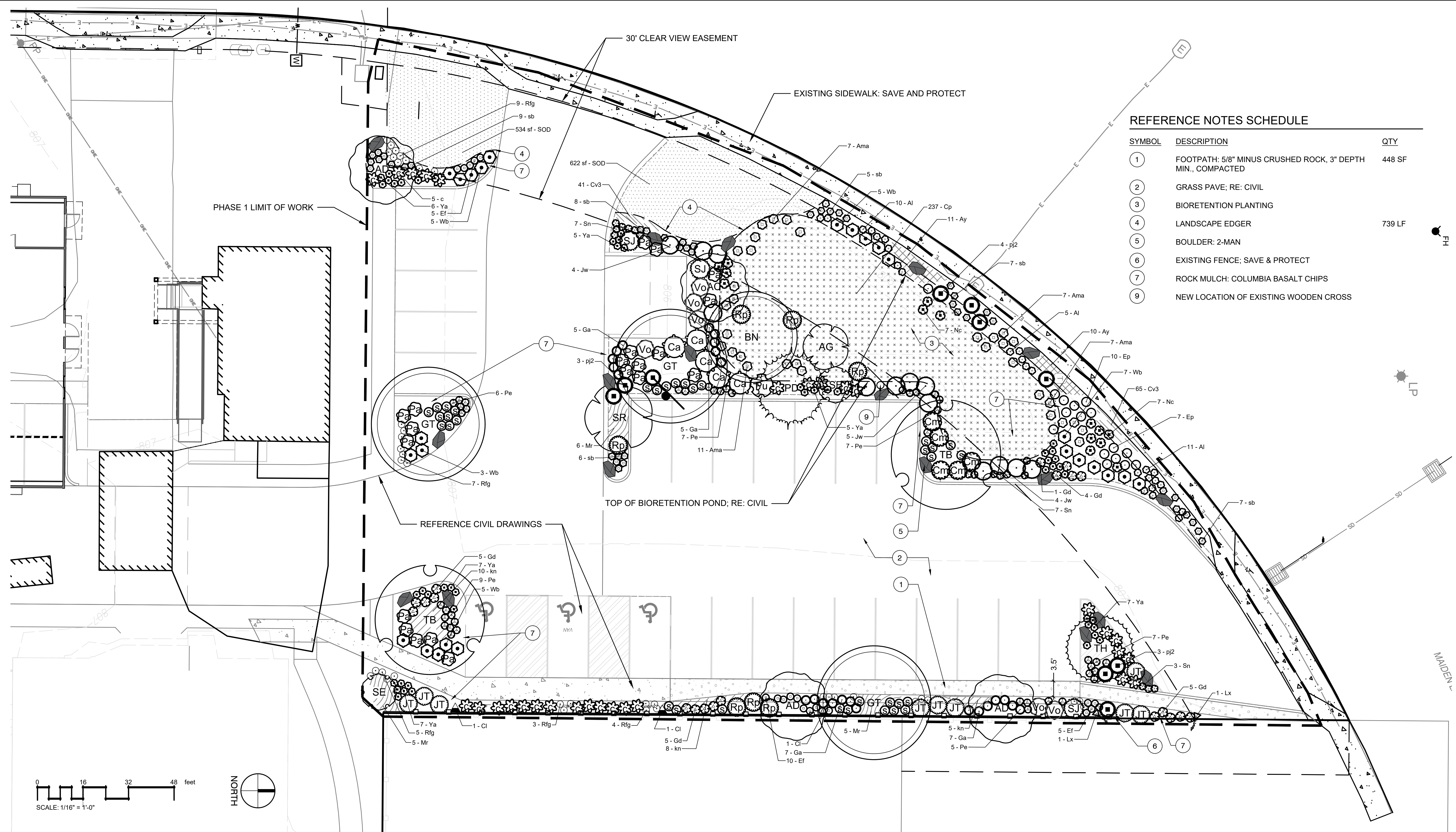
LANDSCAPE NOTES
THREE HIERARCHS WENATCHEE

JUL 22 2024 10:10:20am User: Sydney Janecek
 C:\WY\DRIVE\JANECEK\31 LANDSCAPE\3103\31PRELIM.DWG

SYDNEY JANECEK, PLA, ASLA
 SYDNEY.JANECEK@SCJALLIANCE.COM
 205-639-3448

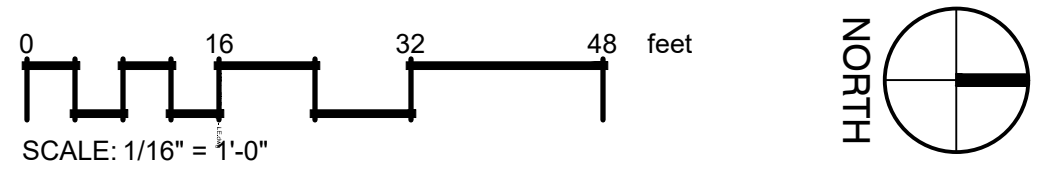
HORIZONTAL SCALE:
DATE: JULY 22, 2024
JOB No.:
DRAWING FILE No.:
3Hprelim.dwg

EXHIBIT No:
L100
 SHEET No:



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
1	FOOTPATH: 5/8" MINUS CRUSHED ROCK, 3" DEPTH MIN., COMPACTED	448 SF
2	GRASS PAVE; RE: CIVIL	
3	BIORETENTION PLANTING	
4	LANDSCAPE EDGER	739 LF
5	BOULDER: 2-MAN	
6	EXISTING FENCE; SAVE & PROTECT	
7	ROCK MULCH: COLUMBIA BASALT CHIPS	
9	NEW LOCATION OF EXISTING WOODEN CROSS	



HORIZONTAL SCALE: 1"=10'-0"
DATE: JULY 2024
JOB No.:
DRAWING FILE No.: 3Hprelim.dwg

SYDNEY JANECEK, PLA, ASLA
 SYDNEY.JANECEK@SCJALLIANCE.COM
 205-639-3448

LANDSCAPE PLANS THREE HIERARCHS WENATCHEE

EXHIBIT No.:
L101
SHEET No.:

PLANTING_SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	DESCRIPTION
TREES				
	AC	1	ACER CIRCINATUM 'JFS-PURPLE' PACIFIC PURPLE® VINE MAPLE	2.75" CAL, MULTI
	AD	3	ACER DOUGLASSI PAPERBARK MAPLE	1.5" CAL.
	AG	1	AMELANCHIER X GRANDIFLORA 'COLE'S SELECT' SERVICEBERRY	2" CAL., 8' MIN. HT.
	BN	1	BETULA NIGRA RIVER BIRCH	2" CAL
	GT	3	GLEDITSIA TRIACANTHOS THORNLESS HONEY LOCUST	2" CAL
	SE	2	STYRAX JAPONICUS 'EMERALD PAGODA' JAPANESE SNOWBELL	2.5" CAL.
	SR	1	SYRINGA RETICULATA CHINA SNOW LILAC	1.5" CAL.
	TB	2	TILIA AMERICANA 'BOULEVARD' BOULEVARD LINDEN	2" CAL., 12-15' HT. B&B
CONIFERS				
	SJ	3	JUNIPERUS CHINENSIS 'SPARTAN' SPARTAN JUNIPER	4'-5' HT.
	JT	9	JUNIPERUS VIRGINIANA 'TAYLOR' TAYLOR EASTERN REDCEDAR	15 GAL
	PD	1	PSEUDOTSUGA MENZIESII DOUGLAS FIR	7'-8' HT.
	TH	1	TSUGA HETEROPHYLLA WESTERN RED CEDAR	6' HT MIN
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
SHRUBS				
	Cm	5	ARCTOSTAPHYLOS X COLORADOENSIS 'CHIEFTAIN'	5 GAL
	Wb	25	CHIEFTAIN PANCHITO MANZANITA BUXUS MICROPHYLLA VAR. JAPONICA 'GREGEM'	5 GAL
	Ca	5	BABY GEM BOXWOOD CORNUS SERICEA 'ARTIC FIRE'	5 GAL
	Rp	7	ARTIC FIRE DOGWOOD COTINUS COGGYGRIA 'ROYAL PURPLE'	5 GAL
	Jw	13	ROYAL PURPLE SMOKE TREE JUNIPERUS HORIZONTALIS 'WILTONII'	1 GAL
	Nc	14	BLUE RUG JUNIPER NEPETA X 'CAT'S PAJAMAS'	5 GAL
			CAT'S PAJAMAS CATMINT	5 GAL

	Pe	41	PENSTEMON STRICTUS ROCKY MOUNTAIN PENSTEMON	5 GAL
	Pa	20	PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE	5 GAL
	Pu	1	PHYSOCARPUS OPULIFOLIUS 'SEWARD' SEWARD NINEBARK	5 GAL
	pj2	10	PINUS MUGO 'JAKOBSEN' JAKOBSEN MUGO PINE	5 GAL
	Sn	17	SALVIA NEMOROSA 'MAY NIGHT' MAY NIGHT SAGE	1 GAL
	Vo	6	VACCINIUM OVATUM EVERGREEN HUCKLEBERRY	5 GAL

GRASSES

	c	30	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	2 GAL
	sb	42	FEATHER REED GRASS SCHIZACHYRIUM SCOPARIUM 'BLAZE'	5 GAL
	s	34	BLAZE LITTLE BLUESTEM SPOROBOLUS HETEROLEPIS	1 GAL

PERENNIALS

	Ya	47	ACHILLEA FILIPENDULINA 'CLOTH OF GOLD' CLOTH OF GOLD FERNLEAF YARROW	1 GAL
	Al	26	AGASTACHE X 'DESERT SOLSTICE' DESERT SOLTICE HYSSOP	5 GAL
	Ama	32	ANAPHALIS MARGARITACEA PEARLY EVERLASTING	1 GAL
	Ep	16	ECHINACEA PURPUREA PURPLE CONEFLOWER	1 GAL
	Ef	20	ECHINACEA X 'FIREBIRD' FIREBIRD CONEFLOWER	1 GAL
	Gd	20	GAURA LINDHEIMERI 'BELLEZA@ DARK PINK' BELLEZA GAURA	1 GAL
	Ga	24	GAURA LINDHEIMERI 'ROSY JANE' ROSY JANE GAURA	5 GAL
	Rfg	39	RUDBECKIA FULGIDA 'GOLDSTRUM' CONEFLOWER	1 GAL

VINES

	Cl	3	CLEMATIS X CARTMANII 'BLAAVAL' AVALANCHE EVERGREEN CLEMATIS	5 GAL
	Lx	2	LONICERA PERICLYMENUM 'INOV 86' PEACHES AND CREAM HONEYSUCKLE	5 GAL

SYMBOL

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
--------	------	-----	-------------------------	------	---------

GROUND COVERS

	kn	23	ARCTOSTAPHYLOS UVA-URSI 'EMERALD CARPET' KINNIKINNICK	1 GAL	24" o.c.
	Ay	21	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' PANCHITO MANZANITA	1 GAL	24" o.c.
	Cp	237	CAREX PENNSYLVANICA PENNSYLVANIA SEDGE	PLUG	36" o.c.
	Mr	16	MAHONIA REPENS CREEPING MAHONIA	1 GAL	30" o.c.
	SOD	1,156 SF	TURF SOD ENVIROTURF ENVIROTURF BLEND	SOD	

BULBS

	Cv3	106	CROCUS VERNUS DUTCH CROCUS	BULB	8" o.c.
--	-----	-----	-------------------------------	------	---------

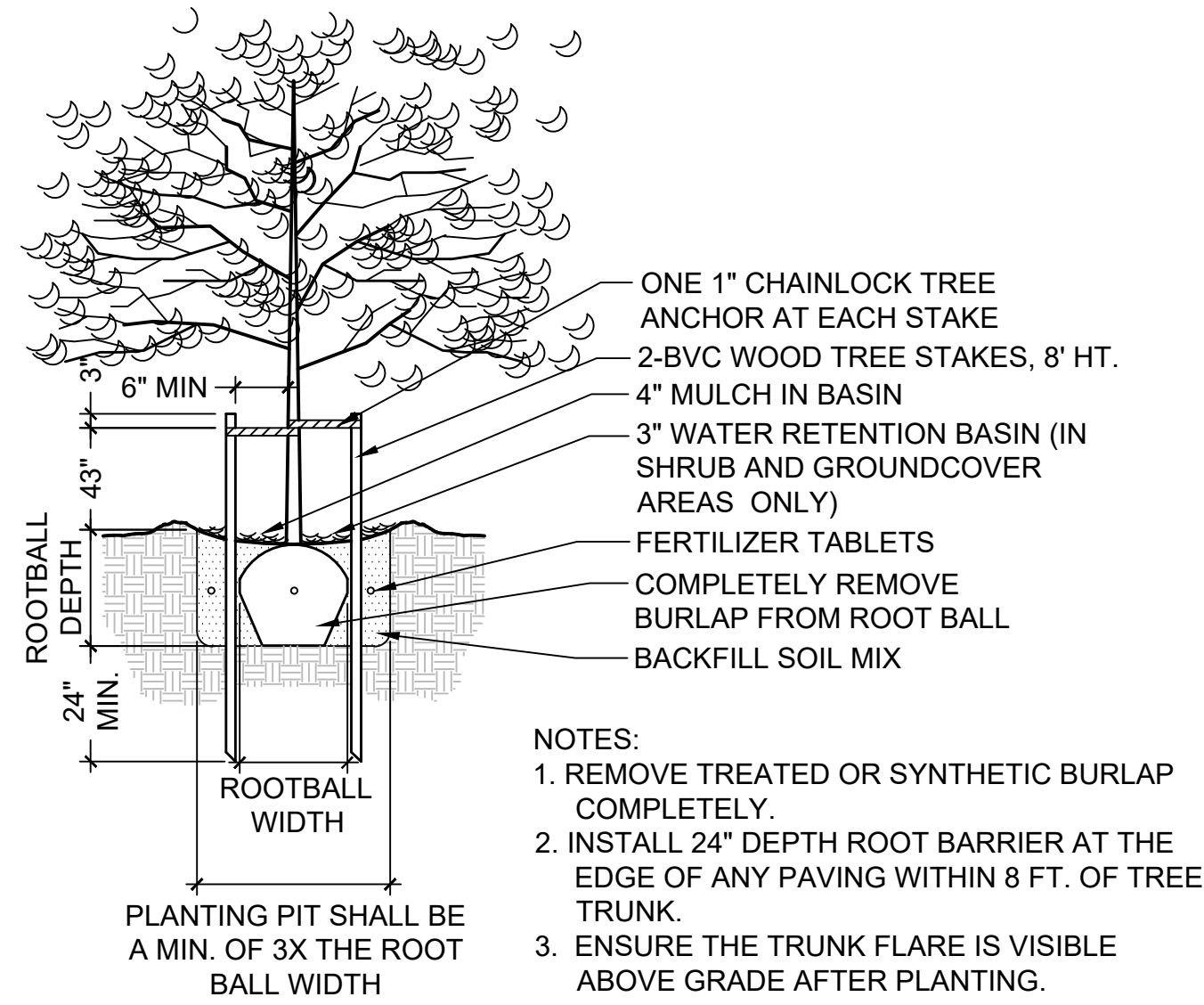
JUL 22, 2024 10:10:16am User: Sydney Janecek
 C:\WT\DRIVE\LANESCAPE\3\1 LANDSCAPE\3\10\3\PRELIM.DWG

SYDNEY JANECEK, PLA, ASLA
 SYDNEY.JANECEK@SCJALLIANCE.COM
 205-639-3448

HORIZONTAL SCALE:
 1"=10'-0"
 DATE:
 JULY 2024
 JOB No.:
 DRAWING FILE No.:
 3Hprelim.dwg

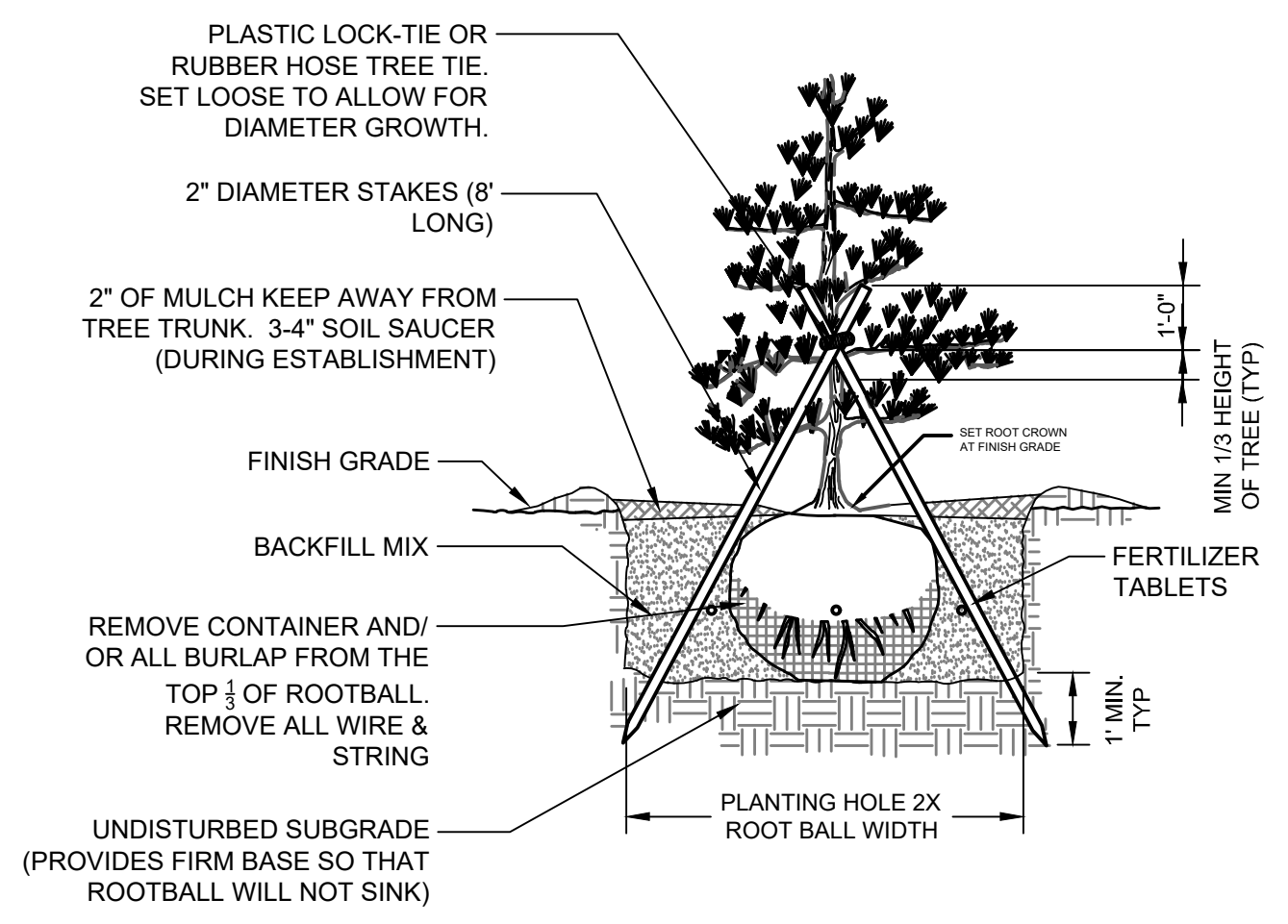
LANDSCAPE SCHEDULES
 THREE HIERARCHS WENATCHEE

EXHIBIT No.:
L102
 SHEET No.:

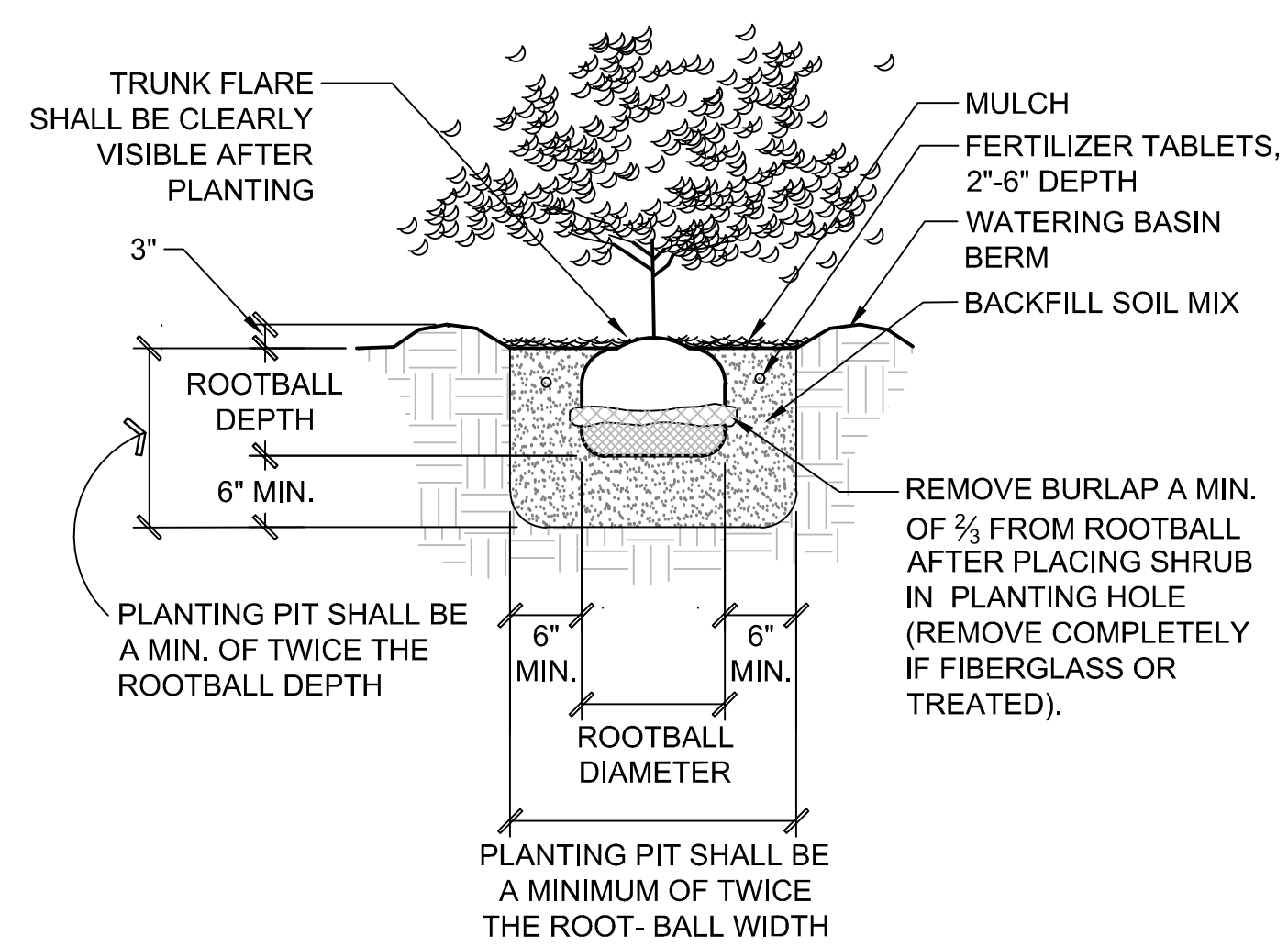


- NOTES:
1. REMOVE TREATED OR SYNTHETIC BURLAP COMPLETELY.
 2. INSTALL 24" DEPTH ROOT BARRIER AT THE EDGE OF ANY PAVING WITHIN 8 FT. OF TREE TRUNK.
 3. ENSURE THE TRUNK FLARE IS VISIBLE ABOVE GRADE AFTER PLANTING.

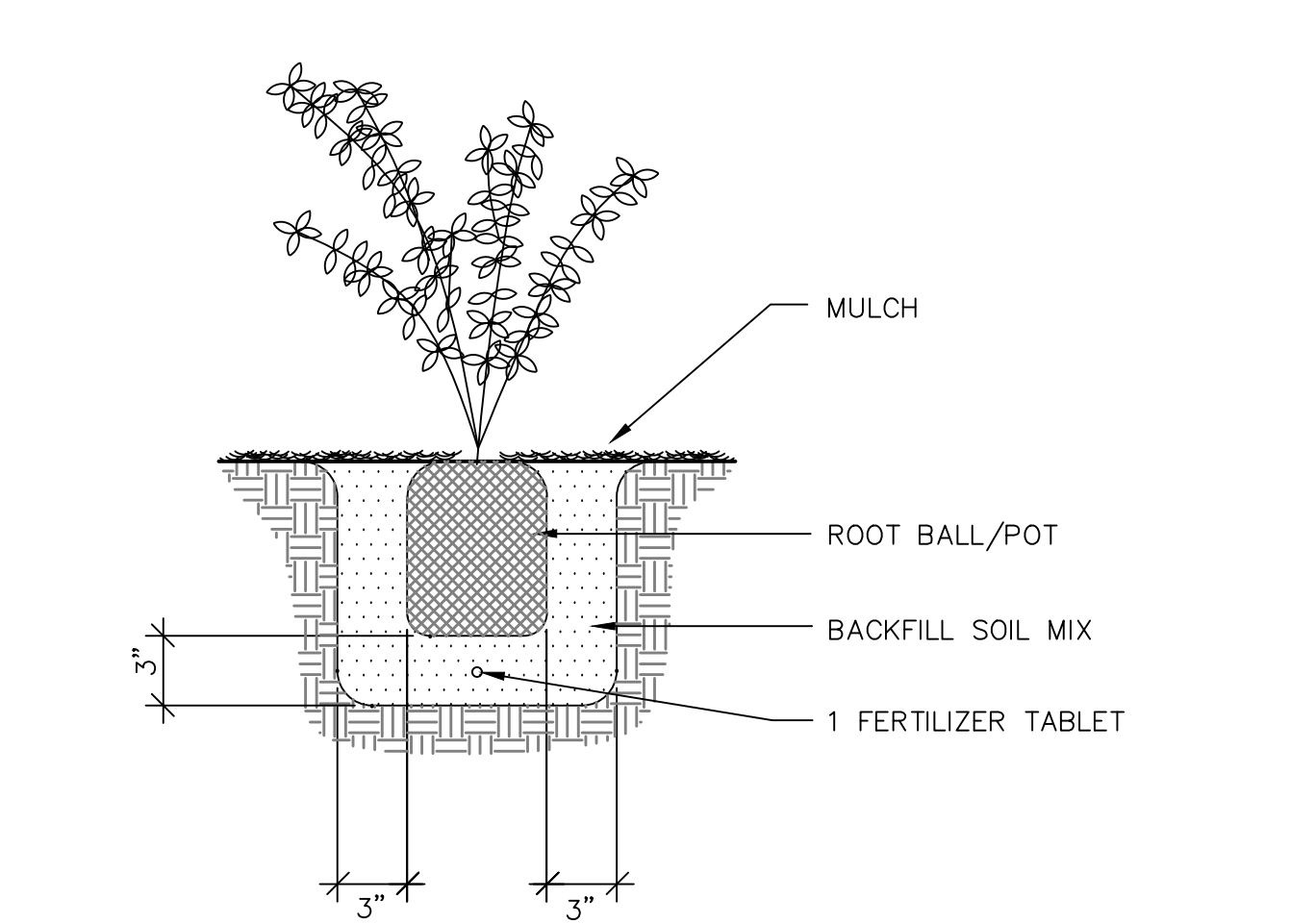
1 TREE PLANTING & STAKING DETAIL
NTS P-CO-HCH-01



2 EVERGREEN TREE PLANTING DETAIL
3/4" = 1'-0" P-CO-HCH-19

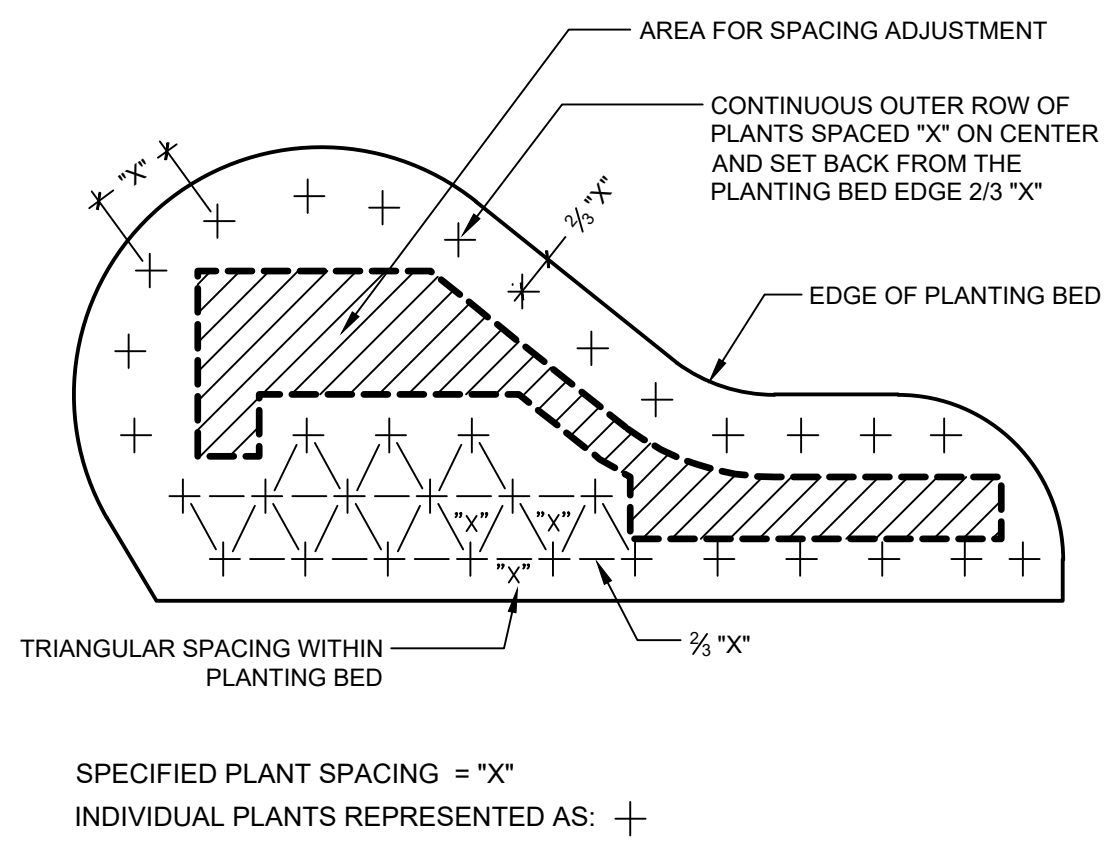


3 SHRUB PLANTING DETAIL (B&B OR CONT.)
NTS P-CO-HCH-11

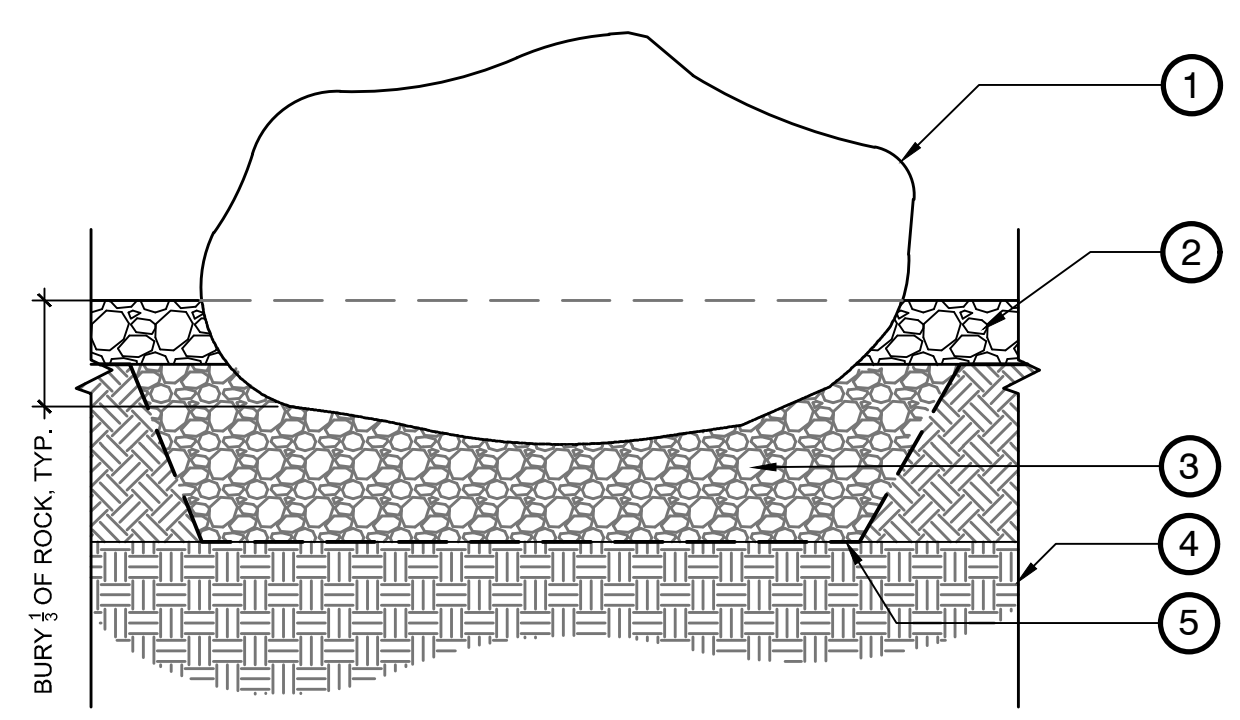


4 GROUNDCOVER PLANTING DETAIL
(2" & 4" POTS) 1" = 1" P-CO-HCH-43

- BOULDER NOTES:**
- SIZES AND SHAPES: FURNISH ANGULAR ROCKS THAT CONSIST OF INTACT BLOCKS WITHOUT OPEN FRACTURES, FOLIATION, OR OTHER PLANES OF WEAKNESS. ROCKS SHALL BE GENERALLY CUBICAL, TABULAR OR RECTANGULAR IN SHAPE.
 - ROCK WIDTH AND HEIGHT ARE GREATER THAN OR EQUAL TO ONE-THIRD OF THE ROCK LENGTH
- 1 LANDSCAPE BOULDER PER PLAN, SEE NOTES
 - 2 ROCK MULCH PER PLANS
 - 3 6" DEPTH MIN. CRUSHED ROCK
 - 4 UNDISTURBED SUBGRADE
 - 5 LANDSCAPING FABRIC



5 PLANT SPACING DETAIL
NTS P-CO-HCH-29



6 BOULDER DETAIL
1" = 1'-0" P-CO-HCH-28

JUL 22 2024 10:10:25am User: sydney.janecek
 C:\WY\DRIVE\JANECEK\31 LANDSCAPE\3100\31PRELIM.DWG

SYDNEY JANECEK, PLA, ASLA
 SYDNEY.JANECEK@SCJALLIANCE.COM
 205-639-3448

HORIZONTAL SCALE:
 1" = 10'-0"
 DATE:
 JULY 2024
 JOB No.:
 DRAWING FILE No.:
 3Hprelim.dwg

LANDSCAPE DETAILS
THREE HIERARCHS WENATCHEE

EXHIBIT No:
L103
 SHEET No:

WAC 197-11-960 Environmental checklist.

ENVIRONMENTAL CHECKLIST

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable: Three Hierarchs Greek Orthodox Church Parking Lot Development

2. Name of applicant: Forte Architects lly

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

Keanna Valdez Gonzalez
240 N. Wenatchee Ave. Wenatchee WA 98801

4. Date checklist prepared:

5. Agency requesting checklist:

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

Addendum to exiting CUP- Changes to existing CUP are outlined in red for further clarification.

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

Parking lot is Phase 1 of the master plan for a new church once current fund raising is complete.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. NONE

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. NONE

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.)

Addendum to exiting CUP- phase 1 of the project is a part of a master plan for the new construction church to come after current fund raising has been completed.

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.

1915 N. WESTERN AVE WENANTCHEE, WA 98801. TOWNSHIP 23N RANGE 20EWM SECTION 28, LOT B BLA 2011-085WE, SWSW, ACRES 1.6800

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY

B. ENVIRONMENTAL ELEMENTS

1. **Earth**

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous,
other FLAT

b. What is the steepest slope on the site (approximate percent slope)? No change to site conditions

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 prime farmland. Unknown at this time

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

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. Site preparation will include 6-12in of compacted sandy gravel to prepare for grasspave squares and 6mm of top grass

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

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

At this time, phase one proposes a pervious surface.

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

a. Air

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

NON PROJECT ACTION

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

NONE NON PROJECT ACTION

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

3. **Water**

a. Surface:

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. NONE

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.

NONE

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.

NONE

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

NONE

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

NONE

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.

NONE

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

NON PROJECT ACTION

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. NON PROJECT ACTION

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.
NON PROJECT ACTION

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

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:
NON PROJECT ACTION

4. **Plants**

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

- X _____ deciduous tree: alder, maple, aspen, other
- _____ evergreen tree: fir, cedar, pine, other
- X _____ shrubs
- X _____ grass
- _____ pasture
- _____ crop or grain
- _____ 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?

Phase 1 will include no vegetation removal

c. List threatened or endangered species known to be on or near the site.
NON PROJECT ACTION, NONE

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

5. **Animals**

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

- birds: hawk, heron, eagle, songbirds, other:
- mammals: deer, bear, elk, beaver, other:
- fish: bass, salmon, trout, herring, shellfish, other: NONE

b. List any threatened or endangered species known to be on or near the site.
NONE

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

NONE

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

NON PROJECT ACTION

6. Energy and natural resources

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.

ELECTRIC

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

NONE

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:

NONE

7. Environmental health

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.

1) Describe special emergency services that might be required.

NONE

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

NON PROJECT ACTION

b. Noise

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

NON PROJECT ACTION

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.

NON PROJECT ACTION

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

8. **Land and shoreline use**

- a. What is the current use of the site and adjacent properties?

Currently the site houses the exiting church and fellowship hall

- b. Has the site been used for agriculture? If so, describe.

NO

- c. Describe any structures on the site.

Exiting church, fellowship hall and garage.

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

Phase 1 does not require any structures to be demolished.

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

RM-MRC

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

RM-MRC

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

DO NOT KNOW

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

NO

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

NON PROJECT ACTION

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

NON PROJECT ACTION

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

NON PROJECT ACTION

1. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: NON PROJECT ACTION

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
NON PROJECT ACTION
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
NON PROJECT ACTION
- c. Proposed measures to reduce or control housing impacts, if any:
NON PROJECT ACTION

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
NON PROJECT ACTION
- b. What views in the immediate vicinity would be altered or obstructed?
NON PROJECT ACTION
- c. Proposed measures to reduce or control aesthetic impacts, if any:
NON PROJECT ACTION

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
NON PROJECT ACTION
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
NON PROJECT ACTION
- c. What existing off-site sources of light or glare may affect your proposal?
NON PROJECT ACTION
- d. Proposed measures to reduce or control light and glare impacts, if any:
NON PROJECT ACTION

12. Recreation

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

NONE

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

NON PROJECT ACTION

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

NON PROJECT ACTION

13. Historic and cultural preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

NONE

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

NONE

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

NON PROJECT ACTION

14. Transportation

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

WESTERN AVE

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

NON PROJECT ACTION

- c. How many parking spaces would the completed project have? How many would the project eliminate?

Phase one would not eliminate any parking spaces but would provide 22 typical stalls and 3 ADA stalls

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

NON PROJECT ACTION

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

NON PROJECT ACTION

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

NON PROJECT ACTION

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

NON PROJECT ACTION

15. Public services

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

NON PROJECT ACTION

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

NON PROJECT ACTION

16. Utilities

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

- b. 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.

NON PROJECT ACTION

C. SIGNATURE

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:

Date Submitted:

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

NON PROJECT ACTION

Proposed measures to avoid or reduce such increases are:

NON PROJECT ACTION

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

NON PROJECT ACTION

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

NON PROJECT ACTION

3. How would the proposal be likely to deplete energy or natural resources?

NON PROJECT ACTION

Proposed measures to protect or conserve energy and natural resources are:

NON PROJECT ACTION

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

NON PROJECT ACTION

Proposed measures to protect such resources or to avoid or reduce impacts are:

NON PROJECT ACTION

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

NON PROJECT ACTION

Proposed measures to avoid or reduce shoreline and land use impacts are:

NON PROJECT ACTION

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

NON PROJECT ACTION

Proposed measures to reduce or respond to such demand(s) are:

NON PROJECT ACTION

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

NO, NON PROJECT ACTION

Attachment B

Public and Agency Comments

From: [Real Estate Services](#)
To: [Ruth Traxler](#)
Subject: FW: City of Wenatchee - agency comment request
Date: Tuesday, August 13, 2024 10:15:00 AM

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

Ruth,

Below is Becky Jasper's comment on this project.

Thanks,

Alicia Hankins | Real Estate Specialist I
Chelan County Public Utility District No. 1
Email: alicia.hankins@chelanpud.org
Phone: 509.661.4220

From: Becky Jaspers <Becky.Jaspers@chelanpud.org>
Sent: Tuesday, August 13, 2024 10:12 AM
To: Real Estate Services <realestateservices@chelanpud.org>; Tammy Fisher <Tammy.Fisher@chelanpud.org>; Wade Bittle <Wade.Bittle@chelanpud.org>
Subject: RE: City of Wenatchee - agency comment request

Real Estate Services would like to remind that paving or any excavation within existing easement areas would need to be approved by our service engineers prior to work. Thank you.

Becky C. Jaspers
Real Estate Specialist
Chelan County PUD
Becky.jaspers@chelanpud.org

From: Real Estate Services <realestateservices@chelanpud.org>
Sent: Monday, August 12, 2024 12:34 PM
To: Becky Jaspers <Becky.Jaspers@chelanpud.org>; Tammy Fisher <Tammy.Fisher@chelanpud.org>; Wade Bittle <Wade.Bittle@chelanpud.org>
Subject: FW: City of Wenatchee - agency comment request

From: Ruth Traxler <RTraxler@WenatcheeWA.Gov>
Sent: Monday, August 12, 2024 11:37 AM
To: Ruth Traxler <RTraxler@WenatcheeWA.Gov>
Subject: [External] City of Wenatchee - agency comment request

PAUSE TO CONSIDER: The actual sender address for this email is



Public Works Department
City Hall
301 Yakima Street, Suite 100
PO Box 519
Wenatchee, WA 98807
Phone: 509-888-3200
Website: www.wenatcheewa.gov

Date: 8/19/2024

Re: CUP-24-07 Three Hierarchs Church Parking Lot

Location: 1915 N Western Ave, Wenatchee, WA 98801

Engineers Report:

The intent of this memo is to comment and provide recommendations. Review is based on information available to the City Engineering Department, including engineered drawings, reports, project narrative, and public comment.

Utilities

Adequate utilities managed by the City are in place to serve the intended use including sewer, and storm. Chelan County PUD is the water purveyor in the area.

There will be no utility updates and relocations as part of this project. Temporary disruption to services will be kept to a minimum. No changes to the services provided will occur at final build out. All Stormwater infrastructure is private and infiltrates on site.

Stormwater

This project must provide stormwater control and treatment per DOE SWMM EW (Stormwater Management Manual for Eastern Washington), City of Wenatchee code 9.20, and city policy D-2. This includes controlling and treatment of stormwater on site. The applicant has submitted plans showing a new stormwater drainage pond to accommodate the new impervious surface created by the parking lot.

Per the above policies and codes as well as WCC 10.60.030(3)(b) the existing southern gravel parking lot needs to be closed or paved with a durable dustless surface and graded and drained to dispose of all surface water onsite.

Traffic

The intent of this phase of the proposed project is to provide new parking for a future expanded church. Western Ave. and Maiden Ln. are classified as Arterial streets. The lot is burdened with a 30-foot wide clear view easement (AFN2186996) requiring all structures, plantings and other obstructions to be under 6-inches in height.

Frontage Improvements

This site has existing curb, gutter, sidewalk, and other frontage improvements that are in acceptable condition. There are four accesses to the site. Three of them are within 100-feet of each other. WCC 10.48.020(2)(a) requires that no 2 access be within 100-feet from another access within the same development project.

Apple Capital of the World

Recommended Conditions of Approval:

- a) Recommend continuing substantially as shown on submitted civil plans and storm report for construction of permanent stormwater control and treatment.
- b) Due to the high traffic counts along Western Ave. and Maiden Ln. sight distance diagrams and calculations for each of the access points shall be provided.
- c) The "middle" access on Western Ave. shall be removed to comply with WCC 10.48.020(2)(a).
- d) The existing southern gravel parking lot shall be closed or paved to comply with WCC 10.60.030(3)(b)

End of Engineer's Recommended Conditions of Approval and Report

By

Jacob Busse,

Staff Engineer

8/19/2024

Date

From: [Emma Ornelas](#)
To: [Ruth Traxler](#)
Subject: Attention: Ruth Traxler
Date: Monday, August 19, 2024 10:01:47 PM

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

Hello Ruth,

I am voicing some questions regarding the proposed project at 1915 N. Western avenue. I will be directly affected by the project, as I live on the opposing fence line of the proposed parking lot. I have not been informed much, as to the specifics of the project, but I and fellow neighbors who also share the fence line have a few concerns.

Our first concern would be the set back of the proposed project. I have been told that it will be 5 feet from the fence line. There are emergency shut off irrigation pipes that are situated further out than that. These pipes service all 4 houses in our area.

Secondly, with construction of the parking lot, is there any barrier proposed for light and sound pollution?